
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36154

Applicant: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: FORMER MACARONI FACTORY

HERITAGE REGISTER NUMBER: H0407

LOCATION OF PLACE/OBJECT: 64 MAIN ROAD HEPBURN SPRINGS, HEPBURN SHIRE

THE PERMIT ALLOWS: Minor demolition, alterations, additions and conservation works to the heritage buildings; construction of a new dwelling; landscaping; and associated works, generally in accordance with the following documents:

- Drawings, project name 'Old Macaroni Factory Renovation & Addition' prepared by Grant Amon Architects revised 14 October 2022
- Old Macaroni Factory Specifications Schedule prepared by Grant Amon Architects dated 25 August 2022
- Drawings, project name 'Macaroni Pavilion', prepared by Grant Amon Architects dated 5 September 2022
- Level and feature plan, Old Macaroni Factory, prepared by Walsh Mobbs Surveyors, dated May 2022
- Macaroni Factory Paint Schedule
- Former Macaroni Factory Hydronic Heating Layout and photographs dated 4 October 2022

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit must 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.
2. The Executive Director Heritage Victoria is to be given five 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 endorsement by the Executive Director Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. Prior to the commencement of any of the works approved by this permit, 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 and services required, protection methods for the heritage place during the undertaking of the works, a work site layout plan and a

tree/vegetation management and protection plan prepared in accordance with AS4970 Protection of trees on development sites.

5. Prior to the commencement of any of the works approved by this permit an **archival quality photographic survey (in colour)** is to be prepared to record the current condition of the heritage Place. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled "Specification for the submission of archival photographic records" (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 7.30 to 4.30 (A receipt will be sent the day the material is received.)
6. Prior to the commencement of any of the works associated with the new dwelling approved by this permit, a **construction ready (marked as such) set of architectural drawings for the new dwelling**, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit.
7. Prior to the commencement of any of the works associated with the heritage buildings approved by this permit, a **construction ready (marked as such) set of architectural drawings for the Former Macaroni Factory**, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The drawings must include the layout of the hydronic heating.
8. Prior to the commencement of any landscape works, a **construction ready (marked as such) set of landscape drawings**, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit.
9. Prior to the commencement of any of the works approved by this permit a **specification including a brief scope of works and descriptions of the proposed materials to be used on the new dwelling** 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. A sample brick must be submitted for approval at this time.
10. Prior to the commencement of any of the works approved by this permit, a **specification including a brief scope of works and descriptions of the proposed materials and techniques to be used on former Macaroni Factory building** 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.
11. Prior to the commencement of any internal or external painting works, **Architectural Paint Research** to determine original and early schemes must be completed and a report submitted to the Executive Director Heritage Victoria for approval. Once approved, the report will be endorsed and will then form part of the permit. The report must be prepared by a suitably qualified professional and include an analysis and summary of findings, specification including recommended colours, paint types and preparatory work details. No painting of previously unpainted surfaces or original timber paneling or beams is permitted. Painting of existing murals, decorative finishes or signs is not permitted.

12. Prior to any works to stonework the name of a suitably qualified tradesperson and a detailed **stonework methodology** for the works prepared by same 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.
13. Prior to any works to render the name of a suitably qualified tradesperson and a detailed **render methodology** for the works prepared by same 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.
14. The tradespeople approved under conditions 12 and 13 must be engaged to carry out the stone and render works.
15. Prior to any works to the fireplaces, a detailed methodology for all **fireplace works**, including specification for the firebox/s, 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. The methodology must demonstrate that the fire surrounds are the smallest practicable.
16. Original and/or early window glazing must not be removed. No window glazing to the heritage buildings may be removed without further approval from the Executive Director, Heritage Victoria. Double glazing is not approved by this permit and further approval from Heritage Victoria must be sought for any works associated with double glazing or the like.
17. After removal, the door between the “Hepburn Democratic Club” and “Lucini’s Lounge” must be retained and appropriately stored on site in a way that does not cause or exacerbate decay or deterioration.
18. 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.
19. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
20. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
21. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

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:

13 December
2022

**Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
Delegation**



Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

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