
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38553

Applicant:



NAME OF PLACE/OBJECT: JOB WAREHOUSE (OR CROSSLEYS BUILDING)

HERITAGE REGISTER NUMBER: H0435

LOCATION OF PLACE/OBJECT: 54 - 62 BOURKE STREET MELBOURNE, MELBOURNE CITY

THE PERMIT ALLOWS: The construction of a basement beneath 54-62 Bourke Street (excluding the area of the existing cellar and beneath the Paperback Books tenancy) and the integration of 60-62 Bourke Street (excluding the ground floor Paperback Books tenancy) into the overall development approved under P30284 and P34801, generally in accordance with the following documents:

- Conservation Works Schedule for 60-62 Bourke Street prepared by Lovell Chen, dated 5 December 2023
- Conservation Drawings for 60-62 Bourke Street prepared by Lovell Chen
 - HA -14 DD1 First Floor & Roof Plan Rev DD1; HA-13 Ground Floor & Opening Details Rev DD1
- Architectural Drawings for 54-62 Bourke Street Melbourne prepared by Point Architects (15 Sheets)
 - A-000 Drawings Registry; A-010 Location Plan - Aerial Photo; A-200 Existing & Demolition - Ground Floor Plan; A-201 Existing & Demolition - First Floor Plan; A-202 Existing & Demolition - Basement Floor Plan; A-203 Existing & Demolition - Roof Plan; A-204 Existing & Demolition - RCP; A-250 Existing & Demolition - External Elevations; A-251 Existing & Demolition - External Elevations; A-600 Proposed Ground Floor Plan; A-601 Proposed First Floor Plan; A-602 Proposed Basement Floor Plan; A-603 Proposed Roof Plan; A-3000 Proposed Elevations; A-603 Proposed Roof Plan; A-6105 Penetration Elevation Details
- Structural Condition Assessment Report for 54-62 Bourke Street prepared by Intrax, dated 25 October 2023 including Appendix A - A summary of the footing exposures and boreholes completed within the site based previous geotechnical reports.
- Structural Drawings for 54-62 Bourke Street Preliminary Issue prepared by Intrax dated 24 November 2023
 - S0000 Coversheet And Drawing Index; S0001 General Notes - Sheet 1; S0002 General Notes - Sheet 2; S0003 General Notes - Sheet 3; S0004 General Notes - Sheet 4; S0010 Existing And Demolition - Basement Plan; S0020 Existing And Demolition - Ground Floor Plan; S0030 Existing And Demolition - First Floor Plan; S0040 Existing And Demolition - Roof Plan; S0100 Temporary Works - Basement Plan; S0200 Temporary Works - Ground Floor Plan; S0300 Temporary Works - First Floor Plan; S0400 Temporary Works - Roof Plan; S1100 Permanent Works - Basement Plan; S1200 Permanent Works - Ground Floor

Plan; S1211 Permanent Works Ground Floor Sections And Details - Sheet 2; S1212 Permanent Works Ground Floor Sections And Details - Sheet 3; S1300 Permanent Works - First Floor Plan; S1310 Permanent Works First Floor Sections And Details - Sheet 1; S1311 Permanent Works First Floor Sections And Details - Sheet 2; S1312 Permanent Works First Floor Sections And Details - Sheet 3; S1600 Masonry Details - Sheet 1

- Structural Peer Review- Consultant Advice provided by SKC dated 28 November 2023
- Job Warehouse – 54-64 Bourke Street Archaeological assessment & Research Design (2023) Version 4 prepared by Extent, dated November 2023

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

PERIOD OF VALIDITY

1. The permission granted for this permit will expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit, or are not completed within four (4) years of the original date of issue of this permit. Commencement of the permit begins with onsite physical works.
2. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.

ENGAGEMENT OF CONSULTANTS

3. Prior to the commencement of any of the works approved by this permit, a suitably experienced **heritage consultant** approved in writing by the Executive Director, Heritage Victoria, must be engaged to advise and assist as necessary in the preparation of the documentation where any intervention to built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular the heritage consultant must help fulfill conditions 9, 11, 12 and 13 of this permit.
4. Prior to the commencement of any of the works approved by this permit, a suitably experienced **structural engineer** approved in writing by the Executive Director, Heritage Victoria, must be engaged to advise and assist as necessary in the preparation of documentation and the fulfillment of works. The approved structural engineer shall advise the permit holder on appropriate measures to ensure the protection and structural stability of the heritage place prior to and during the undertaking of the works. The structural engineer must help fulfill conditions 5, 6, 7, 9 and 10 of this permit.

STRUCTURAL AND VIBRATION MONITORING

5. Prior to the commencement of any stage of the works associated with the basement or excavation, the structural engineer approved at Condition 4 must submit a reporting schedule for the written approval by the Executive Director, Heritage Victoria. This is to include regular inspections by the structural engineer throughout the duration of the works to ensure the building is not compromised at any point during construction. The Executive Director, Heritage Victoria is to be informed immediately if the structural stability of any of the buildings are threatened.

6. Prior to the commencement of any stage of the works associated with the basement or excavation, the structural engineer approved at condition 4 must provide a **report on acceptable levels of vibration** that the heritage building can tolerate during construction. The report must also provide a reporting schedule and measures and protocols to be put in place in the event that the vibration threshold is approached or exceeded. This report must be submitted to the Executive Director Heritage Victoria for approval. Once approved the report will be endorsed and will then form part of the permit.
7. Prior to the commencement of any stage of the works associated with the basement or excavation, **vibration monitoring equipment** must be installed as a precautionary measure to ensure vibration levels are monitored and maintained in accordance with the report endorsed at condition 6.

