
HERITAGE
PERMIT
GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P32376

Applicant: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: FORMER COBURG RAILWAY LINE

HERITAGE REGISTER NUMBER: H0952

LOCATION OF PLACE/OBJECT: WILSON AVENUE and VICTORIA STREET BRUNSWICK
and CAMERON STREET and VICTORIA STREET COBURG

THE PERMIT ALLOWS: *Main works associated with the Bell and Moreland Level Crossing Removal Project including:*

- *Construction of elevated rail infrastructure including piers, portal column, crossheads, viaduct, platform, canopy, egress stairs and associated rail infrastructure;*
- *Construction of two new station buildings, including concourse and elevated platforms;*
- *Precinct design works including historic platform reconstruction, landscaping and incorporation of heritage interpretation elements; and*
- *Adaptive re-use of historic buildings (including meeting accessibility requirements),*

generally in accordance with the following documents:

- **VHR Overview Mapping**
Bell and Moreland Road Level Crossing removal, VHR Overview, Map 1, 6 December 2019
- **Coburg Station Architecture Drawings**
Drawings numbered COB_A0100, A0110, A0115, A0133, A0138, A0141, A0142, A0143, A0160, A0162, A0167, A0170, A0325, A0353, A0362, (REV A). Sample Board.
- **Coburg Station Architecture Drawings**
Drawings numbered COB_B0130, B0132, B0139, B0140, C1960, B0190, B0195, B0193, B0194, B0253, B0254, B0255, B0256, B0263, B0268, B0269, B0270, B0271, B0272, B0329 (REV A).
- **Outline Schedule of Conservation Works - Coburg Station**
Outline of Conservaton Works – Coburg Station, prepared by GJM Heritage, 11 December 2019.
- **Coburg Station Precinct Landscape and Urban Design Drawings**
Drawings numbered COB_A0400, C1952, A0404, A0406, A0408, A0409, A0410, A0414, A0415, A0434, A0435, A0440, A0448, A0458, A0470, A0472, A0473, A0475, A0476, A0486, A0487, C1200, C1202, C1203, C1207, C1213, C1227, C1239, C1242, C1242, C1246 (REV A).
- **Ancillary Structures Drawings**
Drawings numbered MLD_A0053, A0057, A0058, A0076, A0078, A0084, A0086 (REV A).
- **Civil and Drainage Drawings for Moreland Station and Coburg Station Precincts**
Drawings numbered MLD_C1350, C1352, C1356, C1357, COB_C1352, C1353, C1361, C1362, C1363 (REV A).
- **Moreland Station Architecture Drawings**
Drawings numbered MLD_A0100, A0110, A0133, A0135, A0136, A0137, A0141, A0160, A0162, A0163, A0164, A0175, A0272, A0322, A0350, A0351, A0365 (REV A). Sample Board.
- **Moreland Station Precinct Building Services Drawings**

Drawings numbered MLD_B0130, B0132, B0140, B0144, B0190, B0193, B0194, B0195, B0253, B0254, B0255, B0256, B0257, B0260, B0261, B0262, B0263, B0264, B0265, B0282, C1966, B0270, B0271, B0272, B0329 (REV A).

- **Outline Schedule of Conservation Works - Moreland Station**
Outline of Conservaton Works – Moreland Station, prepared by GJM Heritage, 11 December 2019.
- **Moreland Station Precinct Landscape and Urban Design Drawings**
Drawings numbered MLD_A0400, A0404, A0405, A0406, A0408, A0409, A0410, A0411, A0414, A0415, A0431, A0434, A0435, A0440, A0442, A0443, A0444, A0447, A0448, A0449, A0450, A0451, A0470, A0475, A0480, A0481, A0482, A0483, A0484, A0485, (REV A).
- **Moreland Station Precinct Signage**
Drawings numbered MLD_A0133, A0163 (REV A).

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

PERIOD OF VALIDITY

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

CONDITIONS TO BE MET PRIOR TO THE COMMENCEMENT OF ANY WORKS APPROVED BY THIS PERMIT

2. The Executive Director 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 **Construction Management Plan** must be provided for endorsement by the Executive Director and once endorsed becomes part of the permit. The Plan must include a sequencing program for the approved works and provide details of any temporary infrastructure and services required. The Plan must outline strategies proposed for protection of the historic station buildings during construction of the overhead rail line.
4. Within three months of the commencement of any of the works approved by this permit, elevations and 3D renders describing the **Final Concept Plan** for the new Coburg Station building and the new Moreland Station building are to be provided to the Executive Director for endorsement.

CONDITIONS TO BE MET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS FOR THE NEW STATION BUILDINGS

5. Prior to the commencement of any construction works associated with the new Coburg Station building, a final **Materials, Finishes and Colour Schedule** is to be provided for endorsement by the Executive Director and once endorsed becomes part of the permit.
6. Prior to the commencement of any construction works associated with the new Moreland Station building, a final **Materials, Finishes and Colour Schedule** is to be provided for endorsement by the Executive Director and once endorsed becomes part of the permit.
7. Prior to the commencement of any construction works associated with the elevated rail line, final design details of the structure (in the vicinity of the heritage station buildings) is to be provided for endorsement by the Executive Director. **Final design details** should indicate pier layout, final design for crossheads and U-trough, location of the station shelter/canopies, and a final **Materials, Finishes and Colour Schedule** describing surface treatments of the elevated line, and once endorsed becomes part of the permit.

WITHIN THE VALIDITY PERIOD OF THIS PERMIT, THE FOLLOWING ITEMS ARE TO BE PROVIDED TO THE EXECUTIVE DIRECTOR AND ONCE ENDORSED, BECOME PART OF THE PERMIT

8. A **Permanent Heritage Interpretation Plan** prepared by a suitably qualified interpretation specialist is to be provided to the Executive Director and once endorsed, becomes part of the permit. The Plan should include permanent and fixed interpretation of the history, heritage significance and redevelopment of the Former Coburg Railway Line, Coburg Station Building, and Signals 42 and 44. The Plan should also include an interpretation response for the Tinning Street Railway Gates and the timber pedestrian gates to the north of the railway gates, and for the railway gates at the Moreland Road crossing. The Plan should also include an interpretation response for relevant archaeological findings identified within the VHR extent area during the program of works. In the interests of consistency across the VHR extent area, the Plan should closely reference the Permanent Heritage Interpretation Plan required under Condition 5.4 of Permit P31649.
9. A **Final Landscape Plan** for the Coburg Station Reserve. The Plan should include details of hard and soft landscaping and path networks and a final Vegetation Schedule and Planting Plan. It should also include details of the final resolution for integration of Pier 61 as it intersects with the reconstructed platform edge, and details in relation to the installation of steps and stepped terraces along the platform edge. In the interests of consistency across the VHR extent area, the Plan should closely reference the Final Landscape Plan required under Condition 6.3 of Permit P31649.
10. A **proposal for the appropriate adaptive reuse** of the historic Coburg Station building and the historic Moreland Station Building is to be provided for endorsement by the Executive Director. The proposal should indicate the use proposed, a preliminary schedule of works required for the adaptive re-use of the buildings for the proposed use, and a discussion of the potential impacts of the proposed use on any heritage fabric or values, for each building.

BANK GUARANTEE

11. 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. 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 outlined in Conditions **8 and 9** of this permit. The financial security shall be released on written application to the Executive Director, 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 landscaping and heritage interpretation works, as determined by a quantity surveyor. 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 by the expiration of this permit or as otherwise agreed in writing by the Executive Director.

GENERAL CONDITIONS

12. 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 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.
13. 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.



14. The Executive Director 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>3 March 2020</p>	<p>Signed by the Executive Director, Heritage Victoria:</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/
