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**NOTICE OF REFUSAL TO GRANT A  
PERMIT**

UNDER SECTION 102(1)(C) OF THE  
HERITAGE ACT 2017

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**Permit No:** P35475

**Applicant:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**NAME OF PLACE/OBJECT:**

NO.2 GOODS SHED

**HERITAGE REGISTER NUMBER:**

H0933

**LOCATION OF PLACE/OBJECT:**

733 BOURKE STREET AND 707 COLLINS STREET  
DOCKLANDS, MELBOURNE CITY

**WHAT HAS BEEN REFUSED?**

**Works to construct two towers on either side of Collins Street, above the No.2 Good Shed, including demolition, dismantling and partial reconstruction. Conservation, restoration and reconstruction of the No.2 Good Shed.**

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**REASONS FOR REFUSAL:**

- The demolition and partial reconstruction of additional bays of the No. 2 Goods Shed on either side of Collins Street would cause substantial visual and physical harm to the cultural heritage significance of the place. It would permanently, irreversibly and further diminish the understanding of the place as Victoria's longest and most substantial goods shed.
- The construction of two towers on either side of Collins Street would have significant physical and visual impacts on the place. They would further disrupt the already compromised understanding of the visual and physical connections between the north and south sections of the No. 2 Goods Shed.
- The scale and bulk of the proposed new towers would overwhelm and dominate the No. 2 Goods Shed and obscure views to the north and south sections from Collins Street.
- The reasons provided to justify demolition of these elements are not based on a sound heritage approach, but on the commercial development of the place.
- The negative impacts of the proposal outweigh the benefits. The benefits could be achieved without construction of the two towers.
- The current uses are reasonable. The evidence provided suggests that they are viable and generate sufficient income to cover the costs of conservation and maintenance.

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

05 January  
2023

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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