
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P37911

Applicant:



NAME OF PLACE/OBJECT: CAULFIELD RACECOURSE

HERITAGE REGISTER NUMBER: H2415

LOCATION OF PLACE/OBJECT: NORMANBY ROAD AND STATION STREET CAULFIELD
EAST, GLEN EIRA CITY

THE PERMIT ALLOWS: *Development of a two-storey 'Glasshouse' building at the north-east end of the racecourse and associated landscaping works, including tree removal and relocation works; demolition of a section of fencing to Normanby Road; reconfiguration of the existing carpark, generally in accordance with the following documents:*

- **Melbourne Racing Club The Glasshouse, Town Planning Drawings, prepared by Altis Architecture**
 - **TP0000 Cover Sheet, Rev F, 12/08/2022**
 - **TP0001 Location & Precinct Plan, Rev E, 12/08/2022**
 - **TP0002 Proposed Site Plan, Rev F, 12/08/2022**
 - **TP0003 Existing/Demolition Site Plan, Rev E, 12/08/2022**
 - **TP0005 Site Coverage Diagram, Rev F, 12/08/2022**
 - **TP1100 Ground Floor Plan, Rev G, 12/08/2022**
 - **TP1101 First Floor Plan, Rev G, 12/08/2022**
 - **TP1103 Roof Plan, Rev E, 12/08/2022**
 - **TP2100 Elevations Sheet 01, Rev E, 12/08/2022**
 - **TP2102 Elevations Sheet 02, Rev E, 12/08/2022**
 - **TP2103 Existing Fence Elevation, Rev E, 12/08/2022**
 - **TP3001 Cross Sections, Rev E, 12/08/2022**
 - **TP3002 Long Sections, Rev E, 12/08/2022**
 - **TP9001 Shadow Study – Winter, Rev E, 12/08/2022**
 - **TP9100 Perspective – Sheet 01, Rev D, 21/06/2022**
 - **TP9101 Perspective – Sheet 02, Rev D, 21/06/2022**
 - **TP9102 Perspective – Sheet 03, Rev D, 21/06/2022**
 - **TP9103 Perspective – Sheet 04, Rev D, 21/06/2022**
- **Caulfield Racecourse Glasshouse, Town Planning Report, Prepared for Altis Architecture by Arcadia, 7 March 2023, Issue 4 (landscape plan).**

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 unless otherwise agreed in writing by the Executive Director Heritage Victoria.
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, a construction ready (marked as such) set of **architectural and 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.
6. Prior to the commencement of any works approved by this permit, a **Tree Removal and Relocation Plan** prepared by a suitably qualified professional must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Plan will be endorsed and will then form part of the permit.
7. 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.
8. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
9. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
10. 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: 08 August 2023
**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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