

**conservation
studio**

Responses to Heritage Victoria permit conditions

Her Majesty's Theatre

17 Lydiard Street South, Ballarat 3350 VIC

Prepared for



Date: 20/12/2022

Revision: B

| Revision | Date | Comments |
|----------|------------|----------------------------------|
| A | 16/12/2022 | Issue for approval by the client |
| B | 20/12/2022 | Issue to Heritage Victoria |

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- This report does not consider any required compliance upgrades associated with the Disability Discrimination Act 1992

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Preamble

This report has been prepared on behalf of City of Ballarat in response to the conditions 3, 4, 5 and 6 to Heritage Victoria permit application P35384 (amended) dated 26 April 2022.

Following the permit application dated 10 December 2021 for stage 3 works associated with the accessibility, safety & compliance, and functionality upgrades to Her Majesty's Theatre, Ballarat H0648, the permit has been issued with conditions under s102 of the Act.

This report is submitted for endorsement and outlines the conditions 3, 4, 5 and 6 of the permit application as follows:

- Condition 3 – Heritage Management Plan
- Condition 4 – Auditorium seat storage
- Condition 5 – Construction set
- Condition 6 – Minor changes

Permit conditions

3. Prior to the commencement of any of the works approved by this permit, a Heritage Management Plan (the Plan) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The 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.

4. Prior to the commencement of any of the works approved by this permit, a final plan addressing the storage methodology and location of the auditorium chairs to be removed and stored is to be provided for endorsement by the Executive Director Heritage Victoria and once endorsed becomes part of the permit.

5. Prior to the commencement of any of the works approved by this permit a construction ready set of drawings (including any conservation works) must be submitted for the endorsement of the Executive Director Heritage Victoria and when endorsed becomes part of the permit.

6. 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 Heritage Victoria who will advise on the approach to be taken to address these matters.

Condition 3 – Heritage Management Plan

3. Prior to the commencement of any of the works approved by this permit, a Heritage Management Plan (the Plan) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The 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.

The Heritage Management Plan (the Plan) has been prepared by the Contractor, Nicholson Construction, engaged to complete the project. The Contractor also completed the previous stages 1 and 2.

A site visit was organised on 9 December 2022 with the City of Ballarat, Her Majesty's Theatre staff, Nicholson Construction and Conservation Studio to review the proposal.

In response to the condition, the following clarification was required from the Contractor during the tender.

In line with condition 3 of the Heritage Victoria permit, Contractor is to prepare the Heritage Management Plan (refer to Authority conditions schedule above) against the registered place and in particular any works that could cause damages or harms to the heritage fabrics.

The Plan is to be reviewed with the Principal and the Conservation architect after selection of the preferred tenderer but form part of the tender process.

The Plan is to incorporate the following information but is not limited to:

1. Sequencing program for the approved works:
 - a. Include conditions 2, 4 and 5.
2. Details of any temporary infrastructure and services required:
 - a. Site establishment.
 - b. Scaffolding, gantry and temporary propping.
 - c. Lifting of heavy components above the building.
 - d. Protection to maintain the building watertight and weather tight (i.e. Lift 1 shaft through roof).
 - e. Methodology of new services installation.
 - f. Fixings methodology to avoid / limit impacts to heritage fabrics.

3. Protection methods for the heritage place during the undertaking of the works:
 - a. Submission of the dilapidation record.
 - b. Heritage induction to all trades.
 - c. Protection to heritage fabrics (i.e. urinal in basement B1, stairs and in particular 2b and 4, floors, walls and ceilings).
 - d. Methodology of demolition (i.e. stair 3, traegerwellblech floor).
 - e. Methodology of excavation and underpinning.
 - f. Methodology of new opening including temporary propping as required and precaution to limit the impact on the fabric to remain (i.e. floor openings in the auditorium, wall openings to expose bluestone / brick works and hard plaster works).
 - g. Salvaged fabric: recording, dismantling, cleaning, storage and reinstatement as required (i.e. bluestone and brick works, timber floor / ceiling boards, decorative fibre plaster panel to the western elevation of the auditorium).
4. Work site layout plan including showing location of the relevant information listed above.

We trust the Plan prepared by Nicholson Construction and attached in Appendix A – Heritage Management Plan responds to condition 3 of the permit.

Condition 4 – Auditorium chairs storage

4. Prior to the commencement of any of the works approved by this permit, a final plan addressing the storage methodology and location of the auditorium chairs to be removed and stored is to be provided for endorsement by the Executive Director Heritage Victoria and once endorsed becomes part of the permit.

The auditorium chairs have been installed as part of the works completed in 2015. During stage 3, it is proposed to carefully remove the chairs to undertake the fire protection works to the balconies, and also to install the temporary closure on the front rows. At the completion of the works, all the chairs will be reinstated except on the front row until the balconies are made structurally compliant.

It is proposed to carefully disconnect the chairs from the floor after recording their location. The removal will be completed in coordination with the technical staff of the theatre used to handling the seats.

Extract from the Plan (section 3.6 – pages 7-8):

Before any works commence, the existing seats that are required to be removed for sprinkler works, will be clearly identified and numbered including taking photographic records of the seats prior to removal and markup drawing will be completed to ensure the seat goes back in the same location once the sprinkler works have been completed.

The temporary closer wall will be installed first to ensure fall protection for the personnel who are completing works in the seating area of the dress circle and balcony levels. [...] Once the wall {meaning temporary closer} has been installed, the seats {in the rest of the balconies} will be carefully removed and stored on site, either in dressing room 2 & 3 or in the orchestra pits. The seats will be stored off the floor and protected with drop sheets.

Once fire service works under the floor have been completed and the floor finishes have been installed the seats will be then reinstall back to their original location and protected with drop sheets.

