
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39760

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

NAME OF PLACE/OBJECT: ORMOND COLLEGE

HERITAGE REGISTER NUMBER: H0728

LOCATION OF PLACE/OBJECT: 29 - 55 COLLEGE CRESCENT PARKVILLE, MELBOURNE CITY

THE PERMIT ALLOWS: Demolition works to the Kitchen annex, Oval Wing and two linking structures, all internal walls to the O-Wing ground floor level and some internal walls and to the O-Wing first floor level and ceiling and north and west walls to the Newton John room and the creation of new Morning Room adjacent the Dining Room; new courtyard works and the construction of a new 3 storey building (plus 2 basement levels) along the southern boundary, generally in accordance with the following documents:

- **Architectural Drawings for Ormond College (37 Sheets), prepared Jackson Clements Burrows Architects dated 19 April 2024**
- **Ormond College Main Building Vulnerable Element Structural Assessment Ingegnaria Consultants 2022**
- **Ormond College Southern Cloister Architectural Design Report Revision E prepared by Jackson Clements Burrows Architects dated 19 April 2024 including:**
 - **Landscape Plans Nos. 01-09 prepared by Eckersley Garden Architecture**
 - **Mechanical services drawings (preliminary) prepared by BRT Consulting**
 - **Fire Engineering Brief prepared by DDEG**
 - **BCA Assessment prepared by Phillip Chun**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL

1. The permission granted for this permit will 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 four (4) years of the original date of issue of this permit. Commencement of the permit begins with onsite physical works.
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 in accordance with the permit condition for assessment by the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters.

4. 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.
5. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
6. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
7. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

ENGAGEMENT OF CONSULTANTS

8. Prior to the commencement of any of the works approved by this permit, an suitably experienced **heritage conservation consultant**, approved in writing by the Executive Director, Heritage Victoria must be engaged to advise and assist as necessary with the preparation of the documentation where any 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. The nominated and approved heritage consultant shall advise the permit holder on appropriate means of achieving minimal detriment to significant fabric by compliance with best conservation practice. In particular the heritage conservation consultant must help fulfil conditions 11, 12, 13, 15, 16 and 19 of this permit.
9. Prior to the commencement of any of the works approved by this permit, a suitably experienced **structural engineer** approved in writing by the Executive Director, Heritage Victoria, must be engaged to advise and assist as necessary in the preparation of documentation and the fulfillment of works. The approved structural engineer shall advise the permit holder on appropriate measures to ensure the protection and structural stability of the heritage place prior to and during the undertaking of the works. The structural engineer must help fulfill conditions 12 and 14 of this permit.

STAGED WORKS

10. Prior to the commencement of any of the works approved by this permit, a **Staging Plan** which provides an overview of the order in which approved works will be commenced must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit. Each stage of the works will require specific approvals from the Executive Director Heritage Victoria prior to the commencement of the works, as detailed in the conditions that follow. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence each stage of the approved works.
11. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 10, a **Heritage Protection Plan** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary

infrastructure/propping and services required, protection methods for the heritage place during the undertaking of the works and a work site layout plan. The Heritage Protection Plan must include the following (as relevant to the stage):

- o A dilapidation report (including images) to record the existing condition of buildings prior to the commencement of works approved by this permit.
- o Site establishment, set-down and staging activities, including no-go areas and elements to be protected during works.
- o Details of any temporary signage, hoardings or partitions proposed in and around the buildings during the period of works.
- o Details of protection methods proposed to protect key heritage structures/buildings, landscape elements and trees.
- o Demolition methodology and protection works.
- o Details of the removal methodology and storage location should temporary relocation of items and fabric be required.
- o Details of how the project workforce will be informed of the sensitivity of working at a heritage place during site induction processes.

SUBMISSION OF DRAWINGS

12. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 10 final **construction ready (marked as such) drawings** for the subject stage of works must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit. Drawings for multiple stages can be provided. At the relevant stage construction ready drawings must address all demolition, excavation, conservation, structural, new works and landscaping as relevant to the subject stage. Mechanical and service drawings must be provided for the O-Wing.
13. Prior to the commencement of any of the conservation works, a **specification including the scope of conservation works (and drawings as required)** and descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place, prepared by the Heritage Consultant, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit. These conservation works must be completed as part of the actions under this permit to ensure the buildings are brought up to a high level of repair and restoration and must be completed within the period of validity of the permit. Based on a more detailed inspection the following must be provided:
 - o A resolved methodology for the repair of bricks, chimney, rendered surfaces and mortars. The methodology to repair deteriorated surfaces must use recognised conservation techniques.
14. Prior to any demolition works associated with the chimney, the structural engineer as per Condition 9, must submit **(construction ready) structural drawings/documentation/specification** to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit. This will ensure that all features will be accurately reconstructed.

15. Prior to the commencement of any of the works approved by this permit, a **final schedule of materials, colours and finishes** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the documentation will be endorsed and will then form part of the permit.

BANK GUARANTEE

16. Prior to commencement of any stage of works associated with new development in accordance with the Staging Plan at condition 10, the heritage consultant approved under condition 8 must prepare a **costed schedule of conservation works** for the approval and endorsement by the Executive Director Heritage Victoria and once endorsed these works become part of the permit and must be completed within the period of validity of the permit.
17. If the works required by condition 16 approved by this permit are undertaken in full before any new works approved by this permit are commenced (satisfaction of condition 19) or concurrent with new works (as documented in the Staging Plan endorsed at condition 10), financial security at condition 18 is not required to be lodged.
18. Prior to commencement of any stage of works associated with new development in accordance with the Staging Plan at condition 10 and if required by condition 17, a financial security in the form of an **unconditional Bank Guarantee** in favour of the Heritage Council of Victoria (ABN 87 967 501 331), 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 all the works required by condition 16 approved by the permit. The amount guaranteed must be equivalent to the cost shown in the approved schedule under condition 16 plus a 20% contingency sum (inclusive of GST). 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 P39760.”
19. Following completion of the conservation works required under condition 13, the heritage consultant approved under condition 8 must submit to the Executive Director, Heritage Victoria for their approval, a brief written report confirming that the conservation works have been completed in accordance with the endorsed schedule at condition 16.
20. The Bank Guarantee referred to in condition 18, if required, 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 16 to the satisfaction of the Executive Director Heritage Victoria and the satisfaction of condition 19. 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.

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 (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022)

UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) 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: Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
01 August 2024 Delegation



A handwritten signature in black ink, appearing to read "Nicola Stairmand". The signature is fluid and cursive, written over a light grey circular stamp.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria