
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P37866

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

NAME OF PLACE/OBJECT: FORMER MELVILLES GRAIN STORE

HERITAGE REGISTER NUMBER: H0705

LOCATION OF PLACE/OBJECT: 1-17 COLEBROOK STREET BRUNSWICK, MERRI-BEK CITY

THE PERMIT ALLOWS: Conversion of the former grainstore (11-17 Colebrook Street) into a live music venue that will involve the insertion of a new auditorium and associated ancillary spaces, installation of soundproofing and acoustic treatments, new windows, doors, illuminated signage, solar panels and conservation works to the existing structure, generally in accordance with the following documents:

- Structural Drawing Set, prepared by 4D dated 16 November 2023, as follows:
 - S000-01 Drawing Register S100_01 Ground Level Framing Plan, S10-01 Roof / Ceiling Framing Plan, S200-01 Building Sections – Sheet 01, S200-02 Building Sections – Sheet 02, S200-03 Building Sections – Sheet 03, S200-04 Building Sections – Sheet 04, S200-11 Isometric Views – Sheet 01, S200-_12 Isometric Views – Sheet 02, S200-13 ‘Acoustic Box’ Isometrics.
- Architectural Drawings, prepared by Woods Bagot dated 18 November 2023, as follows:
 - TP-000 Cover Page, TP-001 Site Survey, TP-002 Transport Diagram, TP-003 Location Diagram, TP-005 Existing Site Plan, TP-006 Site Plan, TP-007.1 Existing Conditions – Ground Floor Plan, TP-007.2 Existing Conditions – Roof Plan, TP-007.3 Existing Conditions – RCP, TP-007.4 Existing Conditions – Elevations – East & South, TP-007.5 Existing Conditions – Elevations – West & North, TP-007.6 Existing Conditions – Sections, TP-010 Demolition Ground Floor Plan, TP-011 Ground Floor Plan, TP-012 Ground Floor Plan – Standing Area, TP-013 Proposed Husk - RCP, TP-014 Existing Roof Plan, TP-015 Roof Plan, TP-020 Existing Elevations – East & South, TP-021 Elevations – East & South, TP-022 Existing Elevations – West & North, TP-023 Elevations – West & North, TP-030 Existing Sections, TP-031 Sections, TP-040 Material Schedule, TP-050 3D Views, TP-051 3D Views, TP-052 3D Views, TP-053 3D Views, TP-054 3D Views, TP-055 3D Views, TP-056 3D Views, TP-060 Ground Floor Plan – Red Line, TP-061 Development Summary, TP-070 Signage Elevation - Billboard, TP-080 Conservation Drawings – Ground Floor Plan, TP-081 Conservation Drawings – Elevations – East & South, TP-082 Conservation Drawings – Elevations – West & North.
- Schedule of Conservation Works, prepared by Trethowan Architecture in October 2023.
- Condition Report, prepared by Quatrefoil in October 2023.
- Acoustic Report, prepared by Audio Systems Logic in September 2023.

- Written Statement, prepared by Audio Systems Logic dated 28 August 2023.
- Section J Report, prepared by WRAP in August 2023.
- Memorandum, prepared by PLP dated 26 September 2023.
- Design Memorandum, prepared by WRAP Engineering dated 15 November 2023.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.
3. 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.
4. 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.
5. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
6. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
7. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.
8. **Investigative works** can be undertaken as an early stage of the approved works. The results of these investigations must include testing of the timber columns and frame. A qualified timber specialist should be engaged to assess the timber type and condition of individual columns. At the conclusion of investigative testing, the results must be provided in a report to the Executive Director Heritage Victoria and must be used to inform the construction ready drawings required at condition 10 and 11.
9. Prior to the commencement of any of the works approved by this permit (except for investigative works allowed at condition 8), a suitably experienced **heritage conservation consultant**, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary with 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 conservation consultant must help fulfil conditions 11, 13, 14 and 15 of this permit.

10. Prior to the commencement of any of the works approved by this permit (except for investigative works allowed at condition 8), **final construction ready (marked as such) architectural, structural and service 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. The submitted drawings shall be generally in accordance with the documents shown above in the permit preamble with the following required:
 - o Details of all works to the existing building envelope, including details of works to existing openings and any external signage;
 - o Details of all interior construction, including details of junctions with extant historic fabric;
 - o Details of all building services and their appropriate integration into the historic fabric.
11. Prior to the commencement of any of the conservation works, a **specification including the scope of conservation works** (and drawings as required) and descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit. The drawings must include:
 - o Repair of extensively deteriorated timber elements, carried out using recognised conservation techniques such as patching, splicing, consolidating or otherwise;
 - o Reinforcing the frame to original details;
 - o Additional investigation to determine the condition of the timber columns;
 - o Methodology for the graffiti removal;
 - o Stone and mortar repairs;
 - o Louvres and framing details to upper roof;
 - o Remediation of present damp and waterproofing issues.
12. Prior to the commencement of any of the works approved by this permit (except for investigative works allowed at condition 8), a **final schedule of materials, colours and finishes** associated with the external facades and internal spaces (excluding the auditorium and associated back of house fittings) must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the documentation will be endorsed and will then form part of the permit.
13. Prior to the commencement of any of the works approved by this permit (except for investigative works allowed at condition 8), a **Heritage Protection Plan** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary infrastructure and services required and protection methods for the heritage place during the undertaking of the works. The Heritage Protection Plan must also include a dilapidation report (including images) for the heritage building to record its condition prior to the commencement of works approved by this permit.

14. Prior to the commencement of any dismantling and removal works, documentation outlining the methodology for the **protection and storage** locations of retained fabric must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the drawings/documents will be endorsed and will then form part of the permit.
15. Following completion of the conservation works required under condition 11, the approved heritage conservation 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.

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:

27 December
2023

**Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
Delegation**



A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Nicola Stairmand
Acting Executive Director
Heritage Victoria