The existing seating that is not being removed will be covered with a drop sheet to protect the seats from dust.

1.1 Storage methodology

All chairs will be handled with care by the technical staff of the theatre, or by competent trades to be trained by the technical staff after completion of the “site specific induction” part of the Plan.

All chairs will be laid out off the floor and straight against each other (soft fabric against soft fabric) and entirely covered with tarpaulin or drop sheet.

The location of the numbered chairs will be recorded on the storage rooms to facilitate their reinstatement in the appropriate location.

1.2 Storage location

All chairs are proposed to be stored on site during and after the construction. All storage areas have the same temperature and humidity control as the auditorium.

1.2.1 Storage associated with front row

During construction

Until the structural remediation works are completed on the balustrades, the 68 chairs from the first rows of the balconies will be stored in the orchestra pit part of the auditorium.

After construction

At the completion of the project, several storage areas are proposed, always maintaining the chairs on site as follows:

- Area A – Front of House – Room 1 Fa.04.
- Area B – Hub/administration area – Room B2b-10.
- Area D – South fire stair area – Room B2d.05.

However, the rooms will be reassessed to make sure the temperature and humidity are similar to the auditorium.

1.2.2 Storage associated with fire protection

During the construction, all chairs will be stored in the Back of House – Level B1 – Dressing rooms 2 and 3 (B1c-06 and 09) recently refurbished during the stage 2.

The rooms are fully ventilated with temperature control which will remain equivalent to the auditorium’s environmental condition.

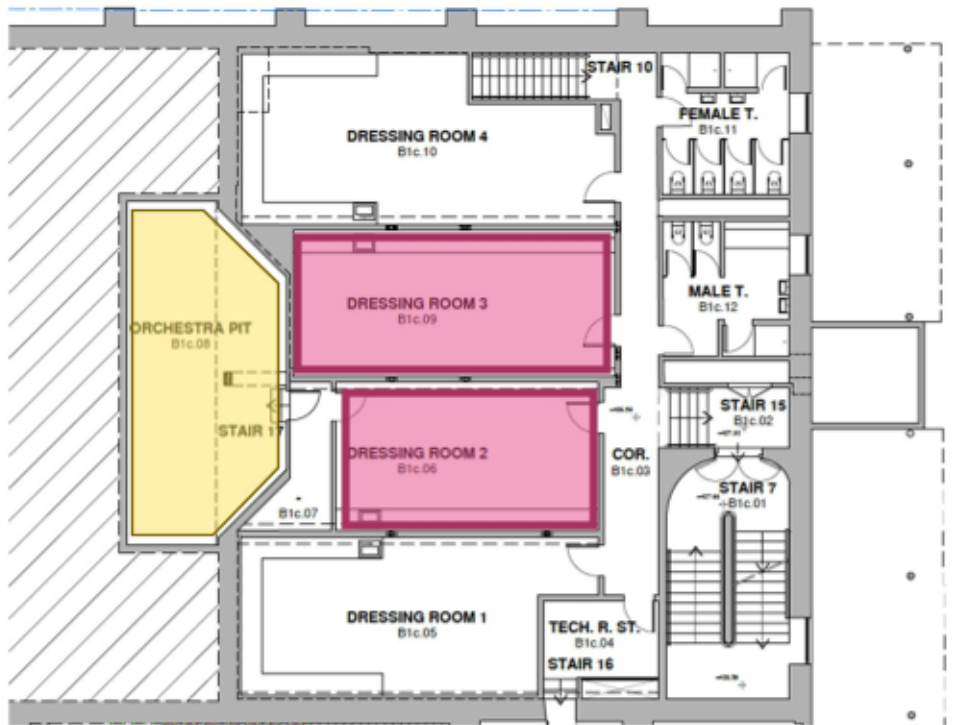


Figure 1
Storage area during construction. Storage associated with front row  and storage associated with fire protection. 

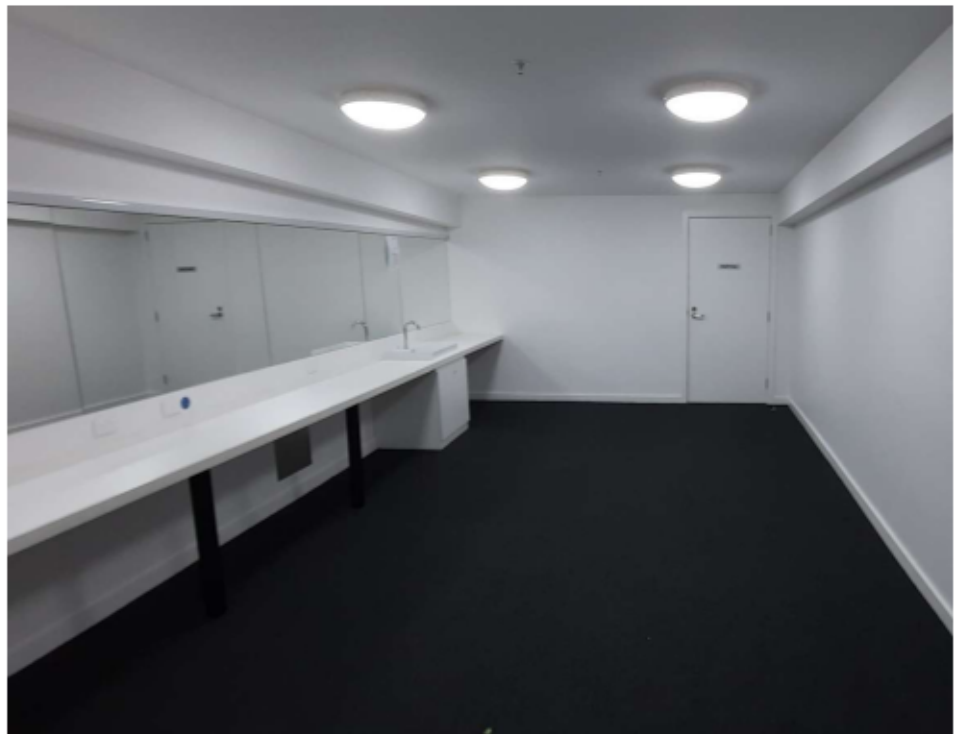


Figure 2
View of the dressing room 2.

