
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38319



NAME OF PLACE/OBJECT: FORMER RICHMOND POWER STATION

HERITAGE REGISTER NUMBER: H1055

LOCATION OF PLACE/OBJECT: 658 CHURCH STREET CREMORNE, YARRA CITY

THE PERMIT ALLOWS: *Adaptive reuse of the former Richmond Power Station as a mixed-use precinct, involving: replacement of the 1990s addition and at-grade carparking with new landscaped open space; construction of a new timber 'connector' structure running north-south through the centre of the complex; works to the office wing, boiler house, stores, workshops and engine room; and conservation works, generally in accordance with the following documents:*

- Richmond Power Station—Permanent Works Heritage Report, prepared by BG&E, dated November 2023.
- Existing and Demolition Plans, prepared by OMA, dated 9 November 2023.
- Proposed Plans, prepared by OMA, dated 9 November 2023.
- Letter re: Request for additional information, prepared by Bryce Raworth Conservation | Heritage, dated 24 January 2024.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL

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 is to be given five working days' notice of the intention to commence the approved works in accordance with the Staging Plan required at condition 10.
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. 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 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. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director, Heritage Victoria
6. The Executive Director must be informed when the approved works have been completed.

ENGAGEMENT OF CONSULTANTS

7. Prior to the commencement of any of the works approved by this permit, a **suitably experienced Heritage 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 fabric within the extent of registration 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 12, 15, 17 and 19.
8. Prior to the commencement of any of the works approved by this permit, a **suitably experienced Engineer** 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 structural intervention to heritage fabric is required and to provide relevant advice to the permit holder during the carrying out of those works. In particular the engineer must help fulfil conditions 13 and 14 of this permit.

EARLY WORKS PACKAGE

9. If there is a requirement for an **Early Works Package**, prior to their commencement a construction-ready (marked as such) set of plans documenting these works must be submitted for endorsement by the Executive Director and once endorsed become part of the permit.

STAGED WORKS

10. Prior to the commencement of any of the works approved by this permit, apart from the Early Works Package required under condition 9, a **Staging Plan** which provides the order in which the approved works will be commenced and completed must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit. Each stage of the works will require specific approvals from the Executive Director, Heritage Victoria prior to the commencement of the works, as detailed in the conditions that follow. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence each stage of the approved works. The Staging Plan must include but not be limited to all the works in conditions 11 - 21 of this permit. The staging of works must ensure that conservation works are completed prior to or concurrent with any adaptive or new works at the place, unless otherwise agreed under condition 17.
11. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 10, any enabling works or investigations which may be required must be documented and submitted for the endorsement of the Executive Director Heritage Victoria and once endorsed become part of the permit.
12. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 10, a **Heritage Protection Plan** must be submitted to the Executive Director for approval. A Heritage Protection Plan for multiple stages can be provided. 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, protection methods for the heritage place during the undertaking of the works, and a work site layout plan.

13. Prior to the submission of construction ready drawings referred to in Condition 14, and at a point sufficient to allow for discussion and potential changes, **detailed design plans** (relating to demolition, new works, services and signage) documenting the proposed works must be submitted to the Executive Director for approval. Any works or variations which have been required by the Engineer or Building Surveyor must also be identified at this stage. This will reduce the potential for delays following the submission of construction ready drawings required at Condition 14. The detailed design plans must address but not limited be to the following items which can be provided at the relevant stage:
 - Retention of the roof to the Stores at the Electric Street elevation.
 - Deletion of the courtyard/garden area at the Electric Street elevation.
 - Resolution of detail to new entry at Electric Street elevation in light of the above revisions.
 - Increase in corrugated galvanised cladding to the Boiler House.
 - Works necessary to facilitate physical relocation of the gantry crane internally.
 - Services plans documenting all electrical, hydraulic works and other infrastructure required.
 - Acoustics.
 - Signage including but not limited to wayfinding signage.
14. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 9 final **construction ready (marked as such) plans for the subject stage of works** must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed and will then form part of the permit. Drawings for multiple stages can be provided. The submitted drawings shall be generally in accordance with the documents listed in the permit preamble and reflect any changes agreed at condition 13. The construction ready plans must address all demolition, new works, services and signage works.

