
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P41777

Applicant:



NAME OF PLACE/OBJECT: EMERALD HILL ESTATE

HERITAGE REGISTER NUMBER: H1136

LOCATION OF PLACE/OBJECT: CLARENDON STREET PARK STREET CECIL STREET
DORCAS STREET MARSHALL STREET FISHLEY
STREET LAYFIELD STREET PERRINS STREET BANK
STREET SOUTH MELBOURNE, PORT PHILLIP CITY

THE PERMIT ALLOWS: Works associated with adaptation of 230-236 Bank Street, South Melbourne for use as a wellness centre including internal fitout, construction of pools and saunas and associated services, construction of stairs, installation of plant platform and equipment on roof, and installation of signage to Bank Street façade, generally in accordance with the following documents:

- Architectural drawing set, 'Bank Street Bathhouse,' Rev. 1, prepared by Chamberlain Architecture & Interiors
- A200 'Ground General Arrangement Plan,' Rev. B1, prepared by Chamberlain Architecture and Interiors dated 14 November 2025
- Finishes schedule prepared by Chamberlain Architecture & Interiors dated 14 November 2025
- Structural drawings prepared by PSE Consulting Engineers dated 15 December 2025
- Mechanical and hydraulic drawing set prepared by RBD Consulting:
 - o M100, 'Ground – Proposed Mechanical Layout,' Rev. P6, dated 12 September 2025
 - o M101, 'Level 1 – Proposed Mechanical Layout,' Rev. P6, dated 12 September 2025
 - o H100, 'Ground – Sewer & Stormwater Layout,' Rev. C2, dated 12 September 2025

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL CONDITIONS

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 (**Executive Director**) is to be given five working days' notice of the intention to commence the approved works once all permit conditions requiring satisfaction prior to the commencement of works have been approved.
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. 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 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.

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, 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 10, 12, 17 of this permit.
9. Prior to the commencement of any works approved by this permit, a relevantly experienced **materials conservator**, approved in writing by the Executive Director, must be engaged to advise and provide relevant technical advice to the permit holder during the carrying out of relevant works. In particular the material conservator must help fulfil conditions 14, 15 and 16 of this permit.

HERITAGE MANAGEMENT PLAN

10. Prior to the commencement of any works approved by this permit a **Heritage Management Plan** must be submitted to the Executive Director for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The Heritage Management Plan must be prepared by the heritage consultant approved under condition 8 to identify works required to achieve the ongoing and long-term maintenance and conservation of the heritage building including the monitoring of mechanical operations and protective coatings to the timber and brickwork to ensure the ongoing and long-term conservation and maintenance of the place. The Heritage Management Plan must include but not be limited to:
 - a) An inspection and reporting regime for approval by the Executive Director at six (6) monthly intervals by a relevantly qualified heritage consultant, to identify and document any required maintenance and conservation procedures necessary to retain the built fabric in good and safe condition. It must include inspection of protective coatings and the early painted signs.
 - b) An inspection and reporting regime to the Executive Director at six (6) monthly intervals by a relevantly qualified professional that confirms the effective operation of the mechanical and maintenance systems.

- c) A requirement to produce documentation where rectification is required following either inspection schedule which must be undertaken within one (1) month of submission of the rectification document.
 - d) A report by the heritage consultant, or professional associated with the mechanical and maintenance systems following the completion of any rectification works, confirming that the works were completed in accordance with the approved documentation and that they conformed to good practice in their professional judgement.
 - e) Notification to the Executive Director of the event of termination of the lease.
 - f) Specification for the removal of the works approved by this permit, in their entirety, in the event of termination of the lease.
 - g) Specification of a timeframe for removal of the works approved by this permit, in their entirety, in the event of termination of the lease.
11. Prior to the commencement of any of the works approved by this permit, the Heritage Management Plan approved under condition 10, must be registered on the parent title (or part of the parent title as applicable) by way of a **Covenant** between the landowner and the Heritage Council of Victoria in accordance with section 134 of the *Heritage Act 2017* (Heritage Covenant). The draft Heritage Covenant will be provided by Heritage Victoria on request, and the permit holder must prepare the final version for written approval of the Executive Director before progressing notice and entering into the Heritage Covenant in accordance with sections 137 and 138 of the *Heritage Act 2017*. The owner must as soon as practicable after entering into the Heritage Covenant, apply for recording of the covenant to the Registrar of Titles in accordance with section 139A of the *Heritage Act 2017*. On receipt of the Title showing the Heritage Covenant recorded the Executive Director will consider this condition satisfied.

DOCUMENTATION

12. Prior to the commencement of any of the works approved by this permit a construction ready (marked as such) set of **architectural drawings** must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The Drawings must be revised to show:

Ground floor –

- a) Unauthorised pools shown/indicated.
- b) Revealing of timber column within DDA WC.
- c) Connection details between separation wall and beams and rafters.
- d) Wall behind reception and ground landing lowered to below the beams and alternate solution for mechanical services.
- e) Reduction in fixings and built form in or next to brick walls, including but not limited to the switchboard, cleansing shower, joinery and fixings.
- f) Reduction in the area of bulkhead across the floor.

First floor –

- g) Reduction in fixings and built form against brick walls, including but not limited to basins, lockers, fixings and joinery.

- h) Relocation of the steam outlet in the rasul or details showing passage of steam.
- i) Reduction in area of bulkhead across the floor.
- 13. Prior to the commencement of any of the works approved by this permit a construction ready (marked as such) set of **engineering 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.
- 14. Prior to the commencement of any of the works approved by this permit a **specification detailing the materials and techniques to be used on the heritage fabric**, including the brickwork and timberwork, prepared by the materials conservator approved at condition 9 must be submitted to the Executive Director for approval. Once approved, the document(s) will be endorsed and will then form part of the permit.
- 15. Prior to the commencement of any of the works approved by this permit, the materials conservator approved at condition 9 must submit to the Executive Director for approval, a **condition report outlining an assessment of the three early painted signs and documentation associated with works required to ensure their long term protection** in the context of the approved use of the place. Once approved the report and associated documentation will be endorsed, and the works to the early painted signs must be completed concurrent with the remainder of the approved works.
- 16. The approved materials conservator at condition 9 must **supervise or undertake the required conservation works to the three early painted signs**.
- 17. Prior to the commencement of any of the works approved by this permit, a **Heritage Protection Plan** must be submitted to the Executive Director 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.

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 (\$24,421.20 FROM 1 JULY 2025) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$122,106 FROM 1 JULY 2025) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$976,848 FROM 1 JULY 2025) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,953,696 FROM 1 JULY 2025) 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:

24 July 2026

**Signed by the Executive Director, Heritage
Victoria**

A handwritten signature in dark ink, appearing to read 'Steven Avery', with a long horizontal flourish underneath.

Steven Avery
Executive Director
Heritage Victoria