Condition 5 – Construction set

5. Prior to the commencement of any of the works approved by this permit a construction ready set of drawings (including any conservation works) must be submitted for the endorsement of the Executive Director Heritage Victoria and when endorsed becomes part of the permit.

We have attached for your consideration the construction set revision C1 including localised conservation works for endorsement. All changes compared to the approved set revision DD2 are listed in Condition 6 – Minor changes.

The construction set includes the following sets:

- Architectural set – Conservation Studio – Revision C1.
- Structural set – Mark Hodgkinson Pty Ltd – Revision C1.
- Services set – JBA Smarter engineering – Revision CP-A.

Architectural set – Conservation Studio

| | | Day | 16 |
|--|--|-------|----|
| | | Month | 12 |
| | | Year | 22 |
| Dwg No. | Drawing Title | | |
| Series 0 - General | | | |
| HA.0.01 | Aerial view, drawing register and general notes | C1 | |
| Series 1 - Existing and demolition drawings | | | |
| HA.1.01 | Basement B2 Plan | C1 | |
| HA.1.02 | Basement B1 Plan | C1 | |
| HA.1.03 | Ground Floor Plan & Mezzanine | C1 | |
| HA.1.04 | First Floor Plan | C1 | |
| HA.1.05 | Second Floor Plan | C1 | |
| HA.1.06 | Roof Plan | C1 | |
| HA.1.07 | Basement B2 Plan – Reflected Ceiling Plan | C1 | |
| HA.1.08 | Basement B1 Plan – Reflected Ceiling Plan | C1 | |
| HA.1.09 | Ground Floor Plan & Mezzanine – Reflected Ceiling Plan | C1 | |
| HA.1.10 | First Floor Plan – Reflected Ceiling Plan | C1 | |
| HA.1.11 | Second Floor Plan – Reflected Ceiling Plan | C1 | |
| HA.1.12 | West Facade | C1 | |
| HA.1.13 | North Facade | C1 | |
| HA.1.14 | East Facade | C1 | |
| HA.1.15 | South Facade | C1 | |
| HA.1.16 | General section West-East Auditorium – Internal elevations | C1 | |
| HA.1.17 | General section South-North | C1 | |
| HA.1.18 | Area A – Sections North-South | C1 | |
| HA.1.19 | Area D – Section West-East | C1 | |
| Series 2 - Proposed drawings | | | |
| General | | | |
| HA.2.001 | Plans | C1 | |
| HA.2.002 | East facade | C1 | |
| HA.2.003 | South facade | C1 | |

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| | | Year | 22 |
| Dwg No. | Drawing Title | | |
| Area A – Front of House | | | |
| HA.2.101 | Ground floor plan and RCP | C1 | |
| HA.2.102 | Basement B1 plan and RCP | C1 | |
| HA.2.103 | First floor plan and RCP | C1 | |
| HA.2.104 | Second floor plan and RCP | C1 | |
| HA.2.105 | Roof plan | C1 | |
| HA.2.106 | West facade | C1 | |
| HA.2.107 | Section West-East A1 | C1 | |
| HA.2.108 | Section North-South A2 | C1 | |
| HA.2.109 | Section North-South A3 | C1 | |
| HA.2.110 | GF - Internal elevations 1 | C1 | |
| HA.2.111 | GF - Internal elevations 2 | C1 | |
| HA.2.112 | B1 - Internal elevations 1 | C1 | |
| HA.2.113 | B1 - Internal elevations 2 | C1 | |
| HA.2.114 | First and Second floors - Internal elevations | C1 | |
| HA.2.115 | Joinery - General | C1 | |
| HA.2.116 | Joinery - Bar | C1 | |
| HA.2.117 | Joinery - Ticket office | C1 | |
| HA.2.118 | Joinery - Details 1 | C1 | |
| HA.2.119 | Joinery - Details 2 | C1 | |
| HA.2.120 | Handrail, nosing and TGSI 1/2 | C1 | |
| HA.2.121 | Handrail, nosing and TGSI 2/2 | C1 | |
| HA.2.122 | Joinery - Vanities 1 | C1 | |
| HA.2.123 | Joinery - Vanities 2 | C1 | |
| Area E – North Entrance | | | |
| HA.2.201 | Plans | C1 | |
| HA.2.202 | Reflected ceiling plans | C1 | |
| HA.2.203 | Facades north & east | C1 | |
| HA.2.204 | Sections E1 & E2 | C1 | |
| HA.2.205 | Sections E3 & E4 | C1 | |
| HA.2.206 | Detail - Cladding 1 | C1 | |
| HA.2.207 | Detail - Cladding 2 | C1 | |
| HA.2.208 | Detail - Cladding 3 | C1 | |
| HA.2.209 | Detail - Cladding 4 | C1 | |

