
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39619

Applicant:



NAME OF PLACE/OBJECT: TRADES HALL

HERITAGE REGISTER NUMBER: H0663

LOCATION OF PLACE/OBJECT: 2-40 LYGON STREET AND 54-60 VICTORIA STREET
AND 2 LYGON STREET CARLTON, MELBOURNE CITY

THE PERMIT ALLOWS: Stage 3 works including a suite of conservation and repair works to the building in addition to services, amenities and accessibility upgrades, generally in accordance with the following documents:

- **Heritage Impact Statement - Victoria Trades Hall – Stage 3 Works prepared by Lovell Chen**
 - **(Appendix A) - Trades Hall Melbourne – Victoria Street Entry Hall Assessment of the Status, Condition and Recovery Viability, prepared by Andrew Thorn, August 2022**
- **Architectural Drawings - Trades Hall Stage 3 Victoria Street Wing prepared by Lovell Chen**
 - **A-001 Location Plan / Drawing Register**
 - **A-002 Extent Of Works**
 - **A-003 Ground Floor Site Plan**
 - **A-004 Roof Site Plan**
 - **A-100 Existing / Demolition Basement**
 - **A-101 Existing / Demolition Ground Floor**
 - **A-102 Existing / Demolition First Floor**
 - **A-103 Existing / Demolition Roof**
 - **A-104 Existing/ Demolition North Tower Roof Plan And RCP**
 - **A-110 Existing / Demolition Basement RCP**
 - **A-111 Existing / Demolition Ground Floor RCP**
 - **A-112 Existing / Demolition First Floor RCPA-200 Proposed Basement Plan**
 - **A-201 Proposed Ground Floor Plan**
 - **A-202 Proposed First Floor Plan**
 - **A-203 Proposed Roof Plan**
 - **A-204 Proposed North Tower Roof Plan And RCPA-210 Proposed Basement RCP**
 - **A-211 Proposed Ground Floor RCP**

- **A-212 Proposed First Floor RCP**
- **A-300 Proposed Stair 1 Details**
- **A-302 Proposed Stair 2 Details**
- **A-600 Victoria St Foyer Internal Elevations**
- **A-601 Undercroft Bathroom Internal Elevations**
- **A-603 G39 Internal Elevations**
- **Victoria Trades Hall – Stage 3 Joinery Schedule of Repair prepared by Lovell Chen**
- **Victoria Trades Hall – Stage 3 Conservation Schedule of Repairs prepared by Lovell Chen**
- **Victoria Trades Hall – Stage 3 Menu Of Methods for Repair prepared by Lovell Chen**

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 (5) 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 assessment by the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters.
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.

ENGAGEMENT OF CONSULTANTS

8. 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 built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. The nominated and approved heritage consultant shall advise the permit holder on appropriate means of achieving minimal detriment to significant fabric by compliance with best conservation practice. In particular the heritage consultant must help fulfil conditions 11, 12, 15 & 16 of this permit.

9. Prior to the commencement of any paint removal or consolidation works to the Victoria Street Foyer approved by this permit, an experienced materials conservator shall be nominated to and approved in writing by the Executive Director. In particular the materials conservator must help fulfil condition 13 of this permit.

DOCUMENTATION

10. Prior to the commencement of any of the works approved by this permit, 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 details of any temporary infrastructure/propping and services required, protection methods for the heritage place during the undertaking of the works and a work site layout plan. The Heritage Protection Plan must include the following:
 - A dilapidation survey (including images) to record its existing condition of buildings prior to the commencement of works approved by this permit.
 - Site establishment, set-down and staging activities, including no-go areas and elements to be protected during works.
 - Details of any temporary signage, hoardings or partitions proposed in and around the buildings during the period of works.
 - Details of protection methods proposed to protect key heritage structures/buildings, landscape elements and trees.
 - Demolition methodology and protection works.
 - Details of the removal methodology and storage location should temporary relocation of items and fabric.
 - Details of how the project workforce will be informed of the sensitivity of working at a heritage place during site induction processes
11. Prior to the commencement of any of the works approved by this permit, final construction ready architectural, structural and service drawings (marked as such) 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.
12. Prior to the commencement of any of the works approved by this permit, a specification including the scope of conservation works and descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place, prepared by the Heritage Consultant, 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 conservation works must be completed as part of the actions under this permit to ensure the affected areas are brought up to a high level of repair and restoration and must be completed within the period of validity of the permit.

13. The nominated materials conservator referred to in condition 9 above shall supervise or undertake each step of the works to the Victoria Street Foyer (G46) West, Eastern & South Elevation consisting of removal of overpainting, consolidation, cleaning and infill painting to ensure the materials and methods used are in accordance with this permit.
14. Once all the cleaning and overpaint removal have been undertaken, the nominated heritage consultant referred to in condition 8 shall provide the Executive Director Heritage Victoria with a report on the issues below for approval. Once approved the report will be endorsed and will then form part of this permit.
 - o The extent of overpaint removal needed, and the condition of original paint discovered under the modern paint
 - o The proposed consolidation method for the full extent of original paint layer
 - o Extent of infill to be confirmed following completion of paint removal and consolidation
15. Prior to the commencement of any painting works to the Victoria Street Foyer (G46) approved by this permit, a final schedule of materials, colours and finishes must be submitted to the Executive Director Heritage Victoria for approval. Conservation painting works are to be completed by qualified painters experienced in reinstatement of highly decorated interiors. All paint colours are to be confirmed onsite. Once approved, the documentation will be endorsed and will then form part of the permit.
16. Following completion of the conservation works required under condition 11 & 12, the heritage consultant approved under condition 8 must submit to the Executive Director, Heritage Victoria for their approval, a brief written report confirming that the conservation works have been completed in accordance with the endorsed documentation.

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:

19 September
2024

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



A handwritten signature in black ink, appearing to read "Jessica Hood". The signature is fluid and cursive, with a large initial "J" and "H".

Jessica Hood
Principal, Heritage Permits
Heritage Victoria