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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P35258

Applicant: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**NAME OF PLACE/OBJECT:** ROCKBANK INN

**HERITAGE REGISTER NUMBER:** H1933

**LOCATION OF PLACE/OBJECT:** 1902-1990 WESTERN HIGHWAY AINTREE, MELTON CITY

**THE PERMIT ALLOWS:** *Stabilisation, conservation, and interpretation of the standing ruins (Rockbank Inn and stables), and associated landscaping, generally in accordance with the following documents:*

- *Heritage Impact Statement, Purcell (12 May 2022)*
- *Tree Report, Rob Galbraith, Galbraith & Associates (10 January 2022)*
- *Conservation Management Plan, Extent (September 2018)*
- *Letter from Extent to Heritage Victoria (7 April 2022)*
- *Letter from Extent to Woodlea (10 March 2022)*
- *Landscape Drawing Sets, MDG Landscape Architects (various) x 2*
- *Aintree Heritage Trail Strategy, MDG Landscape Architects (12 May 2022)*
- *Design Safety Assessment, MDG Landscape Architects (12 May 2022)*
- *Conservation Works Drawing Set, Purcell (12 May 2022)*
- *Structural Engineer Drawing Set, Bureau SRH Structure (12 May 2022)*
- *RFI Response Letter from Purcell to Heritage Victoria (18 August 2022)*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit must 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.
2. The Executive Director Heritage Victoria 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 **Heritage Protection Plan** must be submitted to the Executive Director Heritage Victoria for approval. 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, a work site layout plan and a tree/vegetation management and protection plan prepared in accordance with AS4970 *Protection of trees on development sites*.

4. Prior to the commencement of any dismantling and/or reconstruction works, a single document **works methodology** must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the document will be endorsed and will then form part of the permit. The works methodology must include details provided by the project archaeologist that identify any parts of the proposed works that have the potential to uncover or impact historical archaeological remains, and where a program of archaeological monitoring, recording, reporting and artefact management may be required, and the details of any suitably qualified tradespeople who will undertake the proposed works.
5. Prior to the commencement of any of the works approved by this permit, a **construction ready (marked as such) set of project works drawings**, 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.
6. Prior to the commencement of landscape works, a **construction ready (marked as such) set of landscape drawings** 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. The Landscape Drawings must show details of all proposed new works such as structures, landscape features, ground treatments and plantings.
7. Within twelve months of the date of this permit, an **Interpretation Plan** for installation of interpretive devices within the registered land must be prepared by a suitably qualified and experienced practitioner. The Interpretation Plan must include proposals for the appropriate interpretation of the history of the place. The Interpretation Plan is to be submitted to the Executive Director Heritage Victoria for endorsement within 12 months of the activation of this permit unless otherwise agreed in writing by the Executive Director Heritage Victoria. After its approval the Interpretation Plan must be implemented on site prior to the expiration of the permit. In addition to the history of the heritage Place, the Interpretation Plan must be informed by the results of the archaeology program, and include images of the dig in process and of key finds (artefacts).
8. If any potentially significant historical archaeological features, deposits and/or artefacts are uncovered at any time during project works, all activities in the direct vicinity must cease and this office, and the project archaeologist must be contacted immediately. In this case, a program of archaeological investigation, recording, reporting and artefact management must be conducted, to the satisfaction of the Executive Director, Heritage Victoria. The archaeological work is to be conducted by a suitably qualified and experienced archaeologist, endorsed by the Executive Director. An induction program must be presented by the project archaeologist to all site workers and contractors to advise them of this requirement.
9. 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.
10. 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.

11. 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.
12. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
13. The works approved by this permit must be carried out in their entirety 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 120 PENALTY UNITS (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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:**

07 October  
2022

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

A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a large, sweeping initial 'N'.

**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria

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