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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P38639

Applicant:



**NAME OF PLACE/OBJECT:** FORMER ST KILDA RAILWAY STATION COMPLEX

**HERITAGE REGISTER NUMBER:** H1719

**LOCATION OF PLACE/OBJECT:** 352 CANTERBURY ROAD AND 60 FITZROY STREET ST KILDA, PORT PHILLIP CITY

**THE PERMIT ALLOWS:** Demolition, alterations and new works to part of the Former St Kilda Railway Station (existing shops 3 and 4), primarily being to the Fitzroy Street frontage, parts of the building interior, the western verandah, eastern elevation and surrounding outdoor areas, generally in accordance with the following documents:

- Drawings prepared by Studio Y "The Fifth Province" project revision E dated 2 November 2023

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 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. 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 Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. Prior to the commencement of any of the works approved by this permit, a suitably **experienced heritage conservation 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. In particular the heritage conservation consultant must help fulfil conditions 5 to 12 inclusive.
5. Prior to the commencement of any of the works approved by this permit, the **conservation/repair works** for the Fitzroy Street façade and the removal of unsympathetic material internally to improve the understanding of the space as a former train hall must be documented in a final schedule and construction-ready (marked as such) drawings of conservation works and submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The conservation works must be completed within the period of validity of the permit.

6. 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 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 tree/vegetation management and protection plan prepared in accordance with AS4970 *Protection of trees on development sites*.
7. Prior to the commencement of any of the works approved by this permit a **construction ready (marked as such) architectural set of 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. The drawings must be revised to show:
  - A reduction in the number of mullions to the verandah glazing and a simplified design.
  - Fixed glazing to the lower section of fluted glass at the western verandah, with retractable glazing to extend to ceiling.
  - Removal of unapproved ceiling lining boards and make good of area. No concealing of the verandah ceiling fabric is approved.
  - Removal of unapproved external plasterboards to brick walls and make good of area. No concealing of verandah brick walls is approved.
  - Removal of unapproved plasterboard from bulkhead and revised design options to be submitted for approval for solutions to services in this area.
  - Removal of unapproved fireplace framing and plasterboard. Installation of outdoor fireplace and chimney flue is not approved. Revised design options to be submitted for approval, such as the use of wall panel heaters.
  - Removal of all fixed furniture from verandah area.
  - Astroturf is not approved for the verandah area. Revised design options to be submitted for approval, such as the use of paving or timber decking.
  - Removal of heritage green tiles from the façade of original building including to the east elevation.
  - Note: heritage green coloured square tiles may be used on freestanding outdoor seating area only.
8. Prior to the commencement of any of the works approved by this permit, a **schedule of construction materials, colours and finishes** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule will be endorsed and will then form part of the permit.
9. Prior to the commencement of painting works, a **specification** for these works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the specification will be endorsed and will then form part of the permit. The specification must specify component colours, paint types and preparatory work details. No painting of previously unpainted surfaces or original timber panelling or beams is permitted.

10. Prior to the demolition of a section of internal wall to accommodate a new opening, an **onsite storage methodology** for the demolished heritage fabric must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Storage Plan will be endorsed and will then form part of the permit. The Storage Plan must be a standalone document and include a site plan showing location of storage, methods for the protection of fabric while in long-term storage, and methods of identification to avoid disassociation of fabric.
11. Prior to the commencement of any of the works approved by this permit, 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. The Heritage Interpretation Plan is to be submitted to the Executive Director Heritage Victoria for endorsement prior to the commencement of works unless otherwise agreed in writing by the Executive Director Heritage Victoria.
12. 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 11, 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.
13. Following completion of the works, the approved heritage consultant must submit to the Executive Director Heritage Victoria a brief written report confirming that the works approved by the permit (including rectification of unapproved works) have been completed and the extent to which the completed 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 condition will be considered satisfied.
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. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
16. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
17. 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 (\$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:**

18 December  
2023

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



A handwritten signature in black ink, which appears to read "Nicola Stairmand".

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