
HERITAGE PERMIT

Permit No: P37012

Applicant: 


GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

NAME OF PLACE/OBJECT: VICTORIA DOCK

HERITAGE REGISTER NUMBER: H1720

LOCATION OF PLACE/OBJECT: HARBOUR ESPLANADE AND VICTORIA HARBOUR
PROMENADE AND NORTH WHARF ROAD AND
DOCKLANDS DRIVE AND NEWQUAY PROMENADE
DOCKLANDS, MELBOURNE CITY

THE PERMIT ALLOWS: The demolition of the extant section of Central Pier including sheds 9 and 14, generally in accordance with the following documents:

- Heritage Impact Statement, Lovell Chen, August 2022
- Site plan - proposed demolition, Lovell Chen, August 2022

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 one (1) year 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 two weeks' notice in advance of the intention to commence the approved works.
3. Should changes to the endorsed documentation become necessary, correspondence and supporting documentation must be submitted to the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters. If the Executive Director, Heritage Victoria considers that the changes are likely to have a greater impact to heritage significance than that assessed, an amendment to the permit or a new application will be required.
4. Prior to the commencement of any works approved by this permit, a Maritime Archaeological Management Framework Plan (MAMFP) must be submitted for approval by the Executive Director, Heritage Victoria. The intent of the MAMFP is to describe the processes to be followed in the event of any works causing seabed impacts. Implementation of the MAMFP shall only be necessary if works causing seabed impacts are undertaken and shall be to the satisfaction of the Executive Director, Heritage Victoria. The MAMFP must address (but is not limited to):
 - a relevant place history including previous archaeological investigations;
 - assessment of the site's maritime archaeological condition, values and potential (which may include a visual survey or test excavation);
 - a proposal for the site's maritime archaeological management (which may include workforce inductions and methods to monitor, investigate and record when/if unexpected finds occur);and

- details relating to site recording, project reporting, artefact management, and site interpretation.

5. Within one month of completion of the approved demolition works, the applicant must submit a report to the Executive Director, Heritage Victoria outlining whether there was any salvage of building elements and materials from Central Pier and Sheds 9 and 14 undertaken during the demolition works. This condition will be considered satisfied when a report to the satisfaction of the Executive Director, Heritage Victoria is provided. The report must (as the case requires):

- include information on the salvage operation including efforts and obstacles encountered during demolition work;
- document the nature, quantity and condition of any salvaged items;
- provide details of storage locations and options for re-use of salvaged items; and
- address any other relevant matters.

6. From the date of issue of this permit, the applicant must provide regular update reports to the Executive Director, Heritage Victoria on options and plans for the redevelopment of Central Pier and adjacent areas. The reports must be submitted on a bi-annual basis or as otherwise agreed by the Executive Director, Heritage Victoria. This condition will continue until either a heritage permit for future works is issued, or the Executive Director, Heritage Victoria determines that it is no longer required.

7. Within 18 months of the date of issue of this permit, the applicant must submit a place assessment report for the heritage place (Victoria Dock H1720) as included in the Victorian Heritage Register (VHR). This condition will be considered satisfied when an assessment report to the satisfaction of the Executive Director, Heritage Victoria. The report must review all aspects of the existing VHR registration and make recommendations on:

- whether the existing extent of registration and the Statement of Significance accurately reflect the relevant cultural heritage values;
- the extent of built form included in the registration including review of demolished assets (Central Pier) and omitted assets (the control tower);
- the relevance and workability of existing permit exemptions for the place;
- any other relevant matters.

8. Prior to commencement of the permitted works to demolish Central Pier and Sheds 9 and 14, a financial security in the form of an unconditional Bank Guarantee made out to the Heritage Council of Victoria (ABN 87 967 501 331) (or other means approved by the Heritage Council of Victoria) is required. The sum of the financial security will be \$500,000.00. The bank guarantee instrument must set out under the 'contract/agreement' section that the bank 'asks the Principal to accept this bank guarantee ('undertaking') in connection with permit P37012. The period of the bank guarantee is to be unspecified. The financial security is required to ensure satisfactory completion of all works and conditions approved by this permit. The financial security amount will be forfeited if the permit conditions are not implemented to the satisfaction of the Executive Director, Heritage Victoria within the stated timelines. The financial security shall be released on written application to the Executive Director, Heritage Victoria when the Executive Director, Heritage Victoria is satisfied that all permit

conditions have been met.

9. A Heritage Interpretation Strategy for Central Pier is required. The Strategy must be submitted for approval by the Executive Director, Heritage Victoria within 12 months of the issue of this permit, unless otherwise agreed by the Executive Director, Heritage Victoria. The Strategy must:

- address the historical significance of Central Pier, in the context of Victoria Dock;
- include scope for interpretation of underwater cultural heritage identified during the works; and
- be consistent with, and build on, the recommendations of the Heritage Interpretation Strategy approved under condition 3 of permit P34345 which permitted demolition of the western tip of Central Pier.

10. Implementation of all recommendations in the Heritage Interpretation Strategy approved under condition 9 of this permit must be completed within the validity period of this permit, unless otherwise agreed by the Executive Director, Heritage Victoria

11. 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.

12. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

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:

18 October
2022

**Signed by the Executive Director, Heritage
Victoria**

A handwritten signature in black ink, appearing to read 'Steven Avery', with a long horizontal flourish underneath.

Steven Avery
Executive Director
Heritage Victoria

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