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| Dwg No. | Drawing Title | | |
| HA.2.210 | Detail - Stair 6 | C1 | |
| HA.2.211 | Detail - Stair 5 | C1 | |
| HA.2.212 | Detail - Roof | C1 | |
| HA.2.213 | Detail - Entry | C1 | |
| Area B - HUB (Basement B2) | | | |
| HA.2.301 | Basement B2 plan | C1 | |
| HA.2.302 | Basement B2 RCP | C1 | |
| HA.2.303 | Basement B2 Elevations 1 | C1 | |
| HA.2.304 | Basement B2 Elevations 2 | C1 | |
| HA.2.305 | Basement B2 Elevations 3 | C1 | |
| HA.2.306 | Basement B2 Elevations 4 | C1 | |
| HA.2.307 | Stair 101 / POD | C1 | |
| HA.2.308 | Joinery - Details | C1 | |
| HA.2.309 | Joinery - Vanity | C1 | |
| Area B - HUB (Auditorium) | | | |
| HA.2.401 | Stalls plan | C1 | |
| HA.2.402 | Dress circle plan | C1 | |
| HA.2.403 | Balcony plan | C1 | |
| HA.2.404 | Stalls plan RCP | C1 | |
| HA.2.405 | Dress circle plan RCP | C1 | |
| HA.2.406 | General sections | C1 | |
| HA.2.407 | North & West elevations | C1 | |
| HA.2.408 | Balconies – Temporary closer | C1 | |
| Area D – South Fire Stair | | | |
| HA.2.501 | Plans 1/2 | C1 | |
| HA.2.502 | Plans 2/2 | C1 | |
| HA.2.503 | Reflected Ceiling Plans 1/2 | C1 | |
| HA.2.504 | Reflected Ceiling Plans 2/2 | C1 | |
| HA.2.505 | Section D1 West-East | C1 | |
| HA.2.506 | Section D2 West-East | C1 | |
| HA.2.507 | Section D3 to D5 North-South | C1 | |
| HA.2.508 | Section D6 East-West | C1 | |
| HA.2.509 | Internal elevations & Details | C1 | |
| HA.2.510 | Detail – Stair 4 / Ramp 1 | C1 | |
| Area C - Back of House | | | |
| HA.2.601 | Basement B2 Plan | C1 | |
| HA.2.602 | Basement B2 / Stage RCP | C1 | |
| HA.2.603 | Basement B2 Internal elevations 1/2 | C1 | |
| HA.2.604 | Note in use | C1 | |
| HA.2.605 | Basement B1 Plan | C1 | |
| HA.2.606 | Not in use | C1 | |

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| | | Year | 22 |
| Dwg No. | Drawing Title | | |
| HA.2.607 | Basement B2 Internal elevations 2/2 | C1 | |
| Series 3 - Details | | | |
| General details | | | |
| HA.3.001 | Wall types | C1 | |
| HA.3.002 | Ceiling types | C1 | |
| HA.3.003 | Skirting and cornice types | C1 | |
| HA.3.004 | General openings | C1 | |
| HA.3.005 | Lift 1 details | C1 | |
| HA.3.006 | Lift 2 details | C1 | |
| Doors and windows schedule | | | |
| HA.3.101 | Standard details | C1 | |
| HA.3.102 | Area A - Front of House 1 | C1 | |
| HA.3.103 | Area A - Front of House 2 | C1 | |
| HA.3.104 | Area A - Front of House 3 | C1 | |
| HA.3.105 | Area A - Front of House 4 | C1 | |
| HA.3.106 | Area B - Auditorium 1 | C1 | |
| HA.3.107 | Area B - HUB 1 / Auditorium 2 | C1 | |
| HA.3.108 | Area B - HUB 2 / Auditorium 3 | C1 | |
| HA.3.109 | Area B/C - HUB 3 / Back of House 1 | C1 | |
| HA.3.110 | Area D/E - South / North fire stairs 1/1 | C1 | |
| HA.3.111 | Area D/E - South / North fire stairs 2/2 | C1 | |
| HA.3.112 | Area E - North fire stair 3 | C1 | |
| Specification | | | |
| | Specification Part 1 – General | C1 | |
| | Schedule 1 – Floor Finish Schedule | C1 | |
| | Schedule 2 – Door Furniture & Hardware Schedule | C1 | |
| | Schedule 3 – Handrail, Nosing & TGSI schedule | C1 | |
| | Schedule 4 – Sanitary Fittings & Fixtures schedule | C1 | |
| | Schedule 5 – Colour and Material schedule | C1 | |
| | Schedule 6 – Light Fittings schedule | C1 | |
| | Schedule 7 – Signage schedule | C1 | |
| | Specification Part 2 – Conservation | C1 | |
| | Schedule 1 – Conservation works | C1 | |
| Boards | | | |
| | Render board | C1 | |
| | Finish board | C1 | |

Structural set – Mark Hodkinson Pty Ltd

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| | | Month | 12 |
| | | Year | 22 |
| Dwg No. | Drawing Title | | |
| S1 | Drawing schedule and general notes | C1 | |
| S2 | Basement B2 Plan | C1 | |
| S3 | Basement B1 Plan | C1 | |
| S4 | Ground Floor Plan | C1 | |
| S5 | First Floor Plan | C1 | |
| S6 | Second Floor Plan | C1 | |
| S7 | Roof Plan | C1 | |
| S8 | Part Plans | C1 | |
| S9 | B2 Part Plan | C1 | |
| S10 | Part Plans | C1 | |
| S11 | Part Plans | C1 | |
| S12 | Plans | C1 | |
| S13 | North Entrance Plans | C1 | |

| | | Day | 16 |
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| | | Month | 12 |
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| Dwg No. | Drawing Title | | |
| S14 | North Entrance Plans | C1 | |
| S15 | Part Plans | C1 | |
| S16 | Lift Details | C1 | |
| S17 | North Stair Precast | C1 | |
| S18 | North Stair Details | C1 | |
| S19 | North Stair Details | C1 | |
| S20 | North Stair Details | C1 | |
| S21 | Balustrade Details | C1 | |
| S22 | Details | C1 | |
| S23 | Details | C1 | |
| S24 | Details | C1 | |
| S25 | Details | C1 | |

