
Permit No.: P22644

HERITAGE
PERMIT
GRANTED UNDER SECTION 74 OF THE
HERITAGE ACT 1995

NAME OF PLACE/OBJECT: HM PRISON PENTRIDGE

HERITAGE REGISTER NUMBER: H1551

LOCATION OF PLACE/OBJECT: CHAMP and URQUHART STREETS, MURRAY ROAD,
PENTRIDGE BOULEVARD and STOCKADE AVENUE
COBURG

THE PERMIT ALLOWS: *Within the walled former mat-making yard and its environs, construction of a residential apartment complex in two separate buildings of sixteen storeys and three storeys respectively, both on a common podium of three levels of car parking together with associated works. All work is to be in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit: Thirty-four (34) drawing and information sheets by the Particular Group Pty Ltd titled 'Pentridge Air Apartments' and dated 13 July 2016 (as amended to comply with condition 6 below); also pages 15, 16 and 17 of the Heritage Impact Statement for the Air Apartments prepared by Bryce Raworth Pty Ltd and dated October 2016.*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Financial Security

1. A financial security is currently held by the Heritage Council of Victoria to ensure the reconstruction of the collapsed section of D Wall, being the south wall of the former mat-making yard. The wall is to be reconstructed to its original detail as described at page 15 in the Heritage Impact Statement by Bryce Raworth Pty Ltd and endorsed as part of this permit, save for the incorporation of the new east opening providing pedestrian access to the lift lobby.
2. The financial security referred to at condition 1 above shall be returned to the issuing institution at the written request of the permit holder on the completion of the approved works to D Wall to the satisfaction of the Executive Director.
3. To ensure the satisfactory completion of the openings approved by this permit to C, G and J Walls, being the west, east and north perimeter walls of the former mat-making yard and in accordance with the provisions of s.74(4) of the *Heritage Act 1995*, a **financial security** in the form of a **Bank Guarantee or Insurance Bond** (or other instrument if agreed to in writing by the Executive Director) shall be lodged with the Executive Director prior to the commencement of the permitted works. The financial security lodged to satisfy this condition shall also ensure completion of the conservation works to C, G and J walls as described at pages 16-17 of the Heritage Impact Statement by Bryce Raworth Pty Ltd and endorsed as part of this permit.
4. The financial security required to be lodged in accordance with condition 3 above shall be in the amount of **one-hundred-thousand dollars** (\$100,000-00) and shall be **unconditional with regard to expiry date**. The financial security is to be issued in favour of the **Heritage Council of Victoria** (ABN 87 967 501 331) and shall be returned to the issuing institution at the written request of the permit holder on the completion of the approved works to the satisfaction of the Executive Director.

5. The financial securities referred to at conditions 1,2, 3 and 4 above shall be forfeit if the conservation works approved by this permit, including those required under condition 8 below, are not completed within the validity period of this permit.

Reconstruction of Collapsed Section of D Wall (south wall)

6. The fully glazed westernmost opening in the reconstruction of the collapsed section of D Wall as depicted in the endorsed documents is to be deleted in its entirety. It is considered that the 'Community Room' that would have received south light from the fully glazed wall can instead receive natural light from high level glazing to the west or north internal walls without impacting on the south or west bluestone walls. Deletion of the western glazed opening in D Wall is to be shown in the documentation required to be submitted to satisfy condition 7 below.
7. Prior to works commencing on the reconstruction of D Wall referred to in condition 1 above, documentation is to be submitted to and endorsed by the Executive Director illustrating the appearance and features of the intended reconstruction including the engaged external piers, the stepped parapet, half-round top course and the bond pattern of the ashlar blocks. Any structural enhancement required to the reconstructed wall to comply with current building and construction codes is to be concealed from external views.

Additional Conservation Works to features of J Wall (north wall)

8. The existing hinged gate to J Wall is to be cleaned, treated with a rust inhibiting system where corroded and repainted in the existing colour (white). The gate is then to be fixed in the permanently open position. The spiked escape deterrent bolted to the top course of J Wall is also to be cleaned, treated with a rust inhibiting system where corroded and repainted in the existing colour (white). It is to remain *in situ* securely bolted in position as a significant historic artefact.

Observation Post Number 9

9. An extant Observation Post or Guard Tower is located at the intersection of D and G walls in the south-east corner of the subject site. This feature is identified as 'Post 9' in the Pentridge Conservation Management Plan of August 1996 prepared by Allom Lovell & Associates. Conservation works to Post 9 are required under condition 5 of permit P20564 and have been documented but not commenced as at the date of issue of permit P22644. Any further works proposed to Post 9 under permit P22644 are to be documented and submitted to the Executive Director for written approval prior to their commencement.

Photographic Record of Walls

10. Prior to the commencement of the works approved by this permit, an archival quality photographic survey is to be prepared and submitted to the Executive Director to record the existing condition of the walls surrounding the former mat-making yard. The survey is to be prepared in accordance with the Heritage Council / Heritage Victoria Technical Note titled 'Photographic Recording for Heritage Places and Objects' available on the Heritage Council website. Two copies of the completed photographic survey are to be produced with one copy initially to be submitted to the Executive Director for written approval. On approval the second copy is to be lodged with the La Trobe Picture Collection, State Library of Victoria, c/o Ms Madeline Say and a receipt obtained. The lodgement receipt or a copy of it is then to be submitted to the Executive Director as confirmation of compliance.

Conservation Architect

11. Prior to the commencement of any works to the perimeter walls of the former mat-making yard or to Post 9, an experienced conservation architect shall be nominated to and approved in writing by the Executive Director. The approved architect is to advise and assist as necessary with the preparation of the documentation relating to any works to the extant bluestone walls, to Post 9 and to the reconstruction of the collapsed section of D Wall.

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12. At the conclusion of the conservation and reconstruction works to the bluestone walls and to Post 9 and following completion of the new openings, the nominated conservation architect referred to in condition 11 above shall provide the Executive Director with a concise written assessment of the extent to which these works were carried out in conformity with best heritage conservation practice.

Period of Validity

13. This permit shall expire if the permitted works have not commenced within two (2) years of the date of issue of this permit, or are not completed within five (5) years of the date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.

14. The Executive Director is to be given five working days notice of the intention to commence the approved works.

General Conditions

15. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place. However, if other previously hidden original or inaccessible details of the place are uncovered, any works that may affect such items shall immediately cease. The Executive Director shall 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.

16. All works must cease and this office be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted whilst the site is cleared of all personnel.

17. The Executive Director is to be informed when the approved works have been completed.

18. The development approved by this permit is to be carried out in accordance with the endorsed documents, 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 UP TO 2,400 PENALTY UNITS (\$346,464) OR 5 YEARS IMPRISONMENT OR BOTH, OR IN THE CASE OF A BODY CORPORATE 4800 PENALTY UNITS (\$692,928).

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: 11 January 2017	Signed by the Acting Executive Director, Heritage Victoria: Geoff Austin	
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(If the permit has been amended, include the following table indicating the date and nature of amendments included in the amended permit)

Heritage Act 1995

Date of amendment	Brief description of amendment
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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Executive Director has issued a permit under section 74 of the *Heritage Act 1995*.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit.

WHEN DOES A PERMIT EXPIRE?

A permit expires if -

- * the development or any stage of it does not start within the time specified in the permit; or
- * the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

The applicant or the owner of a registered place or registered object may appeal to the Heritage Council against any condition of a permit imposed by the Executive Director on a permit issued under Section 74 of the Heritage Act.

An appeal must -

- * be in writing; and.
- * be lodged within 60 days after the permit is issued.

Appeal forms can be downloaded at:

<http://heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/>
