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

Permit No.: P30374

Owner/s:



NAME OF PLACE/OBJECT: BURNHAM BEECHES
HERITAGE REGISTER NUMBER: H0868
LOCATION OF PLACE/OBJECT: 1 SHERBROOKE ROAD SHERBROOKE

THE PERMIT ALLOWS: *Demolition of the Machinery Shed, in accordance with the following documents:*

- *Heritage Impact Statement (including Appendices), prepared by Lovell Chen, dated September 2019*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. A new structure must be built as a replacement for the demolished Machinery Shed. A suitably qualified heritage consultant, approved by the Executive Director, must be engaged to oversee all aspects of the reconstruction of the building, as detailed in Conditions 2,3, 4, 5, 6, 7 and 8 of this permit.
2. Prior to the demolition of the building, a set of measured drawings of the existing building should be submitted to Heritage Victoria. The measured drawings are required to inform the reconstruction process.
3. The Executive Director, Heritage Victoria must be notified of the demolition of the Machinery Shed within seven days of the completion of demolition works.
4. Design of the new structure should respond to the following design guidelines:
 - a) The new structure must closely match the footprint and location of the Machinery Shed.
 - b) The new structure must closely reference the form, materiality and character of the Machinery Shed. This may be realised through a reconstruction of the Machinery Shed based on the existing building and suitable historic evidence, or it may be realised through a contemporary interpretation of the Machinery Shed.
 - c) It is desirable that where possible, materials suitable for reuse be salvaged from the Machinery Shed and reused for the new structure. In particular, it is desirable that the metal sheet wall cladding currently used extensively on the exterior of the building be used on the western face of the reconstructed building. The sheet metal may be used as a cladding material or, if it is not sound for reuse as a cladding material, as an interpretative material fixed onto modern materials. The incorporation of the sheet metal cladding on the west wall will help to consolidate and emphasise the links between the new structure and the other utilitarian buildings in the vicinity that are also clad in the sheet metal.
 - d) It would be appropriate to use the new structure as a shed/outbuilding. It would also be appropriate to propose an alternative use for the structure.
5. Construction of the new structure should adhere to the following Design and Construction Timeline:
 - a) Concept Design Plans must be submitted to Heritage Victoria for review within three months of the demolition of the Machinery Shed.



- b) Full Design Plans must be submitted to Heritage Victoria for approval by the Executive Director, Heritage Victoria, within six months of the demolition of the Machinery Shed.
- c) Construction of the replacement building must commence within 12 months of the demolition of the Machinery Shed.
6. Prior to the demolition of the Machinery Shed and commencement of construction of the new structure, a Costed Construction Schedule must be lodged and approved by the Executive Director, Heritage Victoria.
7. An unconditional Bank Guarantee made out to the Heritage Council of Victoria (ABN 87 967 501 331) for the amount of the new structure, as detailed in the Costed Construction Schedule, plus a 20% contingency amount is required. The bank guarantee is required to ensure the satisfactory completion of the conditions of this permit. The bank guarantee will be forfeited if the works are not completed or implemented to the satisfaction of the Executive Director, Heritage Victoria.
8. An Interpretation Plan is required. The Plan should address the history of the Machinery Shed as it relates to the early history of the site as an early hill station with a collection of outbuildings associated with farming and garden activities. The Interpretation Plan must be lodged and approved by the Executive Director, Heritage Victoria, prior to the commencement of any interpretation works.
9. 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 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.
10. The Executive Director is to be given five working days' notice of the intention to commence the approved works.
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. 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.
13. 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 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: 19.12.19	Signed on behalf of the Executive Director, Heritage Victoria: 	
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(If the permit has been amended, include the following table indicating the date and nature of amendments included in the amended permit)

Date of amendment	Brief description of amendment

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit.

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 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/>