
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36276

Applicant:



NAME OF PLACE/OBJECT: FLINDERS STREET RAILWAY STATION COMPLEX

HERITAGE REGISTER NUMBER: H1083

LOCATION OF PLACE/OBJECT: 207-361 FLINDERS STREET MELBOURNE,
MELBOURNE CITY

THE PERMIT ALLOWS: the removal of the existing fibrous plaster, plaster sheet and tile, and metal tile 'drop panel' ceiling to the Campbell Arcade and the shops numbered one through seven to the west side of the Arcade, and to the north wall showcases to the Flinders Street stair lobbies and replacement on a 'like for like' basis, after the replacement of the non-compliant, electrical, mechanical and fire services contained within the ceiling plane, as well as the installation of a new fire services indicator panel within the Campbell Arcade generally in accordance with the following documents:

PURCELL/GJM METRO RAIL - CBD SOUTH CAMPBELL ARCADE VARIATION (REVIEW ISSUE)

- HC01 Reflected Ceiling Plan Revision B 12 April 2022
- HC02 Photo index Sheet Revision B 12 April 2022

CYP NEW SERVICE DIAGRAMS (Overlays of City of Melbourne Degraeves St Subway Plan & Sections Showing Location of Services 3 October 1952 (Sheet 10)

- Electrical Services (Yellow annotations)
- Fire Services (Blue annotations)

CROSS YARRA PARTNERSHIP BUILDING SERVICES CBD SOUTH DEGRAVES UNDERPASS (CERTIFIED DESIGN ISSUE)

- TAS-CYP-CBS-ZWD-DRG-BMS-TSC-B3150 CBD South Degraeves Underpass Mechanical Services Demolition Layout B1 Degraeves Underpass Zone 1 Revision B 31 May 2021

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit shall 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 unless otherwise agreed in writing by the Executive Director Heritage Victoria.
2. The Executive Director, Heritage Victoria is to be given advance notice of the intention to commence the approved works.

3. Prior to the commencement of any of the works approved by this permit, an experienced consulting conservation architect is to be nominated in writing to the Executive Director, Heritage Victoria who shall approve the nomination in writing. The approved conservation architect shall then be appointed by the permit holder to provide advice to assist with the fulfilment of works and preparation of documentation required by Conditions 5, 6 and 7. This will include all instances where significant building fabric is impacted by demolition, construction, refurbishment, conservation or repair works. The nominated and approved conservation architect shall advise the permit holder on appropriate means of achieving minimal detriment to significant building fabric by compliance with best conservation practice.
4. Prior to the commencement of any of the works to install the replacement ceiling treatment to the Arcade, Shops 1-7 and the northern showcases (as appropriate) the applicant is to undertake research to ascertain which of the ceiling treatments to the Arcade and shops is the original or earliest of the ceiling treatments approved for removal by this permit. A copy of the research, presented in the form of a brief report is to be provided to the Executive Director, Heritage Victoria for review and endorsement. Once endorsed, a copy of the report will be provided to the permit holder with another copy retained as part of the documentation associated with the permit. The findings of the report will underpin the provision of documentation required under Conditions 5 and 6 to allow the completion of the approved works.
5. Prior to the commencement of the replacement ceiling installation works a set of detailed design documentation must be approved in writing by the Executive Director, Heritage Victoria. The documents must show the form and fabric of the new ceiling and its insets including the position and form of lighting, air registers and sprinkler heads within the Arcade, and within each of the shops to the west side of the Arcade as well as within the two northern wall-mounted showcases within the Flinders Street staircase lobbies. Once the documentation has been approved and endorsed, a copy of the documentation will be provided to the permit holder with another copy retained as part of the documentation associated with the permit. Once approved, the works are to be carried out in accordance with this documentation, and in full within the period of validity of this permit.
6. The consulting conservation architect will visit the work site to ensure that the ceiling fabric and embedded lighting and air circulation elements are as close as possible a match to the form and fabric that has been approved for removal from the Arcade. In the case of the shops to the west side of the Arcade, ceilings which accord with the findings of the report required by Condition 4 are to be installed in each shop space, and within the two northern wall-mounted showcases, as appropriate. Replica 'mushroom' air registers connected to the new air services are to be installed in each of the shops, as was previously the case.
7. The introduction of surface-mounted conduit, service ducting or cabling and the like below the existing ceiling line of the Arcade or fixed to the tiled Arcade walls is not permitted by this approval.
8. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, such as the unavailability of elements to enable the completion of the new ceiling works on a 'like for like' basis, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for assessment by the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters.

9. The works approved by this permit are to be carried out in accordance with the conditions on the permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
10. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place. 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.
11. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
12. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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:

05 May 2022

**Signed by the Executive Director, Heritage
Victoria**

A handwritten signature in black ink, appearing to read "Steven Avery". The signature is written in a cursive style with a long horizontal stroke at the bottom.

Steven Avery
Executive Director
Heritage Victoria

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