
**NOTICE OF REFUSAL TO GRANT A
PERMIT**
UNDER SECTION 102(1)(C) OF THE
HERITAGE ACT 2017

Permit No: P33300

Applicant:



NAME OF PLACE/OBJECT:

1 SPRING STREET (SHELL HOUSE)

HERITAGE REGISTER NUMBER:

H2365

LOCATION OF PLACE/OBJECT:

1 SPRING STREET MELBOURNE, MELBOURNE CITY

WHAT HAS BEEN REFUSED?

Partial demolition of the north plaza and basement below, partial demolition of Levels 1 and 2 including demolition of circulation spaces, the theatrette and conference rooms, demolition of the roof garden on Level 3, and construction of a tower with 31 levels plus 3 plant levels.

REASONS FOR REFUSAL:

- The demolition of the existing north plaza back to the north face of the existing tower, including the entrance passage, conference centre, theatrette and Level 3 roof garden would cause substantial harm to the cultural heritage significance of the place. It would permanently and irreversibly demolish original fabric and spaces, and would significantly diminish the legibility of Harry Seidler's original concept and design of the place.
- The construction of a 33 level tower on the north plaza would have significant physical and visual impacts on the place. Of similar footprint and taller than the existing tower, it would create an entirely new development at the place and would disrupt the visual and physical connections between 1 Spring Street and Flinders Lane. The scale and bulk of the new tower would dominate the north section of the place and almost entirely block views to the north elevation of the tower. The existing external plaza would be substantially reduced in size and the remainder of the plaza would be enclosed.
- The proposal is based on highest and best use of the place and not the cultural heritage significance of the place. It is considered to be an overdevelopment of the heritage place.
- The current commercial and public uses remain viable and the commercial use generates income to cover the costs of conservation and maintenance.

Date Refused: **Signed by the Executive Director, Heritage
Victoria**
04 August 2021

A handwritten signature in black ink, appearing to read 'Steven Avery', with a long horizontal flourish underneath.

Steven Avery
Executive Director
Heritage Victoria

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