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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P35661

Applicant:



**NAME OF PLACE/OBJECT:** CITY WATCH HOUSE

**HERITAGE REGISTER NUMBER:** H1006

**LOCATION OF PLACE/OBJECT:** 345 - 355 RUSSELL STREET MELBOURNE,  
MELBOURNE CITY

**THE PERMIT ALLOWS:** *removal and like-for-like replacement of the slate tile roof cladding, removal and like-for-like replacement of the corrugated galvanised steel sheet roof cladding, removal of the corrugated fibreglass roof cladding and replacement with corrugated polycarbonate roof cladding, removal and replacement (like-for-like or to match original where previously replaced with non-original elements) of all associated roofing elements and drainage systems (including but not limited to flashing, hip and ridge capping, eaves gutters, downpipes, and timber fascia and mouldings), reinstating fit-for-purpose box and valley gutters, repairs and structural works to the timber and steel framed roof structures, repairs or replacement of sundry timber elements including windows in the clerestory walls above the cell block's central corridor and the timber balustrade to the watch tower platform, installation of safety access walkways to box gutters to enable maintenance, provision of means of access within roof spaces and through additional hatches into the sides of roofs, minor repair works to masonry and render, and minor repair and restoration works to the spire's finial and dormer elements generally in accordance with the following documents:*

- 'RMIT University Building 19 Roof Refurbishment', Town Planning Stage Architectural Drawings prepared by Six Degrees Pty Ltd, 17 September 2021
  - TP00 – Roof Plan Existing Conditions, Heritage Victoria Submission 17.09.21
  - TP01 – Existing Conditions Ground, Heritage Victoria Submission 17.09.21
  - TP02 – Existing Conditions First, Heritage Victoria Submission 17.09.21
  - TP03 – Reflected Ceiling Plans, Heritage Victoria Submission 17.09.21
  - TP04 – Roof Plan Existing Conditions, Heritage Victoria Submission 17.09.21
- 'Roof Condition Report - Proposed Roof Rectification Works', RMIT Building B19, Old City Watch House, 345-355 (347) Russell Street, Melbourne, prepared by George E Apted & Associates Pty Ltd, Rev 2, 17 September 2021
- 'Roof Condition Report' Drawings, Old City Watch House, RMIT Building B19, 347 Russell Street, Melbourne, prepared by George E Apted & Associates Pty Ltd, 17 September 2021
  - 21057-SK1, Inspection Observations & Findings – Lower, Rev C, 17.09.21
  - 21057-SK2, Inspection Observations & Findings – Upper, Rev D, 17.09.21

- 21057-SK3, Roof Slope Legend and Sketch Locations, Rev B, 17.09.21
- 21057-SK4, Slate Roof Typical Section, Rev B, 17.09.21
- 21057-SK5, Plan – Turret at 1st Floor Ceiling, Rev A, 17.09.21
- 21057-SK6, Plan – Turret Top below Roof/Floor, Rev A, 17.09.21
- 21057-SK7, Plan – Turret Roof/Floor, Rev A, 17.09.21
- 21057-SK8, Elevation - Turret wall, Rev C, 17.09.21
- 21057-SK9, Section – High Level Roof over Cell Block, Rev B, 17.09.21
- 21057-SK10, Section – Low Level Roof over Cells, Rev B, 17.09.21
- 21057-SK11, Repairs to Turret Frame, Rev A, 17.09.21
- 21057-SK12, Repairs to Turret Frame, Rev A, 17.09.21
- 21057-SK13, Repair to Men’s and Women’s Exercise Yards, Rev A, 17.09.21
- 21057-SK14, Repair to Men’s and Women’s Exercise Yards, Rev A, 17.09.21
- 21057-SK15, Elevation – Turret, Rev A, 17.09.21
- 21057-SK16, Plan – Turret Lower Roof Plan, Rev A, 17.09.21

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 preparation of finalised drawings and other documents required by the conditions in this permit, the name and professional details of a suitably experienced **Heritage Architect** is to be nominated in writing by the Permit Holder, or their agent, to the Executive Director, Heritage Victoria for approval. The nominated Heritage Architect is to be engaged to provide expert advice and ongoing guidance to the principal to assist with the fulfillment of the conditions of this permit.
4. Prior to the preparation of finalised drawings and other documents required by the conditions in this permit, the name and professional details of a suitably experienced **Consulting Engineer** is to be nominated in writing by the Permit Holder, or their agent, to the Executive Director, Heritage Victoria for approval. The nominated Consulting Engineer is to be engaged to provide expert advice and ongoing guidance to the principal to assist with the fulfillment of the conditions of this permit and ensure that the visual and physical impacts on the heritage place are kept to a minimum.
5. Prior to the commencement of any of the works approved by this permit, a **co-ordinated set of construction-ready architectural, construction and engineering drawings** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The drawings must clearly show the scope of all proposed works including appropriate resolution of details to minimise visual and physical impacts. The

documents are also to be co-ordinated with the Conservation Works Specification required under condition 6.

6. Prior to the commencement of any of the works approved by this permit a **Conservation Works Specification** which fully specifies all the conservation methods, including repair, restoration and reconstruction, for the proposed works is to be produced by the Heritage Architect and submitted for the endorsement of the Executive Director Heritage Victoria and once endorsed becomes part of the permit. Note that the Specification is to comprise best conservation practice and use appropriate traditional materials and methods of construction. Also note that original materials and profiles are to be replaced like-for-like except where introduced materials are already in place.
7. 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 and procedures for the heritage place and its fabric during the undertaking of the works, and a work site layout plan.
8. 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 for assessment by the Executive Director who will advise on the approach to be taken to address these matters. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
9. 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.
10. 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.
11. 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:**

20 December  
2021

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



**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria

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