
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P37599

Applicant:



NAME OF PLACE/OBJECT:

MELBOURNE GRAMMAR SCHOOL

HERITAGE REGISTER NUMBER:

H0019

LOCATION OF PLACE/OBJECT:

321-369 ST KILDA ROAD AND 93-151 DOMAIN STREET
AND 2-124 BROMBY STREET AND 1-99 DOMAIN ROAD
AND 345 ST KILDA ROAD MELBOURNE, MELBOURNE
CITY

THE PERMIT ALLOWS: Demolition of the Rhoden and Neill buildings, construction of a new four-storey (plus basement) 'Centre for Humanities' building, and associated landscaping works, generally in accordance with the following documents:

- Architectural drawings, drawing nos. AR 000, 030, 040, 100-105, 300-302, 350 and 900-01, prepared by Wardle, dated various.
- Landscape drawings, drawing nos. LA001-02 105, 110-116, 200-01, prepared by Site | Office, dated various.
- Capability & Method Statement: Dismantle and reconstruct heritage stonework, prepared by Cathedral Stone, dated 26 July 2023.
- Conservation Strategy, prepared by Cathedral Stone, dated 24 July 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 **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 if applicable.

5. 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 Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit.
6. 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.
7. Prior to the commencement of any of the works approved by this permit, **a construction ready (marked as such) set of landscape 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.
8. Prior to the commencement of any of the works approved by this permit, **a construction ready (marked as such) set of structural 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. The documentation must demonstrate that the basement excavation works will not impact on the structural integrity of registered fabric, notably the Chapel and Jubilee Wing buildings.
9. 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 4, 10 and 12.
10. Prior to the commencement of any of the works approved by this permit, the conservation architect approved under condition 9 must prepare the following 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:
 - **An accurate record of the existing condition and details of the stonework to the remnant bluestone wall.** Documentation must use recognised recording techniques such as photography, surveying, drawn and written descriptions.
 - **A costed schedule for all involved works, and**
 - **Drawings for the reconstruction of the stonework to the remnant bluestone wall.** These must include all decorative features and be based on the existing condition record. Any missing features to be reinstated must be supported by adequate historical, pictorial and physical documentation.
11. Prior to the commencement of any of the works approved by this permit and as provided for under s.103 of the Heritage Act 2017, **a financial security in the form of an unconditional Bank Guarantee** in favour of the Heritage Council of Victoria (ABN 87 967 501 331), is to be lodged with the Executive Director Heritage Victoria. The period of validity of the Bank

Guarantee is to be unspecified.

The Bank Guarantee is to ensure the satisfactory completion of all of the works required by condition 10. The amount guaranteed must be equivalent to the cost shown in the approved costed schedule under condition 10 relevant condition number plus a 20% contingency sum (inclusive of GST).

The bank guarantee must set out under the “contract/agreement” that the bank “asks the Principal to accept this bank guarantee (“undertaking”) in connection with permit P37599.

12. Following completion of the reconstruction works required under condition 10, the approved heritage conservation architect must submit to the Executive Director Heritage Victoria, for their approval, **a brief written report confirming that the reconstruction works have been completed** and the extent to which the completed works conformed to good practice in their professional judgement.
13. The Bank Guarantee referred to in condition 11 will be released to its provider following receipt by the Executive Director Heritage Victoria of a written request by the permit holder, subject to the completion of all of the works referred to in condition 10 to the satisfaction of the Executive Director Heritage Victoria and the satisfaction of condition 12. The Bank Guarantee will be forfeited to the Heritage Council of Victoria in the event that all of these works are not completed to a satisfactory standard prior to the expiry date of this permit.
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:

07 October
2023

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



Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

HERITAGE
VICTORIA
HERITAGE
VICTORIA
HERITAGE
VICTORIA