Services set – JBA Smarter engineering

| | | Day | 12-13 19-20 |
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| | | Month | 12 |
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| Dwg No. | Drawing Title | | |
| Electrical services | | | |
| E01 | Cover | C-PA | |
| E02 | General Notes & Legend | C-PA | |
| E03 | Basement 2 - Existing – Demolition | C-PA | |
| E04 | Basement 2 - Proposed Power, Communication & Security Layout | C-PB | |
| E05 | Basement 2 - Proposed Lighting Layout | C-PA | |
| E06 | Basement 1 - Existing – Demolition | C-PA | |
| E07 | Basement 1 - Proposed Power, Communications & Security Layout | C-PA | |
| E08 | Basement 1 - Proposed Lighting Layout | C-PA | |
| E09 | Ground Floor - Existing – Demolition | C-PA | |
| E10 | Ground Floor - Proposed Power, Communication & Security Layout | C-PA | |
| E11 | Ground Floor - Proposed Lighting Layout | C-PB | |
| E12 | First Floor - Existing – Demolition | C-PA | |
| E13 | First Floor - Proposed Power, Communication & Security Layout | C-PA | |
| E14 | First Floor - Proposed Lighting Layout | C-PA | |
| E15 | Second Floor - Existing – Demolition | C-PA | |
| E16 | Second Floor – Proposed Power, Communication & Security Layout | C-PA | |
| E17 | Second Floor - Proposed Lighting Layout | C-PA | |
| E18 | Electrical Reticulation Schematic | C-PA | |

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| Dwg No. | Drawing Title | | |
| E19 | Communication Reticulation Schematic | C-PA | |
| Project specification – Electrical | | | |
| Mechanical services | | | |
| M01 | Cover | C-PA | |
| M02 | General Notes and Legend | C-PA | |
| M03 | Basement 2 Existing – Demolition | C-PB | |
| M04 | Basement 2 – Proposed Ventilation and AC Layout | C-PB | |
| M05 | Basement 1 Existing – Demolition | C-PA | |
| M06 | Basement 1 – Proposed Ventilation Layout | C-PA | |
| M07 | Ground Floor Existing – Demolition | C-PA | |
| M08 | Ground Floor – Proposed Ventilation & AC Layout | C-PA | |
| M09 | First Floor Existing – Demolition | C-PA | |
| M10 | First Floor – Proposed Ventilation Layout | C-PA | |
| M11 | Second Floor Existing – Demolition | C-PA | |
| M12 | Second Floor – Proposed Ventilation Layout | C-PA | |
| M13 | Roof – Proposed Ventilation Layout | C-PA | |
| M14 | Equipment Schedule | C-PA | |
| Project specification – Mechanical | | | |
| Fire services | | | |
| F01 | Cover | C-PA | |
| F02 | General Notes and Legend | C-PB | |

| | | Day | 12-13 |
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| | | | 19-20 |
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| | | Year | 22 |
| Dwg No. | Drawing Title | | |
| F03 | Basement 2 - Existing– Demolition | C-PA | |
| F04 | Basement 2 - Proposed Layout | C-PA | |
| F05 | Basement 1 - Existing– Demolition | C-PA | |
| F06 | Basement 1 - Proposed Layout | C-PB | |
| F07 | Ground Floor - Existing– Demolition | C-PA | |
| F08 | Ground Floor - Proposed Layout | C-PA | |
| F09 | First Floor - Existing– Demolition | C-PA | |
| F10 | First Floor - Proposed Layout | C-PA | |
| F11 | Second Floor – Existing – Demolition | C-PA | |
| F12 | Second Floor – Proposed Layout | C-PA | |
| F13 | Roof Plan Fire Services Layout | C-PA | |
| F14 | Details & Schematic | C-PA | |
| | Project specification – Fire | C-PA | |
| | Hydraulic services | | |
| H01 | Cover | C-PA | |
| H02 | General Notes and Legend | C-PA | |
| H03 | Basement 2 – Existing – Demolition | C-PA | |
| H04 | Basement 2 - Proposed Water | C-PA | |
| H05 | Basement 2 - Proposed Sewer | C-PA | |

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| | | | 19-20 |
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| | | Year | 22 |
| Dwg No. | Drawing Title | | |
| H06 | Basement 1 – Existing – Demolition | C-PA | |
| H07 | Basement 1 - Proposed Water | C-PA | |
| H08 | Basement 1 - Proposed Sewer | C-PA | |
| H09 | Ground Floor – Existing – Demolition | C-PA | |
| H10 | Ground Floor – Proposed Water | C-PA | |
| H11 | Ground Floor - Proposed Sewer | C-PA | |
| H12 | First Floor – Existing – Demolition | C-PA | |
| H13 | First Floor - Proposed Water | C-PA | |
| H14 | First Floor - Proposed Sewer | C-PA | |
| H15 | Second Floor – Existing – Demolition | C-PA | |
| H16 | Second Floor - Proposed Water | C-PA | |
| H17 | Second Floor - Proposed Sewer | C-PA | |
| H18 | Roof drainage roof plan | C-PA | |
| H19 | Roof drainage elevation detail | C-PA | |
| H20 | Details | C-PA | |
| | Project specification – Hydraulic | C-PB | |
| | Vertical transportation services | | |
| | Project specification – Vertical transportation | C-PB | |

Condition 6 – Minor changes

6. 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 Heritage Victoria who will advise on the approach to be taken to address these matters.

