
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40655

Applicant:



NAME OF PLACE/OBJECT: WERRIBEE PARK

HERITAGE REGISTER NUMBER: H1613

LOCATION OF PLACE/OBJECT: 320 K ROAD WERRIBEE SOUTH, WYNDHAM CITY

THE PERMIT ALLOWS: Upgrades to rainwater goods, replacement of areas of slate roof, conservation to roofs, lanterns, orbs, and facades to St Joseph's & Library Wing, Bachelor Wing & Main Mansion and the South-East Wing, and installation of roof access system including anchor points, generally in accordance with the following documents:

- Drawings prepared for Werribee Park Mansion Priority Conservation Works by Lovell Chen dated December 2023

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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 working days' notice of the intention to commence the approved works once all permit conditions requiring satisfaction prior to the commencement of works have been approved.
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. All orbs must be conserved (where required) and returned to original location within the life of this permit in accordance with condition 7. The long-term storage of orbs is not approved.
5. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural 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.
6. Prior to the commencement of any of the works approved by this permit, documentation outlining the methodology for the protection and short-term onsite storage of the orbs approved to be temporarily removed from the St Joseph's Wing, Main Mansion and South-East Wing must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the drawings/documents will be endorsed and will then form part of the permit. This plan must include the physical location for storage on site and methods for protecting the heritage fabric from disassociation, physical impact, theft or vandalism, fire, water, and pests. It must include clear labelling of the original location of each orb to inform the

documentation required at condition 7.

7. Twelve (12) months prior to expiry of this permit, or earlier if desired, a schedule and drawings of conservation works identified as required for the orbs temporarily removed from the St Joseph's Wing, Main Mansion and South-East Wing, including for their reinstatement to original positions, must be submitted for the approval of the Executive Director Heritage Victoria. Once approved the schedule and drawings will be endorsed and will then form part of the permit. These works must be completed within the period of validity of the permit.
8. 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*.
9. If any potentially significant historical archaeological features, deposits and/or artefacts are uncovered at any time during the works, activity must cease and Heritage Victoria must be notified immediately. In this case a program of investigation, excavation, recording, reporting and artefact management may be required to the satisfaction of the Executive Director, Heritage Victoria (the Executive Director). If the Executive Director determines that the discovered historical archaeological remains are of a high level of cultural heritage significance, their retention may be required. All on-site workers and contractors must be informed of these requirements (and suitably inducted).
10. All site disturbance and sub-surface works must be monitored by a suitably experienced and qualified historical archaeologist, endorsed by the Executive Director. If any potentially significant historical archaeological features, deposits and/or artefacts are uncovered at any time during the works, activity must cease and Heritage Victoria must be notified immediately. In this case a program of investigation, excavation, recording, reporting and artefact management may be required to the satisfaction of the Executive Director, Heritage Victoria. The archaeological monitoring program may cease if the archaeologist is satisfied the site works no longer have the potential to impact historical archaeological features, deposits and/or artefacts subject to approval from the Executive Director, Heritage Victoria. All archaeological work is to be conducted in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites.
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.

13. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
14. 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 (\$23,710.80 FROM 1 JULY 2024) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$118,554 FROM 1 JULY 2024) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$948,432 FROM 1 JULY 2024) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,896,864 FROM 1 JULY 2024) 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:

25 June 2025

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



A handwritten signature in black ink, appearing to read "J. Hood", written in a cursive style.

Jessica Hood
Principal, Heritage Permits
Heritage Victoria