
Permit No.: P24958

**HERITAGE
PERMIT
GRANTED UNDER SECTION 74 OF THE
HERITAGE ACT 1995**

NAME OF PLACE/OBJECT: CLAYTON RAILWAY STATION

HERITAGE REGISTER NUMBER: H1667

LOCATION OF PLACE/OBJECT: 274 CLAYTON ROAD CLAYTON

THE PERMIT ALLOWS: *Works to facilitate the level crossing removal project including removal or relocation of all heritage fabric on the site. Building B2 (downside platform building) will be dismantled, restored and reinstated in a new location, Platforms P1 and P2 and associated timber seating will be removed and a new elevated station, platforms and tracks will be constructed, generally in accordance with three drawings (P03-015-CTD-DRG-02-CLA-ARC-9742 Rev A, P03-015-CTD-DRG-02-CLA-ARC-9743 Rev A and Proposed Heritage building relocation 3D perspective view from Haughton Rd) as lodged with this application.*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Time Limit

1. 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 **five (5) years** of the date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
2. The Executive Director is to be given **five working days** notice of the intention to commence the demolition/dismantling of the existing buildings, platforms and tracks.
3. 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 shall immediately cease. The Executive Director shall 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.
4. All works must cease and this office 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 whilst the site is cleared of all personnel.
5. The Executive Director is to be informed when the approved works have been completed.
6. The works approved by this permit are to be carried out in accordance with the endorsed drawings, unless otherwise agreed in writing by the Executive Director, Heritage Victoria.

Archival Recording

7. Prior to the commencement of demolition/dismantling of the existing buildings, platforms and tracks approved by this permit, the following must occur:
 - (a) An **archival quality photographic survey** is to be prepared to record the existing place including all buildings, platforms, tracks and landscape within the Extent of Registration for the place. 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; copy attached),
 - (b) Two copies of the completed **photographic survey** is to be produced with one copy submitted to the Executive Director, Heritage Victoria for approval in writing,
 - (c) On approval the second copy is to be lodged with the La Trobe Picture Collection, State Library of Victoria; the lodgement receipt or a copy thereof is then to be provided to the Executive Director, Heritage Victoria.

Conservation

8. Prior to the commencement of demolition/dismantling of the existing buildings, platforms and tracks approved by this permit, an **experienced conservation architect** shall be nominated to and approved in writing by the Executive Director. The approved architect shall be engaged by the permit holder to assist with the preparation of the documentation required in Conditions 9, 10, 12 and 13.
9. Prior to the commencement of dismantling building B2, a **Condition Assessment, Conservation Schedule and Dismantling Methodology Report** for Building B2, are to be prepared by the Conservation Architect, approved under Condition 8. The Condition Assessment, Conservation Schedule and Dismantling Methodology Report are to be lodged with the Executive Director, Heritage Victoria for endorsement.
10. Upon endorsement of the Condition Assessment and Conservation Schedule, the agreed scope of conservation works is to be fully documented and submitted to the Executive Director, Heritage Victoria for approval. The drawings will be stamped and then form part of the works to be implemented under this permit.
11. The heritage building B2 must be reassembled and prior to its reassembly details of its precise location must be provided to the Executive Director for endorsement.
12. Prior to the reassembling and any adaptive works to heritage building B2 the Executive Director must be advised of its proposed new function. This is to ensure any adaptive works to the building are relevant to its future use. Any adaptive works must be approved by the Executive Director.

Amended Documentation

13. Prior to the commencement of construction of the new above ground station, a complete set of detailed working drawings shall be submitted for approval to the Executive Director. The drawings are to clearly identify any changes that have been made in the process of detailed design and documentation. These endorsed drawings shall supersede the drawings submitted by the applicant to Heritage Victoria.

Financial Security

14. Prior to the commencement of demolition/dismantling of the existing buildings, platforms and tracks approved by this permit an **unconditional Bank Guarantee** in favour of the Heritage Council of Victoria (ABN 87 967 501 331) to ensure satisfactory completion of the conservation and interpretive works required by this permit (conditions 8, 9, 10, 11 and 16) regardless of the financial status of the permit holder is to be lodged with the Executive Director Heritage Victoria. The amount of the guarantee shall be two-hundred-thousand-dollars (\$200,000) and the period of validity of the Bank Guarantee is to be unspecified. The Bank Guarantee shall be released on written application to the Executive Director Heritage Victoria subject to satisfactory completion of Conditions 8, 9, 10, 11 and 16.
15. The **Bank Guarantee** referred to in Condition 14 above shall be forfeit to the Heritage Council of Victoria if Conditions 8, 9, 10, 11 and 16 are not satisfied in accordance with the conditions of this permit.

Interpretation

16. Prior to the commencement of construction of the new above ground station, a **Heritage Interpretation Program (HIP)** is to be approved in writing by the Executive Director, Heritage Victoria. The HIP shall include as a minimum, the installation of interpretive devices within the registered land and shall be prepared by a suitably qualified and experienced practitioner. The Interpretation Plan shall include proposals for the appropriate interpretation of the history of the station. The Interpretation Plan is to be submitted to the Executive Director for approval in writing within 12 months of the original issue date of this permit unless otherwise agreed in writing by the Executive Director. After its approval the Interpretation Plan is to be implemented on site prior to occupation of the new station.


Signage

17. Prior to the installation of any permanent signage associated with the works approved in this permit, a Signage Plan containing all proposed way-finding, commercial and building identification signage for the new development is to be submitted to the Executive Director, Heritage Victoria for approval.

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 UP TO 2,400 PENALTY UNITS (\$346,464) OR 5 YEARS IMPRISONMENT OR BOTH, OR IN THE CASE OF A BODY CORPORATE 4800 PENALTY UNITS (\$692,928).

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 August 2016	Signed on behalf of the Executive Director, Heritage Victoria: Geoff Austin	 The logo for Heritage Victoria, consisting of the words "HERITAGE VICTORIA" stacked vertically in a blue, sans-serif font. The word "HERITAGE" is repeated three times, and "VICTORIA" is repeated three times, creating a grid-like pattern.
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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 74 of the *Heritage Act 1995*.

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 APPEALS?

The applicant or the owner of a registered place or registered object may appeal to the Heritage Council against any condition of a permit imposed by the Executive Director on a permit issued under Section 74 of the Heritage Act.

An appeal must -

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

Appeal forms can be downloaded at:

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