
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40706

Applicant:



NAME OF PLACE/OBJECT: SHOPS AND RESIDENCES

HERITAGE REGISTER NUMBER: H0043

LOCATION OF PLACE/OBJECT: 313-315 DRUMMOND STREET CARLTON, MELBOURNE CITY

THE PERMIT ALLOWS: External Conservation/Facade Works including: re-rendering; refixing elements; cleaning with Westox treatment; reconstruction of grotesques; timber window repairs/painting; verandah roofing; laneway/rear works (repair of brickwork, metalwork and chimneys); conservation & storage of original grotesques, generally in accordance with the following documents:

- 313 Drummond Street, Carlton - Parts Detached from Façade Report prepared by John Briggs Architects and Conservation Consultant
- Conservation Works Plan Revision A for Stage 1 - Façade Restoration, and Stage 2 – Remaining Works prepared by John Briggs Architects and Conservation Consultant (based 2019 Purcell Report)
- Heritage Impact Statement prepared by John Briggs Architects, dated 15 December 2024

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 three (3) months of the original date of issue of this permit, or are not completed within one (1) 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 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 for assessment by the Executive Director who will advise on the approach to be taken to address these matters. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
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. 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 fulfill conditions 8 and 10 of this permit.

7. Prior to the commencement of any consolidation works to the original grotesque(s) approved by this permit, an experienced **materials conservator** shall be nominated to and approved in writing by the Executive Director Heritage Victoria. In particular the materials conservator must help fulfil condition 11 of this permit.
8. Following completion of the works required in this permit, the approved heritage conservation consultant must submit to the Executive Director Heritage Victoria, for their approval, a **written report** confirming that the conservation and reinstatement works have been completed in accordance with the endorsed documentation in this permit.
9. Prior to the commencement of any of the works approved by this permit, 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. 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 reference all the works required in condition 10 and 11.
10. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 9 **construction ready drawings/documents/specifications** must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the drawings/documents/specifications will be endorsed and will then form part of the permit. Documentation must include but not be limited to:
 - Any enabling works or investigations.
 - Documentation outlining the methodology for the protection and storage of retained fabric, including a methodology for dismantling and demolition; clarification of elements to be retained in-situ; Heritage Protection Plan for retained elements; storage location.
 - Specification for the scope of repair and conservation works, prepared by the heritage conservation consultant approved at condition 6. It must document the permanent marking of any proposed reconstructed elements in an inconspicuous place with the month and year of installation.
11. Within 3 months of commencement of works (in accordance with condition 2) **details for the consolidation/pining/hydrophobically treating of one or more of the original grotesques**, prepared by the materials conservator approved at condition 7 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 works endorsed at this condition must be carried out within the period of validity of this permit.
12. Within 6 months of commencement of works (in accordance with condition 2), a **Heritage Interpretation Strategy** for the original grotesques must be prepared by a suitably qualified and experienced practitioner and be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Interpretation Strategy will be endorsed and will then form part of the permit. The Heritage Interpretation Strategy must include proposals for the appropriate interpretation of the original grotesques for a display in the building, including

but not limited to details on the historic design and construction.

13. 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 Strategy** approved at condition 12, 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 (\$23,710.80 FROM 1 JULY 2024) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$118,554 FROM 1 JULY 2024) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$948,432 FROM 1 JULY 2024) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,896,864 FROM 1 JULY 2024) 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:

31 March 2025

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



A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a large, stylized 'N' and 'S'.

Nicola Stairmand

Manager, Statutory Approvals
Heritage Victoria