For clarity, part of the contingency works providing better accessibility and compliance works are proposed to proceed. These works have been approved by Heritage Victoria as part of the current permit. The drawings on the documentation set C1 (HA.1.01, HA.1.07, HA.2.001, and series 2.6 – Back of House) have been updated taking into account the following works:

- Ramp 2 and all associated works to the Back of House.
- Extend dressing room 11 of the Back of House to the redundant corridor 7.
- Handrail, nosing and tactile indicator of the stairs 20, 21 included.



In response to the condition 6, we provide the following information with the supporting documentation based on revision C1.

| Minor changes | Supporting information | Drawing |
|--|---|-----------------------|
| General | | |
| Additional compliant signage as follows: | | |
| Front façade on Lydiard Street 1 fire protection sign next to the southern entrance: fire block plan, hose reel signage and performance solution signage. 2 DDA entrance signs to the main entrance and to the southern entrance. | The fire protection signage is a requirement from the Fire Rescue Victoria (regulation 129), and the DDA signage from the AS1468. The finishes have been selected to be sympathetic to the heritage fabric. The signages are offset and screw fixed to the rendered façade. The location takes into account the architecture and details of the facade. | HA.2.106 |
| East façade 3 fire protection signs on or next to the fire hydrant and sprinkler booster and quad feed hydrants: hydrant and sprinkler booster signage, fire block plan, hose reel signage and performance solution signage. | The fire protection signage is a requirement from the Fire Rescue Victoria (regulation 129). The finishes have been selected to be sympathetic to the heritage fabric. The signage is offset and screw fixed to the façade. The location will be finalised on site with the preference to fix into the joint of the bluestone work as much as achievable. | HA.2.002 |
| Stage 1 fire protection sign next to the existing sliding door connecting with the Props Bay (GFd.02) | The fire protection lettering is a requirement from the Fire Rescue Victoria (regulation 129). Self-adhesive vinyl lettering will be applied on the painted wall adjacent to the sliding door. The lettering has no impact on the heritage fabric and could be removed at any time. | HA.2.501 |
| Value management as follows: | | |
| Change of finish from black powder coating to galvanised on handrail HR5 to stair 4 and ramp 1. | The change of finish in the south fire stair (stair 4 and ramp 1) has limited visual impact from black to a dark grey colour (galvanised natural finish). | HA.2.510 |
| Area A – Front of House | | |
| Increase height of the new opening from the future ticket office (GFa.01) to the office (GFa.04) | The increase of height allows to provide natural ventilation to the office (GFa.04). Visually, the change is concealed by the new joinery of the ticket office (no change in design). | HA.1.18 HA.2.110/6 |


| Minor changes | Supporting information | Drawing |
|--|--|--|
| Timber ceiling on the basement B1 – corridor 1 (B1a.02) replaced by plasterboard ceiling. | <p>The material replacement is a requirement of the Fire Engineering Report and BCA to have non-combustible material in this space.</p> <p>The replacement with flat surface like the plasterboard is a positive outcome as it will retain the same aspect of the existing space and the adjacent co-visible spaces (stair 2a as exposed concrete slab).</p> | HA.2.102 HA.2.108 HA.2.112 |
| Delete Steel Framed windows Nwa.01, Nwa.02, Nwa.03, Nwa.04 on the basement B1 to provide privacy | The new steel framed windows installed in the lightwell are approved as part of the current permit. Due to budget constraint, they have been removed from the project. The lightwell will remain visible into the amenities as currently. | HA.2.102/01 HA.2.112 HA.2.113 HA.3.105 |
| The livery rooms have been replaced by a large storage room. | <p>The current configuration dates to the 1990s restoration works by Clive Lucas & Partners. None of the fabric nor the flow of the space represents original or significant fabric, nor does it embody or express cultural heritage value of the Theatre.</p> <p>The changes of use from livery room (relocated on the area B – HUB / Administration) provide a better outcome by re-exposing the heritage fabric of the peripheral walls.</p> <p>Note: The relocation of an early timber panel door providing a positive outcome to the perception from the stair is maintained.</p> | HA.2.102 HA.2.109 HA.2.113/9 to 20 |
| Consolidation of the stair 2b 4 th flight dimensioned to worst case scenario with 250 PFC below treads. | <p>The reinforcement is still to be confirmed following the demolition of the stair 3. One of the demolished treads is to be tested to confirm the stone capacity.</p> <p>In line with the HIS (p. 59), the proposed reinforcement (worst case scenario) is to be maintained exposed and painted to match adjacent colour to reduce the visual impact.</p> | HA.2.103 HA.2.109 HA.2.120/7 HA.2.121/9 |
| Approved new extension of the safety access on the roof from current walkway to lift is cancelled. | The cancelation maintains the current configuration. | HA.2.105 |
| Redesign of the upper bay windows of the ticket office. | Minor changes of the configuration of the front ticket office to include steel framing concealed by timber board finishes. The finishes remain the same. | HA.2.117 HA.2.119 |
| Area B – HUB / Administration | | |
| Demolition existing / new partition and door around the organ room 3 (B2b.13) | Replacement of non-original partition and door with new FR partition and door in accordance with the Fire Engineering Report. No change of location or design. | HA.1.01 |

