
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39526

Applicant:



NAME OF PLACE/OBJECT: PRAHRAN ARCADE

HERITAGE REGISTER NUMBER: H1960

LOCATION OF PLACE/OBJECT: 282-284 CHAPEL STREET PRAHRAN, STONNINGTON CITY

THE PERMIT ALLOWS: Adaptation the ground floor of the Prahran Arcade to become the new flagship store for Dan Murphy's with proposed alterations and minor demolition primarily relating to the arcade interior; installation of lighting and services; minor exterior alterations including new signage and awnings to the Chapel Street façade; graffiti removal; conservation works including the restoration/repair of Interwar period shopfronts, timber lined ceiling boards and an architectural paint research report, generally in accordance with the following documents:

- Architectural Drawings - Dan Murphy's Prahran, 282 Chapel Street Prahran, prepared by Nordon Jago, dated 05/09/2024
 - HV.000 B Cover Page 24.09.05
 - HV.020 B Site Plan
 - HV.030 B Demolition Plan
 - HV.031 B Demolition RCP
 - HV.100 B Ground Floor Plan And Cellar Plan
 - HV.101 B Wall Set Out Plan
 - HV.102 B Decor Floor Plan
 - HV.105 B 200_SP_Section C
 - HV.110 B Roof Plan
 - HV.200 B Sections
 - HV.201 B Sections
 - HV.202 B Sections
 - HV.250 B Bulkhead Section
 - HV.300 C Elevations
 - HV.301 B Elevations
 - HV.310 B Detail Signage Elevations
 - HV.311 A Internal Signage
 - HV.400 B Reflected Ceiling Plan

- HV.401 B Reflected Ceiling Plan With Services Underlay
- HV.810 B Wall Types
- HV.900 B Door Schedule
- HV.960 A FFE Schedule
- HV.970 A Finishes Schedule
- HV.971 B Finishes - Isometric View 01
- HV.972 B Finishes - Isometric View 02
- HV.973 B Finishes - Isometric View 03
- HV.974 B Finishes - Isometric View 04
- HV.975 B Finishes - Isometric View 05

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL

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. Commencement of the permit begins with onsite physical works.
2. The Executive Director, Heritage Victoria is to be given five (5) 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 assessment by the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters.
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, 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.
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, Heritage Victoria 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 Heritage Victoria.

ENGAGEMENT OF CONSULTANT

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 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. The nominated and approved heritage consultant shall advise the permit holder on appropriate means of achieving minimal detriment to significant fabric by compliance with best conservation practice. In particular the heritage consultant must help fulfil conditions 10, 12, 13, 14, 15, 16 & 17 of this permit.

DOCUMENTATION

9. Prior to the commencement of works approved by this permit, a **Staging Plan** which provides an overview of the order in which approved works will be commenced 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. Submission of documentation in a staged process will allow for further demolition/investigation into the original hidden fabric or early paint schemes as necessary.
10. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 9, 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 details of any temporary infrastructure/propping and services required, protection methods for the heritage place during the undertaking of the works and a work site layout plan. The Heritage Protection Plan must include the following:
 - A dilapidation survey (including images) to record its existing condition of buildings prior to the commencement of works approved by this permit.
 - Site establishment, set-down and staging activities, including no-go areas and elements to be protected during works.
 - Details of protection methods proposed to protect key heritage features
 - Demolition methodology and protection works.
 - Details of how the project workforce will be informed of the sensitivity of working at a heritage place during site induction processes.
11. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 9, **final construction ready (marked as such) set of structural drawings** for the works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit.
12. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 9, **final construction ready (marked as such) set of architectural, mechanical and hydraulic drawings** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit.
13. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 9, a **scope of conservation works** including a specification and full descriptions of the proposed materials and techniques to be used on the heritage fabric of

the registered place, is to be prepared by the heritage consultant. This 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. This should address:

- Early interwar shopfront elements, namely timber/metal shopfronts to vestibule/arcade and highlight windows to be restored;
- Restoration of the bays towards the arcade's entrance which have been sheeted over;
- Repairs to any brickwork and pointing to the side of rear elevations;
- Repairs to timber lined ceilings;
- Conservation of the internal prismatic lights as part of any new floor treatment;
- Cleaning methodology or terrazzo threshold panel/sign ('Centreway Arcade') and repair of any cracking.
- Methodology to reveal the concealed ground-floor shopfronts (at demolition stage).

These conservation works must be completed as part of the works approved in this permit to ensure the affected areas are brought up to a high level of repair and restoration and must be completed within the period of validity of the permit.

14. Prior to the preparation of the Final Finishes and Colour at condition 15, an **Architectural Paint Research report**, prepared by the approved heritage consultant at condition 8, must be submitted for the approval of the Executive Director Heritage Victoria. Once approved, the Architectural Paint Research report will be endorsed and will then form part of the permit. This must include onsite and sampling analysis to support documentary research to inform key original/early finishes and colour schemes in the interior of the arcade.
15. Prior to the commencement of works identified in the Staging Plan referred to in condition 9, a **Final Finishes and Colour Schedule** prepared with support by the approved heritage consultant must be provided for endorsement by the Executive Director, Heritage Victoria. Conservation painting works are to be completed by qualified painters experienced in reinstatement of highly decorated interiors. Once approved, the documentation will be endorsed and will then form part of the permit. The Schedule must replicate or be informed by the Architectural Paint Research report endorsed at condition 14 where relevant, and include:
 - Specification and methodology for graffiti removal consistent with Heritage Victoria's document 'Guidance relating to the management of graffiti at heritage places' (December 2022).
 - Paint removal methodology, including as relevant the stripping of paint from the overpainted beaded diagonal timber ceilings to the arcade entrance and shop bays.
 - Specification for painting works including component colours, paint types and preparatory work details that ensures the retention of original/early paint schemes.
 - Existing paint on the Southern Elevation must be removed and any repainting must be carried out using silicate mineral paints (such as Keim & Porters).
 - New paint schemes must include some areas that replicate or are informed by the Architectural Paint Research report endorsed at condition 14. Areas historically painted must be retained as a painted finish.

16. The nominated heritage consultant referred to in condition 8 shall ensure appropriate supervision of the removal of overpainting, consolidation, cleaning and any infill painting to ensure the materials and methods used are in accordance with this permit.
17. Following completion of the conservation works required under condition 13 and the completion of the final finishes approved at condition 15, the approved heritage consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the conservation works have been completed in accordance with the endorsed documentation. A Heritage Victoria representative may require a visit the place to inspect and confirm the satisfactory completion of the works.

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:

06 November
2024

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



A handwritten signature in black ink that reads "Nicola Stairmand". The signature is written in a cursive style with a large, sweeping initial 'N'.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria