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

Permit No.: P31210

Applicant/s:



NAME OF PLACE/OBJECT: LILYDALE RAILWAY STATION REFRESHMENT ROOMS

HERITAGE REGISTER NUMBER: H2044

LOCATION OF PLACE/OBJECT: 99 MAIN STREET LILYDALE

THE PERMIT ALLOWS: *Works on registered land associated with the Level Crossing Removal Project over Maroondah Highway, Lilydale, including: partial demolition of the southern and northern ends of the station platform; construction of a part retaining wall/part batter with fence to facilitate the construction of an elevated railway line over Maroondah Highway; construction of new railway infrastructure associated with the elevated railway line; construction of fencing to the eastern station platform edge; all works associated with site establishment and site maintenance during construction; and conservation and repair works to the heritage station building, GENERALLY in accordance with the following documents,:*

**SOUTH EASTERN PROGRAM ALLIANCE – LEVEL CROSSING REMOVAL PROJECT (INFORMATION ONLY ISSUE)
LILYDALE RAILWAY STATION RAILWAY TRACK AND CIVIL REVISION A MARCH 2020:**

1. SEP-034-C-SEPA-SKT-04-LIL-CPW-2201 Existing Station;
2. SEP-034-C-SEPA-SKT-04-LIL-CPW-2202 Demolition Plan;
3. SEP-034-C-SEPA-SKT-04-LIL-CPW-2211 Cross Section - Sheet 1;
4. SEP-034-C-SEPA-SKT-04-LIL-CPW-2212 Cross Section - Sheet 2;
5. SEP-034-C-SEPA-SKT-04-LIL-CPW-2213 Cross Section - Sheet 3;
6. SEP-034-C-SEPA-SKT-04-LIL-CPW-2221 Retaining Wall – Sheet 1;
7. SEP-034-C-SEPA-SKT-04-LIL-CPW-2222 Retaining Wall – Sheet 2;
8. SEP-034-C-SEPA-SKT-04-LIL-CPW-2225 Retaining Wall and Fence Detail.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

PERIOD OF VALIDITY

1. The permission granted for this permit shall expire if the permitted works have not commenced within two (2) years of the date of issue of this permit, or are not completed within four (4) years of the date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.

CONDITIONS TO BE MET PRIOR TO COMMENCEMENT OF ANY OF THE WORKS APPROVED BY 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 on registered land of any of the works approved by this permit, Railway Track and Civil Drawings, Lilydale Maroondah Hwy, Level Crossing Removal Project, South Eastern Program Alliance at final issue stage of development are to be lodged with the Executive Director, Heritage Victoria for review and endorsement. Once these are endorsed, the set of drawings will

form part of the suite of documentation associated with this permit. The updated drawings must include the following details:

- A suitable treatment infilling the gap between the stone coping to the platform edge and the new retaining wall, thus conserving the platform edge and providing for drainage and ventilation. A material with a degree of permeability such as granitic sand, crushed rock or ballast is recommended;
- Tubular fencing on both sides of the platform must include a pyramid capping detail above each picket for consistency with the existing fencing.
- A protective graffiti proof coating or finish to the retaining wall and batter.

4. **Prior** to the commencement on registered land of any of the works approved by this permit, a Construction Management Plan (the Plan) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the suite of documentation associated with this 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 (including against accidental damage and structural or cosmetic damage resulting from vibrations) and a work site layout plan.

5. **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 following:

- the existing context of the heritage place including views towards the station building and platform from all key angles in the surrounding public domain (including commuter car parks, bus interchange, level crossing, goods shed etc.), as well as views from the building platform towards these key angles;
- the exteriors of the Lilydale Refreshment Rooms building including all facades, verandahs, later additions and enclosures; and
- the internal rooms of the Lilydale Refreshment Rooms building, with particular focus on the Refreshment Room, bar and museum, kitchen/pantry including photographs of all significant fittings and cabinetry in those rooms.

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). 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 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).