| Minor changes | Supporting information | Drawing |
|---|--|---|
| <p>Update showing the services into the basement B2, including additional storage for Fan Coil Unit (FCU) in corridor 4 (B2b.13)</p> | <p>All the design is based on re-exposing the 1874 timber framing and floorboards supporting the stalls and avoid any penetrations through.</p> <p>The FCU has been located at floor level to avoid penetration through the 1874 floorboards. The equipment is concealed in a new storage room.</p> <p>The services and in particular the mechanical duct works require in minimum location the removal of non-structural cross bracing to allow new ductwork to run between joists. The removal of these cross bracing is limited to areas concealed behind a suspended ceiling where the relocation of the ductwork is not achievable. The fabrics are salvaged to be re-used were missing in exposed areas.</p> | <p>HA.2.302 HA.2.304 HA.2.305 HA.2.306</p> |
| Area B – Auditorium | | |
| <p>Additional removal / reinstatement of floor into the dress circle and balcony levels.</p> | <p>The sprinkler protection of the balconies has been approved as part of the safety and protection works including the methodology to install fire pipe works located into the void. In order to install the concealed pipe works at the rear, additional access is required from the top.</p> <p>The works will include the removal of recent finishes (vinyl and carpet), the careful dismantling and reinstatement of the timber board similar to the current approved methodology, and will include replacing section of the carpet and vinyl finishes installed in 2015.</p> | <p>HA.1.04 HA.1.05 HA.2.402 HA.2.403 HA.2.405</p> |
| <p>Update of the mechanical services into the female amenities to provide fresh air by providing grilles between the spaces.</p>  | <p>The internal amenities have been refurbished to the 1990s restoration works by Clive Lucas & Partners. The ventilation system being non-compliant, new grilles are proposed on non-original wall and suspended ceiling with limited visual impact.</p> <p>In the auditorium, two grilles of 120 x 400 mm are located at the rear of the non-original mechanical aedicule at the back of the space. The location is discrete, and the grilles reused the sympathetic design provided along the project. From the stage and the balcony level, the grilles are not visible to the public.</p> | <p>HA.2.402 HA.2.403 HA.2.407/02 HA.3.002/10 and 11</p> |
| <p>Remove redundant exit sign above door (XDb.12) to lift 1 lobby (stair 3 demolished) installed during stage 2 works on the balcony level – west elevation.</p> | <p>The current exit sign was installed during the stage 2. Now that the door is not a fire exit, the non-original signage is to be made redundant in accordance with the Fire Engineering Report.</p> | <p>HA.1.16 HA.2.406/02 HA.2.407/01</p> |

| Minor changes | Supporting information | Drawing |
|--|--|--|
| | The hard plaster work is to be made good and the whole panel is to be repainted to match existing colour scheme using same paint system, colour and finish. | |
| Area D – South fire stair | | |
| Underpinning upstand | Where the floor levels of the adjacent property are above the internal floor level of the theatre, structural upstands are required to avoid potential water infiltration. The upstands are against the original wall with no damage to the heritage fabric. | HA.2.501/01 HA.2.507/01 and 03 S11 S22 |
| Traegerwellblech floor removal / reinstatement | To complete the approved opening between the tech. room 3 (B1d.03) and the Props Bay (GFd.02), the careful removal of the corrugated sheet is required and has been documented accordingly. The remaining section of the corrugated sheet will be reinstated. | HA.1.07 HA.2.503/02 HA.2.509/09, 10 |
| Additional handrail to ramp 1 (entrance 3). | A second handrail fixed into the new concrete ramp is required for compliance with the AS1648. The handrail will match the approved handrail type HR5 and will have limited visual impact. | HA.2.501 HA.2.510 |
| Simplification of the Props Bay area (GFd.02) | The approved proposed storage room reducing the Props Bay area has been removed to provide a better functionality to the space. The deletion of the partitioning provides a better outcome to the space reinstating the existing volume. | HA.2.501/03 HA.2.506 HA.2.508 |
| Demolition of existing door / new door NDd.14 between the Props Bay (GFd.02) and the Ante green room (GFd.04). | Replacement of non-original door with new compliant FR door in accordance with the Fire Engineering Report. New door to match approved doors NDd.08 and 09 in the same room (Ante green room) providing compliant access and design consistency. | HA.1.03 HA.2.501 |
| Deletion of approved proposed door | The new opening between the Melba room (1Fd.01) and the storage room (1Fd.02) has been approved. For a better functionality of the theatre, it is proposed to maintain the new opening but delete the door. Both rooms are used as storage and the deletion of the door will have no visual impact. | HA.2.502/1 |
| Simplification of the storage room (1Fd.02) | The approved proposed archive room reducing the storage room area has been removed to provide a better functionality to the space. The deletion of the partitioning provides a better outcome to the space reinstating the existing volume. | HA.2.501/03 HA.2.506 HA.2.508 |

| Minor changes | Supporting information | Drawing |
|---|--|--|
| <p>Replacement of modern vent grille and protection of the heritage door of the Melba room (1Fd.01)</p>  | <p>The heritage door and the existing grille are located in a fire compartment wall based on the Fire Engineering Report.</p> <p>The existing grille does not provide any fire protection and is proposed to be replaced with a similar grille including a fire damper.</p> <p>The retention of the heritage door located in a fire compartment wall requires the installation of sprinkler head above which is in accordance with the current fire design and approved HIS.</p> | <p>HA.2.504/01</p> |
| <p>Fire protection of the opening between the stage and the Props Bay (GFd.02)</p>  | <p>The opening is located in a fire compartment wall between the stage and the south fire stair area requiring the protection of a fire curtain based on the requirements of the Fire Engineering Report.</p> <p>The fire curtain is a discrete solution with the system installed in a head box located at the top on the Props Bay side.</p> | <p>HA.2.504/01 HA.3.111 (NDd.07)</p> |
| <p>Deletion of the limewash in the south fire stair (stair 4)</p> | <p>Due to budget constraints, it is proposed to retain the existing paint finish on the existing walls and not paint the new blockwork walls.</p> <p>The conservation works to the bluestone and brick works (replacement of deteriorated bricks and localised repointing) is retained.</p> | <p>HA.505 to HA.509</p> |