CONSERVATION WORKS

15. Prior to the commencement of any of the works approved by this permit, apart from the Early Works Package required under condition 9, the Heritage Consultant approved under condition 7 must prepare a **costed schedule and drawings of conservation works identified** as required for the heritage place for the approval and endorsement by the Executive Director Heritage Victoria and once endorsed these works become part of the permit and must be completed within the period of validity of the permit. The schedule and drawings must include but not be limited to:
 - Conservation works to the western elevation of the Offices and the Engine Room, including but not limited to the removal of paint and graffiti from face brick surfaces, repointing brickwork where mortar is degraded, and repair and repainting external joinery to an historically appropriate colour scheme;

- Resolution of detailing to ensure a more faithful reconstruction of the cantilevered structure originally containing the plant room for the coal conveyor, and reinstatement of steel framed 'rose window' to the east elevation, to the Boiler House.

16. Unless otherwise agreed under Condition 19, prior to the commencement of any of the works approved by this permit, apart from the Early Works Package required under condition 9, and as provided for under s.103 of the Heritage Act 2017, a financial security in the form of an unconditional Bank Guarantee in favour of the Heritage Council of Victoria (ABN 87 967 501 331), is to be lodged with the Executive Director Heritage Victoria. The period of validity of the Bank Guarantee is to be unspecified.

The Bank Guarantee is to ensure the satisfactory completion of all of the works required by Condition 15. The amount guaranteed must be equivalent to the cost shown in the approved conservation schedule under Condition 15 plus a 20% contingency sum (inclusive of GST).

The bank guarantee must set out under the "contract/agreement" that the bank "asks the Principal to accept this bank guarantee ("undertaking") in connection with condition 16 on Permit P38319.

17. Following completion of the conservation works required under Condition 15, the approved heritage conservation architect 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. A Heritage Victoria representative may require a visit to the place to inspect and confirm the satisfactory completion of the works.
18. The Bank Guarantee referred to in Condition 16 will be released to its provider following receipt by the Executive Director Heritage Victoria of a written request by the permit holder, subject to the completion of all of the works referred to in Condition 15 to the satisfaction of the Executive Director Heritage Victoria. The Bank Guarantee will be forfeited to the Heritage Council of Victoria in the event that all of these works are not completed to a satisfactory standard prior to the expiry date of this permit.
19. If the works required and endorsed under Condition 15 are undertaken in full to the satisfaction of the Executive Director Heritage Victoria before any other works approved by this permit are commenced or concurrently with adaptive reuse works, financial security is not required to be lodged. Following completion of the works endorsed under Condition 15, the approved heritage conservation architect must submit to the Executive Director Heritage Victoria 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. Once the report has been approved and endorsed by the Executive Director Heritage Victoria, and a Heritage Victoria officer has been to site to inspect the works, the remainder of the works approved by the permit may proceed.

INTERPRETATION

20. A **Heritage Interpretation Plan** for installation of interpretive devices within the registered land must be prepared by a suitably qualified and experienced practitioner. The Heritage Interpretation Plan must include proposals for the appropriate interpretation of the history of the site, including but not limited to: the place's significance relating to technological operation of the power station, technological innovation and the electricity supply process. The Heritage Interpretation Plan is to be submitted to the Executive Director Heritage Victoria

for endorsement within 12 months of the commencement of works in accordance with condition 2.

21. Prior to the implementation of the on-site interpretation, **a construction ready (marked as such) set of drawings** documenting works generally in accordance with the Heritage Interpretation Plan approved at condition 20, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. After its approval the interpretation works are to be implemented on site prior to the expiration of the permit.

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:

02 March 2024

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



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

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria