
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36265

Applicant:



NAME OF PLACE/OBJECT: JACK'S MAGAZINE

HERITAGE REGISTER NUMBER: H1154

LOCATION OF PLACE/OBJECT: OFF LA SCALA AVENUE MARIBYRNONG,
MARIBYRNONG CITY

THE PERMIT ALLOWS: Adaptive re-use of three original buildings to enable them to be used as an events venue including access upgrades to and between buildings B2, B3 and B4; formation of openings for two new external doors to the east elevation of building B2; addition of new external staff entry ramp to the east (rear) of building B2; internal alterations to provide amenities within building B2; addition of new standalone amenities building to the east of Building B3 and conservation works to buildings B2, B3 and B4, generally in accordance with the following documentation:

A set of Architectural Drawings prepared by RBA Architects + Conservation Consultants, dated 07/06/2021

- o HP 000 Cover Page B
- o HP 001 Site Location Plan A
- o HP 002 Site Plan A
- o CW 021 Building B2 Existing / Demolition Floor Plan A
- o CW 022 Building B2 Existing Roof Plan A
- o CW 023 Building B3 Existing/Demolition Floor Plan A
- o CW 024 Building B3 Existing Roof Plan A
- o CW 025 Building B4 Existing Floor Plan A
- o CW 026 Building B4 Existing Roof Plan A
- o CW 030 Building B2 Existing / Demolition Elevations 01 A
- o CW 031 Building B2 Existing / Demolition Elevations 02 A
- o CW 032 Building B2 Existing / Demolition Elevations 03 A
- o CW 033 Building B3 Existing Elevations A
- o CW 034 Building B4 Existing Elevations A
- o HP 101 Building B2 Proposed Building Access A
- o HP 201 Building B2 Proposed Floor Plan B
- o HP 202 Building B2 Proposed Roof Plan A
- o HP 203 Building B3 Proposed Floor Plan A
- o HP 204 Building B3 Proposed Roof Plan A

- o HP 205 Building B4 Proposed Floor Plan A
- o HP 210 Building B2 Proposed Reflected Ceiling Plan B
- o HP 211 Building B3 Proposed Reflected Ceiling Plan A
- o HP 212 Building B4 Proposed Reflected Ceiling Plan A
- o HP 301 Building B2 Proposed Elevations 01 A
- o HP 302 Building B2 Proposed Elevations 02 A
- o HP 303 Building B2 Proposed Elevations 03 A
- o HP 304 Building B3 Proposed Elevations A
- o HP 305 Building B4 Proposed Elevations A
- o HP 401 Building B2 Proposed Sections Sheet 1 B
- o HP 501 Building B2 Proposed Internal Alterations A
- o HP 511 Building B2 Proposed Entry Alterations A
- o HP 520 Building B2 Proposed Staff Entry B
- o HP 521 Building B2 Proposed Staff Entry Elevations A
- o HP 522 Building B2 Proposed Staff Entry - New Openings A
- o HP 530 Building B2 Proposed Arch Details A
- o HP 550 Building B2 Proposed Tunnel Access Path A
- o HP 551 Building B2 Proposed Tunnel Access Path Details A
- o HP 561 Building B3 Proposed Amenities Block Details A
- o HP 562 Building B3 Proposed Amenities Block Elevations A
- o HP 801 Building B2 Proposed Door, Window, Vent & Screen Elevations A
- o HP 803 Building B3 Proposed Window & Door Elevations A
- o HP 811 Building B2 Proposed Finishes Schedule A
- o HP 812 Building B3 Proposed Finishes Schedule A

Heritage Impact Statement prepared by RBA Architects + Conservation Consultants dated March 2021

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.
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 of the works approved by this permit, a **Heritage Protection Plan** must be provided for endorsement by the Executive Director Heritage

Victoria and once endorsed becomes 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.

4. Prior to the commencement of any of the works approved by this permit, **a suitably experienced heritage conservation architect**, 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.
5. Prior to the commencement of any of the works approved by this permit, **a set of construction ready architectural, mechanical, electrical and hydraulic drawings** 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.
6. 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 Heritage Victoria who will advise on the approach to be taken to address these matters.
7. Prior to the commencement of any of the works approved by this permit, the conservation architect approved under condition 4 must prepare **a specification for the repair/conservation works** including a brief scope of works and descriptions of the proposed materials and techniques to be used 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.
8. Prior to repainting and any other relevant finishes (such as flooring) the original colour scheme/finish of the specific area must be investigated in a professional manner using recognised paint analysis techniques and other relevant research conducted into the early building condition and the results must be submitted as a report to the Executive Director Heritage Victoria for approval, together with a **Final Finishes and Colour Schedule** (the Schedule). Once approved, the Schedule will be endorsed and will then form part of the permit. This will ensure an accurate reconstruction of the historic appearance of the place.
9. Following completion of the conservation works required under condition 7, 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.
10. 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.

11. 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.
12. The Executive Director must be informed when the approved works have been completed.
13. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

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:
16 August 2022

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

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A handwritten signature in black ink, appearing to read 'J Hood', written in a cursive style.

Jessica Hood
Principal Heritage Permits
Heritage Victoria