STAGING PLAN

8. Prior to the commencement of any of the works approved by this permit, a **Staging Plan** which provides an overview of the order in which approved works will be commenced must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit. Submission of documentation in a staged process will allow for further investigation into the development of basement works as necessary.
9. Prior to the commencement of works identified in the Staging Plan referred to in Condition 8, a **Heritage Protection Plan(s)** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Protection Plan(s) will be endorsed and will then form part of the permit. The Heritage Protection Plan(s) must include a sequencing program for the approved works, details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works, and a work site layout plan. For the stage associated with the basement and excavation the Heritage Protection Plan must show details of:
 - Location of plant and materials loading and unloading
 - Security hoardings
 - Waste disposal from the site (including excavation and the location and servicing of skips)
 - Sequences of construction and temporary propping to demonstrate how the basement can be built to prevent movements of the heritage building
 - Low-impact excavation techniques for the removal of the siltstone soil profile below 3.5m in depth
10. Prior to the commencement of works identified in the Staging Plan referred to in Condition 8 **final construction ready (marked as such) set of structural drawings** for the works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit. The submitted drawings shall be generally in accordance with the documents referenced in the permit preamble. Details of the engineering design must be advanced to a detailed proposal stage. Drawings must address the following:
 - Ground conditions, groundwater and drainage
 - Details of sequences of construction and temporary propping

- Show how the horizontal and vertical loads are supported and balanced at all stages of construction and consider the interaction between permanent works and temporary works.

11. Prior to the commencement of works identified in the Staging Plan referred to in Condition 8, **final construction ready (marked as such) set of architectural, mechanical and hydraulic drawings** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit.

CONSERVATION WORKS

12. Prior to the commencement of conservation works, the heritage consultant approved under condition 3 must prepare a final schedule and drawings of conservation works identified as required for 60-62 Bourke Street must be submitted to the Executive Director Heritage Victoria for approval. Once approved the schedule and drawings of conservation works will be endorsed and will then form part of the permit. Works approved at this condition must be completed within the period of validity of the permit.
13. Following completion of the conservation works required under Condition 12, the approved heritage consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to good practice in their professional judgement. A Heritage Victoria representative may require a visit the place to inspect and confirm the satisfactory completion of the works.

HISTORICAL ARCHAEOLOGY CONDITIONS

14. A program of historical archaeological investigations, recording, reporting and artefact management must be undertaken in accordance with sections 7.1.1 of the submitted Archaeological Assessment and Research Design Rev 4 (Extent Heritage Advisors, 8 November 2023), and to the satisfaction of the Executive Director Heritage Victoria.
15. The investigations may cease if the project archaeologist determines that the subject area(s) do not have the potential to contain significant historical archaeological remains, subject to the approval of the Executive Director, Heritage Victoria. The investigations may be expanded, to the satisfaction of the Executive Director, Heritage Victoria, if significant archaeological remains which may be affected by works under this approval, are uncovered or indicated.
16. The applicant is liable for all expenses associated with the conservation, management and storage/curation of any significant historical archaeological artefacts that are recovered during works under this approval.
17. If potentially significant historical archaeological features, deposits and/or artefacts are uncovered at any time during **any** works under this approval, all works in the direct vicinity must cease immediately, and the project archaeologist and this office must be contacted. In this case, a program of archaeological investigations may be required, to the satisfaction of the Executive Director, Heritage Victoria. A program of induction should be conducted by the project archaeology team to ensure that all site workers and contractors are aware of these requirements.
18. A report detailing the results of any significant archaeological findings must be submitted to the Executive Director, Heritage Victoria, within nine (9) months of the completion of the archaeology program. This report may be combined with other site archaeology reports,

subject to approval from the executive Director, Heritage Victoria.

19. A collection storage fee of \$100 per artefact box (standard size accepted by Heritage Victoria) will be required for the permanent storage and curation of any significant artefacts that are retained. This fee is payable to Heritage Victoria and will be required prior to the lodging of the collection with Heritage Victoria.

INTERPRETATION

20. Within the life of this permit a Heritage Interpretation Plan must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Interpretation Plan will be endorsed and will then form part of the permit. The Heritage Interpretation Plan for the installation of interpretive devices within the registered land must be prepared by a suitably qualified and experienced practitioner. The Heritage Interpretation Plan must include proposals for the appropriate permanent and fixed interpretation of the history of the site and in particular the hidden features such as the cellar and any significant historical archaeological remains at the place.
21. Prior to the implementation of the on-site interpretation, a construction ready (marked as such) set of drawings documenting works generally in accordance with the Heritage Interpretation Plan approved at condition 20, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. After its approval the interpretation works are to be implemented on site prior to the expiration of the permit.

GENERAL CONDITIONS

22. Should further **minor changes** in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for endorsement by the Executive Director Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
23. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
24. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
25. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
26. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.

TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF 120 PENALTY UNITS (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE HERITAGE ACT 2017.

THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.

Date Issued: Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
25 March 2024 Delegation



A handwritten signature in black ink, appearing to read "Nicola Stairmand".

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria