
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P34386

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

NAME OF PLACE/OBJECT: WANGARATTA RAILWAY STATION COMPLEX

HERITAGE REGISTER NUMBER: H1597

LOCATION OF PLACE/OBJECT: 37 NORTON STREET WANGARATTA, WANGARATTA
RURAL CITY

THE PERMIT ALLOWS: Works associated with the Inland Rail Project, including demolition of the Cusack Street footbridge, construction of a pedestrian underpass with associated access, construction of a new railway platform, construction of a new rail track, decommissioning of an existing rail track, in-filling the Dive cutting, non-structural fit-out works within the station building, landscaping works, and installation of safety infrastructure and amenities, generally in accordance with the following:

- **Architectural Set, Wangaratta Station Precinct, prepared by Aurecon Kyriacou Architects, dated 18 March 2022, drawings:**
 - Overall Drawing, Key Plan, Rev A, Document no. 5-0013-110-BAC-43-DR-1001.
 - Elevations – Platform Zone B, Rev A, Document no. 5-0013-110-BAC-43-DR-1105.
 - Detail Sections – Unpaid & Paid Areas, Rev A, Document no. 5-0013-110-BAC-43-DR-1251.
 - Detailed Sections – Typical Platform, Rev A, Document no. 5-0013-110-BAC-43-DR-1252.
 - Elevations – Lift 01 Zone A & B Sheet 1, Rev A, Document no. 5-0013-110-BAC-43-DR-1344.
 - Elevations – Lift 01 Zone A & B Sheet 2, Rev A, Document no. 5-0013-110-BAC-43-DR-1345.
 - Elevations – Platform Zone A & B, Rev A, Document no. 5-0013-110-BAC-43-DR-1103.
 - Sections – Lift 01 Zone A & B, Rev A, Document no. 5-0013-110-BAC-43-DR-1346.
- **Architectural Set, Wangaratta Station Precinct, prepared by Aurecon McConnell Dowell, dated 22 March 2022, drawings:**
 - Underpass – Architectural Finishes Sheet 1, Rev A, Document no. 5-0013-110-SNB-42-DR-0301.
 - Underpass – Architectural Finishes Sheet 2, Rev A, Document no. 5-0013-110-SNB-42-DR-0302.

- **Underpass – Typical Ramp Sections, Rev A, Document no. 5-0013-110-SCU-42-DR-0013.**
- **Civil Structures Set, Wangaratta Station Precinct, prepared by Aurecon McConnell Dowell, dated 22 March 2022, drawings:**
 - **Underpass – General Arrangement Plan, Rev A, Document no. 5-0013-110-SCU-42-DR-0011.**
 - **General Arrangement – Underpass & Stairs – Section, Rev A, Document no. 5-0013-110-SCU-42-DR-0012.**
 - **Underpass Cross Section, Rev A, Document no. 5-0013-110-SCU-42-DR-0023.**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit shall 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 six (6) 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 five (5) working days' notice of the intention to commence the approved works.
3. 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.
4. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

- **PRE-COMMENCEMENT**

5. The works approved by this permit are to be undertaken in a staged manner. A list of proposed stages must be submitted to the Executive Director, Heritage Victoria for endorsement prior to the commencement of the first stage of works. If a variation of these stages is required, a written explanation is to be provided to the Executive Director, Heritage Victoria for consideration. Stages may run concurrently.
6. Prior to the commencement of any of the works associated with each stage of the approved works (as per Condition 5), a Heritage Protection Plan (the Plan) must be submitted for approval by the Executive Director, Heritage Victoria. The Plan must outline details for the protection of heritage assets throughout the works program, including a sequencing program for the approved works, details of any temporary infrastructure and services required, layout and set down arrangements, details of how heritage fabric and form will be protected, and details of how the project workforce will be informed of the sensitivity of working at a heritage place. The same Plan can be provided and updated in association with the relevant stages.
7. Prior to commencement of any of the works approved by this permit, an archival quality photographic survey is to be prepared and provided to the Executive Director, Heritage Victoria. The survey must record the existing above ground conditions of all buildings

(external only), structures, elements and landscaping contained within the Wangaratta Railway Station Complex, with a focus on capturing the existing context and setting which will be impacted by the approved works. Internal areas of the station building where works are proposed must also be recorded. The survey is to be prepared in accordance with the Heritage Victoria Technical Note Specification for the submission of Archival Photographic Records. Two copies of the completed photographic survey are to be produced with one copy submitted to the Executive Director, Heritage Victoria for approval in writing prior to commencement of any of the works approved by this permit. On approval of the first copy the second copy is to be lodged with the State Library of Victoria.

8. Prior to commencement of any of the works approved by this permit, a recording using a three dimensional technology (such as terrestrial laser scanning, terrestrial photogrammetry, aerial photogrammetry or similar) of the full length of the Cusack Street Footbridge must be undertaken and submitted digitally in a readily available format to the Executive Director, Heritage Victoria for approval in writing.
9. Prior to the commencement of any of the works approved by this permit, a Tree Protection and Management Plan must be prepared by a suitably qualified professional and submitted for endorsement to the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Plan must be prepared in accordance with *AS4970 Protection of trees on development sites* and include the following details in particular:
 - o a) Rationale for trees to be removed and reasons why tree retention could not be achieved, noting that trees must be retained to the greatest extent possible.
 - o b) Detail regarding how existing vegetation and trees to be retained will be avoided during works.
 - o c) Adoption of relevant tree protection zones.
10. Prior to the commencement of any of the works associated with each stage of the approved works (as outlined in Condition 5) a set of 'Issued for Construction' drawings or relevant construction plans must be submitted for endorsement by the Executive Director, Heritage Victoria and once endorsed become part of the permit. Plans for each stage of works must be submitted for endorsement prior to commencement of relevant stages of works. The following elements in particular must be provided:
 - o a) Final construction materials, colours and finishes schedule for all new built form to be constructed within the complex associated with the new underpass, western platform and carpark, including detail regarding ramps, stairs, lift structures, canopies, fencing, signage and all associated rail infrastructure, with a focus on ensuring these elements are as visually recessive as possible.
 - o b) Final specification regarding reconstruction of the station platform following impacts associated with construction of the new pedestrian underpass, minimising impacts to original fabric to the greatest extent possible.
 - o c) Final details regarding fit-out works within the station building.
 - o **ARCHAEOLOGY**

11. Prior to the commencement of any of the works associated with each stage of the approved works (as outlined in Condition 5), relevant (Draft) 'Issued for Construction' civil, engineering and drainage drawings must be submitted for endorsement by the Executive Director, Heritage Victoria and once endorsed become part of the permit. The relevant plans are required to demonstrate the extent of sub-surface ground disturbance works required which may impact on areas of archaeological potential and likely archaeological remains.
12. Prior to the commencement of any of the earthworks or demolition approved by this permit, an Archaeological Management Plan (AMP) must be prepared by an archaeologist with relevant experience and submitted for the endorsement of the Executive Director and when endorsed becomes part of this permit. The AMP must include:
 - o a) An evaluation of the historical archaeological potential of the place, which defines areas of archaeological potential, likely archaeological remains (features, deposits and/or artefacts) and their heritage significance, subject to sub-surface ground disturbance, in accordance with Condition 11.
 - o b) methodology for archaeological monitoring at least initially within where the subsurface context within the place has not been observed and the archaeological potential is not well-understood within areas where the works are likely to impact on archaeological remains (features, deposits and/or artefacts). Additionally, targeted archaeological excavation may be required to the satisfaction of the Executive Director, where archaeological complexity is predicted and/or identified either prior to (e.g. as identified by historical plans, site survey etc.) or during the works (e.g. new discovery). Archaeological investigations must: determine the nature and scale of the archaeological potential and/or finds, including provisions to uncover (i.e. expose) archaeological interfaces within areas likely to be impacted by the proposed project works and to facilitate recording; and establish the integrity, extent and cultural heritage significance of the archaeological remains uncovered.
 - o c) provisions for artefact management and artefact specialist, including an artefact retention and discard policy outlining any retention and/or discard decisions on the basis of significance (i.e. a significance-based retention model), representativeness and/or other applicable or relevant considerations.
 - o d) provisions for artefact conservation and conservator with the relevant qualifications/experience, including treatment for any potentially significant artefacts.
 - o e) provisions for an unexpected finds protocol (UFP), which is to outline the process of notification where archaeological discoveries are made in the absence of an archaeologist, and throughout the duration of the works. The UFP must be endorsed by the Executive Director, Heritage Victoria and communicated to the relevant on-site contractors/personnel.
 - o f) an outline of the contractor induction which will be delivered, including site history and cultural heritage significance, archaeological potential of the project area and types of potential artefacts, and obligations under the *Heritage Act 2017* and this permit.
 - o g) All archaeological works, including investigation, artefact management and reporting, must be in accordance with the *Heritage Act 2017* and Heritage Victoria's *Guidelines for Investigating Historical Archaeological Artefacts and Sites* (July 2015), or guidelines as they are updated and to the satisfaction of the Executive Director.

13. All archaeological investigations must be undertaken and/or supervised by an archaeologist(s) with relevant experience, who has been nominated to, and endorsed by, the Executive Director, Heritage Victoria prior to the commencement of works. Archaeological investigations (monitoring/excavation) may cease, and/or works may recommence (if ceased as part of the UFP process) where the archaeological remains have been appropriately recorded and it is determined that there is no further (or low) potential for significant archaeological remains to exist, as informed by the results of any archaeological investigation(s).
14. A project report must be submitted to the Executive Director within 12 months of the completion of works, unless otherwise agreed in writing by the Executive Director. The project report must provide the results of the excavation conducted under this permit, including an overview of the impact to historical features associated with the Wangaratta Railway Complex and subsequent analyses (where appropriate), in accordance with the *Guidelines for Investigating Historical Archaeological Artefacts and Sites* (2015) or guidelines as updated and to the satisfaction of the Executive Director. Where artefacts are identified/recovered, an artefact catalogue must be prepared by personnel with experience in historical artefact cataloguing and analysis in accordance with Heritage Victoria's approved format and must be included in the project report.
15. All historical archaeological artefacts are to be packaged for storage in accordance with *Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites* (2015) or guidelines as they are updated, and to the satisfaction of the Executive Director. A collection storage fee of \$50 per artefact box (standard size accepted by Heritage Victoria) will be required for the permanent storage and curation of the retained collection. This fee is payable to the Heritage Victoria and will be required prior to the lodging of the collection with Heritage Victoria. *Note: Heritage Victoria will not except any metal artefacts or other artefacts for storage with conservation requirements that have not been conserved to at least a stable condition. For clarity, the Cusack Street Bridge is not considered an artefact.*

° **CONSERVATION**

16. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage conservation architect, approved in writing by the Executive Director, Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of documentation where intervention to built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular the heritage conservation architect must assist in fulfilling condition 17 of this permit.
17. Within 60 days of the issue of this permit, a specification of conservation works to be undertaken to the Goods Shed, prepared by the heritage conservation architect approved under condition 16, must be submitted for endorsement by the Executive Director, Heritage Victoria. The specification must outline heritage conservation and maintenance activities to be undertaken to provide weather protection, essential maintenance and repair, generally in accordance with Heritage Victoria's *Minimum standards for maintenance and repair of heritage places*. The specification must be prepared in consultation with VicTrack and V/Line as relevant. Once approved, the works specified must be completed within the period of validity of the permit.

18. Within 60 days of the date of issue of this permit and as provided for under s.103 of the Heritage Act 2017, a financial security in the form of an unconditional Bank Guarantee in favour of the Heritage Council of Victoria (ABN 87 967 501 331) regardless of the financial status of the permit holder, is to be lodged with the Executive Director Heritage Victoria. The period of validity of the Bank Guarantee is to be unspecified. The Bank Guarantee is to ensure the satisfactory completion of the works to the Goods Shed required by Condition 17. The amount of the guarantee must be \$150,000. The bank guarantee must set out under the “contract/agreement” that the bank “asks the Principal to accept this bank guarantee (“undertaking”) in connection with permit P34386.
19. The Bank Guarantee referred to in Condition 18 will be released to its provider following receipt by the Executive Director, Heritage Victoria of a written request by the permit holder, subject to the completion of all of the works referred to in Condition 17 to the satisfaction of the Executive Director Heritage Victoria upon inspection. The Bank Guarantee will be forfeited to the Heritage Council of Victoria in the event that all of these works are not completed to a satisfactory standard prior to the expiry date of this permit.

° **LANDSCAPING**

20. A Landscape Concept Plan must be submitted for endorsement by the Executive Director, Heritage Victoria, within 6 months of the issue date of this permit, unless otherwise agreed in writing by the Executive Director. The Plan must include details regarding suitable replacement and new plantings to re-establish and maintain the historic landscape character of the place, both within the Project area and more broadly within the rail complex. Where possible, vegetation screening should be used to soften new built form, while not impacting views of existing heritage elements. The Plan must detail proposed works to redevelop the station forecourt and Dive area and tie into and contribute to the landscaping previously installed by Rural City of Wangaratta along Norton Street to ensure a consistent approach within the rail complex.
21. Prior to the commencement of any landscaping works approved by this permit, a set of (Draft) 'Issued for Construction' landscape/civil plans based on the Landscape Concept Plan endorsed under Condition 21 must be submitted for endorsement by the Executive Director, Heritage Victoria and once endorsed become part of the permit. These works are to be implemented on site to the satisfaction of the Executive Director, within the period of validity of this permit.
22. Prior to the commencement of landscaping works approved at Condition 22, a Landscape Maintenance Plan for new trees and vegetation to be installed within the Precinct must be submitted for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Landscape Maintenance Plan must document watering, mulching and regular professional condition review to ensure success of the new plantings for two (2) years following their installation, and ensure that the works are maintained for two (2) years following their installation.

° **INTERPRETATION**

23. A Heritage Interpretation Plan for the heritage place must be prepared by a suitably qualified and experienced practitioner and be submitted for endorsement to the Executive Director,

Heritage Victoria within 6 months of the issue date of this permit, unless otherwise agreed in writing by the Executive Director. The Plan must be aspirational and go beyond the provision of signage on the site. An innovative approach is required to interpret the Cusack Street Footbridge which is to be demolished as part of the approved works, to be developed in consultation with the Executive Director, Heritage Victoria. Interpretation regarding areas of archaeological potential to be impacted by the works must be included in the Plan to provide greater insight regarding change over time within the Complex, including in particular the coal store and ash pits, former goods shed and carriage dock.

24. The Heritage Interpretation Plan endorsed at Condition 24 is to be implemented on site and made available to the public in other recommended means to the satisfaction of the Executive Director, within the period of validity of this permit. This condition will be satisfied on receipt of written confirmation from the Executive Director.

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:

30 September
2022

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

A handwritten signature in black ink, appearing to read 'Erin Williams', is centered below the text.

Erin Williams
Acting Executive Director
Heritage Victoria

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