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**HERITAGE  
PERMIT  
GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017**

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Permit No.: P32302

Applicant



**NAME OF PLACE/OBJECT:** FORMER COBURG RAILWAY LINE

**HERITAGE REGISTER NUMBER:** H0952

**LOCATION OF PLACE/OBJECT:** WILSON AVENUE and VICTORIA STREET BRUNSWICK  
and CAMERON STREET and VICTORIA STREET COBURG

**THE PERMIT ALLOWS:** *the undertaking of early works including site establishment and below ground construction works, minor road works, shared user paths, installation of combined services routes, tree removal in proximity to Coburg Station and the Tinning Street Gates, restoration of signals 42 and 44 and demolition works within the Former Coburg Railway Line (H0952) extent, to support the undertaking of the Bell to Moreland Level Crossing removal in accordance with the following documents unless otherwise varied with the approval of the Executive Director, Heritage Victoria:*

*Bell and Moreland – Level Crossing Removal Project Former Coburg Railway Line VHR NO: H0952 Heritage Permit Application for Early Works – Vic Track Land, North Western Project Alliance, November 2019, including written scope of works and the following appendices:*

- *Temporary Site Construction Works Mapping;*
- *Tree Removal Mapping;*
  - *Tinning Street Tree Impact Plan Revision A;*
  - *Coburg Station Tree Impact;*
- *Demolition Works Mapping Moreland Station Precinct Heritage Design Package;*
  - *NWP-037-C-NWA-DRG-00-MLD-CTW-C0003 Cover Sheet;*
  - *NWP-037-C-NWA-DRG-00-MLD-CTW-C0004 Drawings Index;*
  - *NWP-037-C-NWA-DRG-00-MLD-CTW-C010 Key Plan;*
  - *NWP-037-C-NWA-DRG-00-MLD-CTW-C0011 Demolition Plan – Sheet 1;*
- *Demolition Works Mapping Coburg Station Precinct Heritage Design Package;*
  - *NWP-004-C-NWA-DRG-00-COB-CTW-C1503 Cover Sheet;*
  - *NWP-004-C-NWA-DRG-00-COB-CTW-C1504 Drawings Index;*
  - *NWP-004-C-NWA-DRG-00-COB-CTW-C1510 Key Plan;*
  - *NWP-004-C-NWA-DRG-00-COB-CTW-C1511 Demolition Plan – Sheet 1;*
- *Heritage Items to be Temporarily Relocated for Protection and Conservation during construction;*
  - *NWP-037-C-NWA-SKT-00-MLD-AUD-0011 Moreland Corridor Wide Landscape Design Early Works Permit Version A;*
  - *NWP-037-C-NWA-SKT-00-COB-AUD-0012 Coburg Corridor Wide Landscape Design Early Works Permit Version A;*
- *Substructure Works Mapping at Moreland Station and Coburg Station;*
  - *NWP-004-C-NWA-DRG-00-COB-CBR-C1464 Bell to Moreland Elevated Structure General Arrangement Plan & Elevation Sheet 04;*
  - *NWP-004-C-NWA-DRG-00-COB-CBR-C1465 Bell to Moreland Elevated Structure General Arrangement Plan & Elevation Sheet 05;*

- *NWP-004-C-NWA-DRG-00-COB-CBR-C1464 Bell to Moreland Elevated Structure General Arrangement Plan & Elevation Sheet 04;*
- *NWP-004-C-NWA-DRG-00-COB-CBR-C1465 Bell to Moreland Elevated Structure General Arrangement Plan & Elevation Sheet 05;*
- *NWP-004-C-NWA-DRG-00-COB-CBR-C1484 Bell to Moreland Elevated Structure Foundation Layout Sheet 4;*
- *NWP-004-C-NWA-DRG-00-COB-CBR-C1485 Bell to Moreland Elevated Structure Foundation Layout Sheet 5;*
- *NWP-037-C-NWA-DRG-00-MLD-CBR-C1463 Bell to Moreland Elevation Structure General Arrangement Plan & Elevation Sheet 03;*
- *NWP-037-C-NWA-DRG-00-MLD-CBR-C1464 Bell to Moreland Elevation Structure General Arrangement Plan & Elevation Sheet 04;*
- *NWP-037-C-NWA-DRG-00-MLD-CBR-C1482 Bell to Moreland Elevated Structure Foundation Layout Sheet 2;*
- *NWP-037-C-NWA-DRG-00-MLD-CBR-C1483 Bell to Moreland Elevated Structure Foundation Layout Sheet 3;*
- *Service Relocation and Temporary and Permanent CSR Works Mapping;*
- *Heritage Item Temporary Relocation Strategy, November 2019;*
- *Summary of Arboricultural Impact Assessment of Trees in the Coburg Station Reserves, Ryder Arboriculture & Environment Works Memo 28 November 2019;*
- *Summary of Arboricultural Impact Assessment of Trees near the Tinning Street Gates for the Combined Services Route, Ryder Arboriculture & Environment Works Memo 28 November 2019;*
- *Temporary Fencing Design;*
- *Proposed Landscape Plan – Moreland Station, August 2019; and*
- *Coburg Station and Tinning Street Gates Tree Impact Assessment.*

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

**PERIOD OF VALIDITY**

1. The permission granted for this permit shall expire if one of the following circumstances applies: the permitted works have not commenced within one year of the date of issue of this permit, or are not completed within two years of the date of issue of this permit, unless otherwise agreed in writing by the Executive Director, Heritage Victoria (**Executive Director**).

**CONDITIONS TO BE MET PRIOR TO THE COMMENCEMENT OF ANY WORKS APPROVED BY THIS PERMIT**

2. The Executive Director is to be given five working days' notice of the intention to commence the approved works.
3. **Prior** to the commencement of any of the works approved by this permit, a Construction Management Plan must be provided for endorsement by the Executive Director and once endorsed becomes part of the permit. The Plan must include a sequencing program for the approved works and provide details of any temporary infrastructure and services required. The Plan must outline the program of site establishment works and a work site layout plan and outline methods of protection to be adopted for the heritage place - being the Coburg and Moreland Railway Station buildings, their retained platform areas, the platform canopies and supporting columns - during the undertaking of the works.
4. **Prior** to the commencement on registered land of any of the works approved by this permit, an archival quality photographic survey is to be prepared to record the heritage place. The survey must record the exterior and interior of the station buildings, their canopies, the railway platforms (to

their current full extent, including images which clearly show how the platform lengths have been extended in response to changes in passenger service delivery), the landscaping to the north and the south of the Coburg Station extending to Bell Street and the Victoria Street underpass including the western portal and approach path, and the signals proposed for removal, conservation and ten relocation. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled "Photographic Recording for Heritage Places and Objects" (available on the Heritage Council website or from Heritage Victoria on request). Three copies of the completed photographic survey are to be produced with notification in writing that the survey has been completed provided to the Executive Director prior to commencement of any of the works approved by this permit. **Works may not commence until written confirmation of the receipt of the advice has been provided to the Applicant. A complete copy of the survey must then be submitted to the Executive Director for approval in writing within 60 days of the commencement of the approved works.** On approval of the first copy, the second copy is to be lodged with the La Trobe Picture Collection, 328 Swanston Street Melbourne 3000, State Library of Victoria or delivered by courier to Despatch: 174 Little Lonsdale Street Melbourne 3000. Deliveries accepted from 7.30am to 4.30pm (a receipt will be sent the day the material is received.) The third copy is to be forwarded to the City of Moreland.

5. **Prior** to the commencement of any of the works approved by this permit, an experienced consulting conservation architect is to be nominated in writing to the Executive Director who shall approve the nomination in writing. The nominated and approved conservation architect shall then be appointed by the permit holder to provide advice to assist with the fulfillment of works required by Condition 8 and Condition 9 and Condition 10, and in all instances where significant fabric is impacted by deconstruction, relocation, refurbishment, conservation or repair works and the nominated and approved conservation architect shall advise the permit holder on appropriate means of achieving minimal detriment to significant fabric by compliance with best conservation practice.
6. **Prior** to the commencement of works approved by this permit, an historical archaeological Desktop Assessment must be undertaken by an archaeologist to determine and mitigate the likely impacts to potential historical archaeological sites and/or artefacts. The assessment should determine whether there may be archaeological sites located in the proposed works area. Where archaeological sites are identified during these works, a program of archaeological investigation, recording, reporting (including artefact management) must be undertaken.

#### **WORKS TO BE CARRIED OUT AFTER THE APPROVED WORKS COMMENCE**

7. **Within** three months of the commencement of any of the works approved by this permit, a temporary heritage Interpretation Plan prepared by a suitably qualified interpretation specialist that communicates the significance of the Former Coburg Railway Line, the Coburg Station Building, Signals 42 and 44 and how the approved works affect these structures. The Plan must be prepared and lodged with the Executive Director for review and endorsement. Once approved, interpretation devices must be fabricated and installed within three months of the approval of the plan and maintained in good order until the conclusion of the approved works, at which time they must be removed.

#### **CONSERVATION WORKS TO BALANCE IMPACTS OF THE PERMITTED WORKS**

8. **Prior** to the commencement of any of the works which directly affect Area D of the extent of registration (Colebrook Street and Tinning Street) the consulting conservation architect appointed in Condition 5 must prepare a modest scope of conservation works for the Tinning Street railway gates, and the timber pedestrian gates to the north of the railway gates, and lodge it with the Executive Director, Heritage Victoria for review and approval. The scope should include repair and

replacement of any deteriorated timber on a like for like basis and repainting works. Once approved, the works must be carried out in full within the period of duration of the permit.

9. **Within** six months of the commencement of works approved by this permit, and prior to the removal and relocation of Signals 42 and 44 in accordance with the Heritage Item Temporary Relocation Strategy, November 2019, a schedule of conservation works for Signals 42 and 44 must be prepared by the consulting conservation architect appointed in Condition 5 once they have been fully inspected. The schedule of conservation works must be provided to the Executive Director for review and endorsement. Once approved, the works must be carried out in full within the period of duration of the permit.
10. **Within** six months of the commencement of works approved by this permit, a costed schedule of conservation works to the registered Coburg Railway Station building must be provided to the Executive Director for review and endorsement, and once endorsed forms part of this suite of documentation associated with the permit. The conservation works must be scoped by the conservation architect appointed in Condition 5 and be costed by a suitably qualified quantity surveyor. The conservation works must seek to return the exterior of the building, as near as possible, to its 1887 form including but not limited to the reinstatement of the slate roof, reinstatement of missing elements including chimneys and decorative metal finials, the making good of the northern end wall of the station building after the removal of non-original additions and removal of overpainting to Oamaru stone dressings. The conservation works must be carried out in full within the period of duration of the permit.

#### **BANK GUARANTEE**

11. **Within** four weeks of the endorsement of the schedule of works required by Condition 9 and Condition 10, a financial security in the form of an unconditional bank guarantee or insurance bond in the favour of the Heritage Council of Victoria (ABN 87 967 501 331), regardless of the financial status of the Principal, must be lodged with the Executive Director. The period of validity of the financial security is to be unspecified. The financial security is a completion bond to ensure to ensure the completion of the works as endorsed by Condition 9 and Condition 10. The financial security shall be released on written application to the Executive Director subject to the completion of the works to their satisfaction. The sum of the financial security will be equivalent to the cost to undertake the works, as determined by the quantity surveyor. The financial security (or parts of it) shall be forfeited to the Heritage Council of Victoria if the works are not completed to the satisfaction of the Executive Director by the expiration of this permit or as otherwise agreed in writing by the Executive Director.

#### **ARCHAEOLOGICAL PROTOCOLS**

12. Archaeological monitoring (i.e. a watching brief) must occur during the initial excavation of trenches/trenching wherever works are likely to disturb/expose archaeological sites. Monitoring may cease where it is determined that there is a low-to-no potential for significant archaeological sites, subject to Heritage Victoria approval.
13. All archaeological investigations, recording and reporting undertaken as part of this Permit are to be conducted in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites (January 2014) or guidelines as updated and to the satisfaction of the Executive Director.
14. All relevant staff and contractors involved in the disturbance to the site must be aware of the archaeological potential and have been inducted in the project archaeology requirements prior to the commencement of any subsurface excavation works. Should any archaeological remains be exposed throughout the duration of the works, an Unexpected Finds Protocol is to be enacted,

works must cease, and the relevant parties are notified (the proponent, the archaeologist and Heritage Victoria).

**GENERAL CONDITIONS**



- 15. 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 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.
- 16. All works must cease and Heritage Victoria must 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 and the site is to be immediately cleared of all personnel.
- 17. The Executive Director must be informed when the approved works have been completed.

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**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 (\$19,826 AS AT JULY 2019) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 AS AT JULY 2019) UNDER SECTION 104 THE HERITAGE ACT 2017 (THE ACT). WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$793,056 AS AT JULY 2019) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 AS AT JULY 2019) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE ACT.**

**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:  31. 1. 20	Signed by the Executive Director, Heritage Victoria: 	
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**IMPORTANT INFORMATION ABOUT THIS PERMIT**

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**WHAT HAS BEEN DECIDED?**

The Executive Director has issued a permit under section 102 of the *Heritage Act 2017*.

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**WHEN DOES THE PERMIT BEGIN?**

The permit operates from a day specified in the permit.

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**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.

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**WHAT ABOUT REVIEW OF THE DETERMINATION?**

The applicant or the owner of a registered place or registered object may ask the Heritage Council of Victoria to review any condition of a permit imposed by the Executive Director on a permit issued under Section 102 of the Heritage Act 2017.

A request must -

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

Review request forms can be downloaded at:

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

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