6. **Prior** to the commencement on the registered land of any of the works approved by this permit, an experienced consulting conservation architect is to be nominated in writing to the Executive Director, Heritage Victoria 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 **Error! Reference source not found.** This will include all instances where significant building fabric is impacted by deconstruction, refurbishment, conservation or repair works. The nominated and approved conservation architect shall advise the permit holder on appropriate means of achieving minimal detriment to significant building fabric by compliance with best conservation practice.

WORKS TO BE CARRIED OUT AFTER THE APPROVED WORKS COMMENCE

7. **Within** six (6) months of the commencement on registered land of any of the works approved by this permit, a costed schedule of conservation and remediation works for the registered Lilydale Railway Refreshment Rooms building must be prepared for endorsement by the Executive Director, Heritage Victoria, 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 6 and be based on the findings and recommendations of the *Lilydale Station - Structural remediation Investigation Memorandum 02 Revision A* (18 February 2020) prepared by Quatrefoil Consulting. The scope of works must be costed by a suitably-qualified quantity surveyor and the cost of works incorporate a year on year increase for the period of validity of the permit as well as any associated rail management fees or other project/site establishment fees required to complete the conservation works. The scope of works lodged with the permit application may form the basis of the costed schedule, but must be augmented to include the carrying out of the documented 'medium priority' actions, including those listed as 'make good works' being MG01 (removal of the post-war walkway at south end of the building) and MG02 (removal of all redundant operational infrastructure, both internal and external E.g. CCTV cameras, signage relating to station, etc.). In addition, the 1995 southern glazed station entry foyer including glazing, doors and ceiling linings must be demolished and the making good of fabric affected by the removal must also be incorporated into the schedule of conservation and remediation works. The conservation and remediation works must be carried out in full within the period of validity of the permit.
8. **Within** four (4) weeks of the endorsement of the schedule of conservation works required by Condition 7, 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, Heritage Victoria. The period of validity of the financial security is to be unspecified. The financial security is a completion bond to ensure the completion of the works endorsed under Condition 7. The financial security shall be released on written application to the Executive Director, Heritage Victoria, 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 approved conservation works, as determined by the quantity surveyor, including a contingency sum in the event of increases in costs of the undertaking of the works, as well as accommodating any associated rail management fees or other project/site establishment fees required to complete the conservation works, during the period of validity of the permit. 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, Heritage Victoria by the expiration of this permit or as otherwise agreed in writing by the Executive Director, Heritage Victoria.
9. **Within** one (1) year of the commencement of any of the works approved by this permit, an interpretation strategy is to be lodged for review and approval in writing by the Executive Director, Heritage Victoria. The interpretation strategy is to be prepared by a suitably qualified interpretation consultant and is to include the content and proposed design of interpretive devices or elements to communicate the history of the place and change that has occurred overtime. The interpretation strategy should take the following into account:

 - Devices and elements should be located on registered land but should also make use of the place's surroundings such as the landscaped frontage proposed as part of the broader project, in order to communicate the significance of the heritage place to the general public;
 - Consideration should be given to researching the original station setting and landscaping, with the view to reinstatement or interpretation of this in the broader project; and
 - The strategy should take into consideration the existing museum in the railway building, provide an inventory of its collection and integrate these items in the interpretation plan.



The strategy is to be lodged for endorsement by the Executive Director, Heritage Victoria and once endorsed, the elements or devices proposed in the strategy to be installed within the registered extent of the Place are to be fabricated and installed within the period of validity of this permit.

10. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place. 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.

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 s104 THE HERITAGE ACT 2017.

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 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.

<p>Date Issued:</p> <p>8 October 2020</p>	<p>Signed by the Executive Director, Heritage Victoria:</p>  <p>ERIN WILLIAMS Manager Major Projects and Statutory Support (as delegate for the Executive Director, Heritage Victoria pursuant to the instrument of delegation)</p>	
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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Executive Director, Heritage Victoria has issued a permit under s102 of the *Heritage Act 2017*.

WHEN DOES THE PERMIT BEGIN?

The permit operates from the day the permit is signed by the Executive Director, Heritage Victoria or their delegate.

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.

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, Heritage Victoria on a permit issued under s102 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:

www.heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/
