
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38920

Applicant:



NAME OF PLACE/OBJECT: SOUTH MELBOURNE TOWN HALL

HERITAGE REGISTER NUMBER: H0217

LOCATION OF PLACE/OBJECT: 208-220 BANK STREET SOUTH MELBOURNE, PORT
PHILLIP CITY

THE PERMIT ALLOWS: *Adaptive reuse for Australian National Academy of Music tenancy, involving construction of new entrance ramp and associated universal access works, two first-floor additions, solar panel installation, and interior refurbishment including extensive acoustic upgrades, generally in accordance with the following documents:*

- Architectural drawings set, nos. HV00-08; HV10-17; HV20-27; HV30-37, Peter Elliot Architecture + Urban Design, dated 5 September 2024.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL

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 is to be given five working days' notice of the intention to commence the approved works in accordance with the Staging Plan required at condition 10.
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, Heritage Victoria 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, 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. 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. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

BASE BUILD

7. Prior to the commencement of any works under this permit, changes made to approved works under Permit P36700, including but not limited to works to expose the original truss ceiling of the former Lodge Room, and fixed barriers to the stage, must be resolved and endorsed through the conditions of Permit P36700.

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, Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of the documentation where any intervention to fabric within the extent of registration is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works.

STAGED WORKS

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. Each stage of the works will require specific approvals from the Executive Director, Heritage Victoria prior to the commencement of the works, as detailed in the conditions that follow. 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 include but not be limited to all the works in conditions 10 - 16 of this permit.
10. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 9, any enabling works or investigations which may be required must be documented and submitted for the endorsement of the Executive Director Heritage Victoria and once endorsed become part of the permit.
11. Prior to the commencement of each 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 written approval. A Heritage Protection Plan for multiple stages can be provided. 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, and a work site layout plan.
12. Prior to the submission of construction ready drawings referred to in Condition 13, and at a point sufficient to allow for discussion and potential changes, **detailed design plans** (relating to demolition, new works, services and signage) documenting the proposed works must be submitted to the Executive Director, Heritage Victoria for written approval. Any works or variations which have been required by the Building Surveyor must also be identified at this stage. This will reduce the potential for delays following the submission of construction ready drawings required at Condition 13. The detailed design plans must address but not limited be to the following items which can be provided at the relevant

stage:

- DDA ramp and threshold works at the southern entrance.
- Services plans documenting all electrical, hydraulic works and other infrastructure required.
- Acoustics, including window upgrades.
- Signage including but not limited to wayfinding signage.
- Materials and finishes schedule for all exterior works and interior fit-out works.
- Paint scheme to Main Hall.
- Documentation of heritage fabric proposed for removal, and whether any can be salvaged and reused in the approved works. Where reuse is not able to be achieved, a storage plan must be provided at condition 13.

13. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 9, final **construction ready (marked as such) plans for the subject**

stage of works 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. Drawings for multiple stages can be provided. The submitted drawings shall be generally in accordance with the documents listed in the permit preamble and reflect any changes agreed at condition 12. The construction ready plans must address all demolition, new works, services and signage works.

Should any heritage fabric proposed for removal be salvageable for future use (but not used in the approved works, i.e. 1930s pendant light fittings to Main Hall), documentation outlining the methodology for the protection and onsite storage of that retained heritage fabric must be submitted to the Executive Director, Heritage Victoria for approval at the relevant stage. Once approved, the drawings/documents will be endorsed and will then form part of the permit.

DIGITAL RECORDING

14. Prior to demolition of the 1930s former assistant librarian's flat, high-resolution photographs (digital) of the exterior and interior of the flat to record its condition prior to demolition must be submitted to the Executive Director, Heritage Victoria for written approval.

INTERPRETATION

15. 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, including but not limited to: the place's significance as the civic centre of South Melbourne and as the first Town Hall to integrate a range of municipal functions. The Heritage Interpretation Plan is to be submitted to the Executive Director Heritage Victoria for endorsement within 12 months of the commencement of works in accordance with condition 2.
16. 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 15, 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:

09 January
2025

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



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

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria