
**HERITAGE
PERMIT
GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017**

Permit No.: P32669

Applicant/s:



NAME OF PLACE/OBJECT: TRADES HALL

HERITAGE REGISTER NUMBER: H0663

LOCATION OF PLACE/OBJECT: 2 LYGON STREET and 172 VICTORIA STREET CARLTON

THE PERMIT ALLOWS: *demolition works, alterations, seismic strengthening and conservation works including updates and refurbishments of services and amenities to the north wing, executive wing and north and south towers of the Trades Hall, generally in accordance with the documents prepared and lodged on behalf of the applicant by Lovell Chen Architects & Heritage Consultants with the permit application, and subject to the following conditions.*

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 five working days' notice of the intention to commence the approved works.
- 3) **Prior** to the commencement of any of the works approved by this permit a full set of revised documentation including the lodged Authority Issue drawings prepared by Lovell Chen Architects & Heritage Consultants and the lodged Tender Issue Structural drawings prepared by Irwinconsult is to be provided to the Executive Director, Heritage Victoria, for review and endorsement. Prior to their lodgement for review and endorsement, the drawings are to be updated to remove reference to the following actions which are not approved by this permit:
 - a) The fitting of window blinds to the exterior of the building; however, the exterior window blinds may be replaced with internally fitted Verosol® or similar format roller blinds or an alternative internally-fitted thermal mitigation measure, to the satisfaction of the Executive Director, Heritage Victoria;
 - b) The proposal to remove the majority of the west wall to G10, opening it out to corridor G52; should the refusal of this action necessitate the development and documentation of a revised layout to G10, this may be lodged for review and approval by the Executive Director, Heritage Victoria.
 - c) The installation of perforated metal mesh panels specified to the west-facing parapet that adjoins the rooftop deck area between the north and south towers. However, the proposed mesh panels may be replaced with toughened glass panels or an alternative more visually permeable fall protection measure to the satisfaction of the Executive Director, Heritage Victoria.
- 4) **Prior** to the commencement of any of the works approved by this permit, documentation depicting the design of the replacement pendant light fittings proposed for the following spaces: G48 and G27 must be provided for review and endorsement by the Executive Director, Heritage Victoria.



- 5) **Prior** to the commencement of any of the works approved by this permit, a Construction Management Plan (the Plan) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Plan 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.
- 6) **Prior** to the commencement of the approved works, a full photographic survey of those areas of the registered place undergoing significant change must be prepared. The survey must fully document the interiors of the proposed ground floor south executive wing, former caretaker's cottage, both levels of the north wing as well as all levels of the north and south towers and accessible rooftop. This is to ensure that a comprehensive record of the areas of the Trades Hall which are subject to change are fully recorded prior to the commencement of any of the approved demolition and alteration works. Two (2) copies of the survey are to be prepared in accordance with the Heritage Victoria guidelines - 'Photographic Recording for Heritage Places and Objects Technical Note' (available on the Heritage Victoria website at www.heritage.vic.gov.au). One (1) copy of the survey is to be lodged with the Executive Director for approval in writing, prior to the commencement of any of the approved works. On approval, one (1) a copy of the survey is to be lodged with the Picture Collection, State Library of Victoria. Once this has been lodged, the official State Library of Victoria Receipt form is to be forwarded to the Executive Director for approval.
- 7) 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.
- 8) 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.
- 9) 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 (\$19,826 AS AT JULY 2019) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 AS AT JULY 2019) UNDER s104 *THE HERITAGE ACT 2017*.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$793,056 AS AT JULY 2019) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 AS AT JULY 2019) 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.

<p>Date Issued:</p> <p>3 August 2020</p>	<p>Signed by the Executive Director, Heritage Victoria:</p> 	
---------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

Date of amendment	Brief description of amendment

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Executive Director, Heritage Victoria has issued a permit under s102 of the *Heritage Act 2017*.

WHEN DOES THE PERMIT BEGIN?

The permit operates from the day the permit is signed by the Executive Director, Heritage Victoria or their delegate.

WHEN DOES A PERMIT EXPIRE?

A permit expires if -

- * the development or any stage of it does not start within the time specified in the permit; or
- * the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEW OF THE DETERMINATION?

The applicant or the owner of a registered place or registered object may ask the Heritage Council of Victoria to review any condition of a permit imposed by the Executive Director, Heritage Victoria on a permit issued under s102 of the *Heritage Act 2017*.

A request must -

- * be in writing; and.
- * be lodged within 60 days after the permit is issued.

Review request forms can be downloaded at:

www.heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/
