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

Permit No.: P34016

Applicant/s:



NAME OF PLACE/OBJECT: FORMER MELVILLES GRAIN STORE

HERITAGE REGISTER NUMBER: H0705

LOCATION OF PLACE/OBJECT: 1-17 COLEBROOK STREET BRUNSWICK

THE PERMIT ALLOWS:

The repair and conversion of the bluestone warehouse at 11-17 Colebrook Street into 6 offices suites, 16 residential units (10 double storey units comprising 2 bedrooms and 6 elevated single storey units offering 1 bedroom), and off-street car parking for 40 cars plus bike racks, generally in accordance with the following documents:

- **Architectural Plans prepared by John Douglas Group Pty Ltd as follows:**
 - S5 of 26 Ground Floor Plan
 - S6 of 26 Upper Floor Plan
 - S7 of 26 Loft Plan & Details
 - S8 of 26 Roof Plan
 - S9 of 26 Elevations
 - S10 of 26 Elevation
 - S11 of 26 Sections
 - S12 of 26 Sections
 - S13 of 26 Car Stacker Details
 - S14 of 26 Unit Detail- D8
 - S15 of 26 Unit Detail- D16
 - S16 of 26 Unit Detail- D16
 - S17 of 26 Works adjacent to lower floor columns
 - S18 of 26 Works adjacent to lower floor columns
 - S19 of 26 Works adjacent to upper floor columns
 - S20 of 26 Works adjacent to upper level columns
 - S21 of 26 Works adjacent to upper floor columns
 - S22 of 26 Details & Sections
 - S23 of 26 Enlarged Section BB at Column-G4
 - S24 of 26 Enlarged Sectional Detail at G8
 - S25 of 26 Enlarged Section CC at- G9
 - S26 of 26 Enlarged Section DD

- **Proposed Structural Plans by Quatrefoil Consulting Pty Ltd**

- SK01 General Notes & Drawing Index
- SK02 Schematic Ground Floor & Footing Plan
- SK03 Schematic Foundation Section & Details
- SK10 Schematic Upper Floor Plan
- SK20 Schematic Loft Framing Plan
- SK30 Schematic raised roof plan – Schedule & Details
- SK40 Typical Schematic post – Tensioning Details (Sheet 1)
- SK41 Typical Schematic Post – Tensioning Details (Sheet 2)

- Schedule of Conservation Works prepared by Trethowan Architecture

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

PERIOD OF VALIDITY

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.

CONDITIONS TO BE MET PRIOR TO THE COMMENCEMENT OF ANY WORKS APPROVED BY THIS PERMIT

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 works approved by this permit, financial security in the form an unconditional Bank Guarantee for the amount of the works identified in the Finalised Conservation Schedule plus a 20% contingency amount, is to be lodged with the Executive Director. The Bank Guarantee is to be in favour of the Heritage Council of Victoria ABN 87 967 501 331 and the period of validity is to be unspecified. The Bank Guarantee shall be released on written application to the Executive Director, subject to the satisfactory completion of the permitted works including the conservation works required by **condition 8**. The Bank Guarantee will be forfeited if the works are not completed or implemented to the satisfaction of the Executive Director, Heritage Victoria within the validity period of this permit.
4. Prior to the commencement of any of the works approved by this permit, a set of **tender-ready architectural drawings** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The drawings must also provide details for:
 - Details of all works to the existing building envelope, including details of works to existing openings and any external signage
 - Details of all interior construction, including details of junctions with extant historic fabric
 - Details of all building services and their appropriate integration into the historic fabric.
 - No plant or equipment is to be located above the existing roof plane except for the cowls or other passive ventilation fixtures. Any cowls are to be of a similar style and size to the existing cowls.
 - Any plant or equipment located in a roof recess must be no higher than the lowest part of the roof surrounding the recess.
 - No bluestone walls or timber columns to be finished or covered up.
5. Prior to the commencement of any of the works approved by this permit, a set of finalised **structural drawings** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit with a review of the following elements;
 - Confirmation of the existing timber pole condition below ground level

- Review and measuring of the western inner steel support frame
6. 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, a work site layout plan, and a vegetation management plan. The Plan must also include a dilapidation report (including images) for the warehouse to record its condition prior to the commencement of works approved by this permit.
7. Prior to the commencement of any of the works approved by this permit, the **name of an experienced Heritage Consultant** must be provided in writing to the Executive Director, Heritage Victoria. The nominated Heritage Consultant is to be engaged to provide advice to assist with the preparation of the schedule required by condition 8, and in all instances where significant building fabric is impacted by adjacent works, refurbishment, conservation or repair works.
8. Prior to the commencement of any of the works approved by this permit, a **Final Schedule of Conservation and Repair Works** (the Schedule) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Schedule must also provide details for:
- Methodology for the graffiti removal;
 - A specification which documents all required stone and mortar repairs;
 - A schedule of glazing, window and door repairs;
 - Louvres and framing details to upper roof
 - General sampling and coring of timber posts near ground level to confirm inner condition and subsequent repair methodology
- At the conclusion of the conservation works the approved architect shall submit to the Executive Director a brief written report on the extent to which the completed conservation works conformed to good practice in his/her professional judgement. The approved conservation works must be completed within the period of validity of this permit.
9. Prior to the commencement of any of the works associated with final finishes and colour selection, a **Final Finishes and Colour Schedule** (the Schedule) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit.

10. Prior to the commencement of any of the works approved by this permit an archival quality photographic survey is to be prepared to record the demolished structures at the rear of the heritage place. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled "Photographic Recording for Heritage Places and Objects" (available on the Heritage Council website or from Heritage Victoria on request). Two copies of the completed photographic survey are to be produced with one copy submitted to the Executive Director for approval in writing prior to commencement of any of the works approved by this permit. On approval of the first copy the second copy is to be lodged with the La Trobe Picture Collection, 328 Swanston Street Melbourne 3000, State Library of Victoria or delivered by courier to Despatch: 174 Little Lonsdale Street Melbourne 3000. Deliveries accepted from 7.30 to 4.30 (A receipt will be sent the day the material is received.)
11. Appropriate permanent material depicting the history and architecture of the former Melville's Grainstore is to be displayed in the foyer of the building or another location as approved by the Executive Director and to be installed as part of the approved works program. The Executive Director, Heritage Victoria must be informed when the approved works have been completed and these works must be completed within the period of validity of this permit.
12. The applicant shall submit details of the proposed subdivision including the area to be allocated to the Body Corporate for the approval of the Executive Director. The applicant shall demonstrate that the proposed subdivision and Body Corporate arrangements shall encourage consistent and sound management of the significant historic fabric in the long term.

GENERAL CONDITIONS

13. 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.
14. 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.
15. The Executive Director 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: 25 May 2021</p>	<p>Signed on behalf of the Executive Director, Heritage Victoria:</p>  <p>NICOLA STAIRMAND Manager, Statutory Approvals</p>	
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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/