| Minor changes | Supporting information | Drawing |
|--|---|---|
| | This solution will maintain the status quo in the space retaining the original or early limewash finish. | |
| Area E – North stairs | | |
| Coring hole into north façade to the voids of the auditorium balconies for fire protection services. | The fire protection of the auditorium balconies is via the north fire stair 5. The coring is through sections of buttresses to be removed which will be clearly distinct from the original façade. | HA.1.13 HA.1.16 |
| Provision of an enclosure to the upper landing of the auditorium stair (stair 6). | <p>The enclosure of the landing is to avoid littering and anti-social behaviour which in the extreme circumstances could be a risk for the heritage place.</p> <p>The enclosure in opened position during the show has similar design of the approved works and is fully concealed.</p> <p>The enclosure in closed position has similar finish of the internal cladding and maintains the intent design.</p> | HA.2.201 HA.2.206/2, 3 and 4 |
| Deletion of one handrail to the stair 5. | The cancelation of the approved works allows to reduce the impact of the fixing into the north façade which is a positive outcome. | HA.2.201 |
| Deletion of the eastern decorative perforated cladding of the new fire stair 5 and associated light fitting. | <p>The eastern cladding is along the boundary of the adjoining property, and any future development of the current private carpark could potentially hide this face of the new fire stair.</p> <p>Due to budget constraint, it is proposed to delete this cladding and keep the precast panels exposed.</p> <p>This eastern elevation will have limited visual impact from the public space of Sturt and Camp Streets (north side), and almost none from Lewis and Little Bridge Streets (east side) as showing in the Appendix C – Impact of eastern cladding deletion.</p> <p>Note: The cladding on Unicorn Lane is maintained with the same design, material and finish.</p> | HA.2.201 HA.2.203/02 HA.2.206/01 HA.2.207/01 Render board |

| Minor changes | Supporting information | Drawing |
|---|--|---------|
| |  | |
| <p>Figure 3 Updated photomontage of the north stairs from private car (refer to render board).</p> | | |

Additional drawings have been added to the documentation set based on the proposed and approved as follows:

| Additional / not in use drawings | Comments |
|----------------------------------|--|
| HA.2.122 and HA.2.123 | Detail of the vanities in line with approved design, materials, colours and finishes. |
| HA.2.213 | Detail of Unicorn Lane finishes (public area sitting outside the registration). |
| HA.2.307/04, 05 and 06 | Detail of the office pod typical elevation in the HUB / administration area in line with approved design, materials, colours and finishes. |
| HA.2.308 | Detail of the kitchenette and Royal South Street Society ticket counter. |
| HA.2.309 | Detail of the vanities in line with approved design, materials, colours and finishes. |
| HA.2.509/9 to 15 | Detail of the guardrail around new opening and balustrade landing in line with approved design, materials, colours and finishes. |
| HA.2.510 | Detail of the handrail HR5 with galvanised finish instead of powder coated finish. |

Based on the above, we consider that the changes listed above are in accordance with the intent and approach of the endorsed permit, and have no detrimental impacts to cultural heritage significance. On this basis, we respectfully seeking that endorsement of this condition.

Appendix A – Heritage Management Plan

Appendix B - Construction set revision C1

- Architectural set – Conservation Studio – Revision C1.
- Structural set – Mark Hodgkinson Pty Ltd – Revision C1.
- Services set – JBA Smarter engineering – Revision CP-A / CP-B.

Appendix C – Impact of eastern cladding deletion



Figure 4
Significant views of the north fire stairs from close public spaces.



Figure 6
Photograph from Sturt Street. The eastern elevation of the north stair is not visible, hidden by the façade along Strut Street.



Figure 5
Angle of the photography.



Figure 7
Photograph from Camp Street. The top of the north stair is visible including the eastern elevation with some limitation due to the angle.

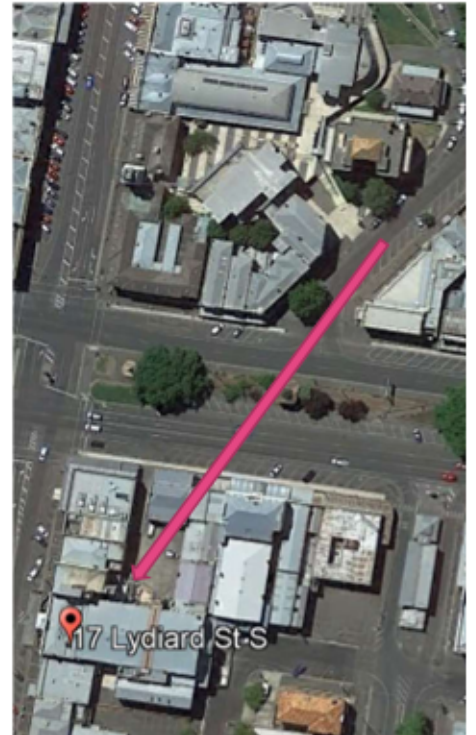


Figure 8
Angle of the photography.



Figure 9
Detail of the photograph above with north fire stair on the background (eastern façade in pink).



Figure 10
Photograph from Sturt Street. Her Majesty's theatre is not visible.



Figure 11
Angle of the photography (green top left and grey bottom left).



Figure 12
Photograph from Sturt Street. The rear of Her Majesty's theatre is visible only.



Figure 13
Photograph from Lewis Street. The rear of Her Majesty's theatre is visible.



Figure 14
Angle of the photography



Figure 15
Detail of the photograph above. The north fire stair is discernible between the façade of the theatre and the rear of the Ballarat Mechanics Institute (eastern façade in pink).

