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# HERITAGE PERMIT

Permit No: P40484

Applicant:   


GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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**NAME OF PLACE/OBJECT:** ST KILDA CRICKET GROUND

**HERITAGE REGISTER NUMBER:** H2234

**LOCATION OF PLACE/OBJECT:** QUEENS ROAD AND FITZROY STREET AND LAKESIDE  
DRIVE ST KILDA, PORT PHILLIP CITY

**THE PERMIT ALLOWS:** *Installation of four (4) light towers around the perimeter of St Kilda Cricket Ground and repair works to the Scoreboard (B3), generally in accordance with the following documents:*

- *Cricket Victoria – Junction Oval Sports lighting - Development Approval Technical Report prepared by CME, 19/12/2024 including: Specification & Drawings; Scope of Works.*
- *Electrical Infrastructure Design (For Construction) prepared by Lucid Consulting Australia, 31/02/2025*
  - *E000 Cover Sheet, Drawing Index and Locality Plan*
  - *E001 Legend of Symbols and Scope Of Works*
  - *E002 Single Line Diagram*
  - *E003 Light Tower Details*
  - *E004 Light Tower Switchboard Details Sheet 1 Of 4*
  - *E005 Light Tower Switchboard Details Sheet 2 Of 4*
  - *E006 Light Tower Switchboard Details Sheet 3 Of 4*
  - *E007 Light Tower Switchboard Details Sheet 4 Of 4*
  - *E100 Proposed Site Plan Arrangement*
- *Structural Engineering Drawings for CV Junction Oval Light Tower prepared by TTW, 05/06/2024*
  - *S0001 General Notes P1*
  - *S1000 Foundation Plan P1*
  - *S2000 Pile Cap Sections and Details P1*

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### GENERAL CONDITIONS

1. The permission granted for this permit shall 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 (**the Executive Director**) 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 minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged for assessment by the Executive Director who will advise on the approach to be taken to address these matters. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
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 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 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.

#### **ENGAGEMENT OF CONSULTANT**

8. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage consultant approved in writing by the Executive Director, 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 heritage advice to the permit holder during the carrying out of those works. In particular the heritage consultant must help fulfill conditions 9, 11, 12 and 13 of this permit.

#### **DOCUMENTATION**

9. Prior to the commencement of any of the works approved by this permit, a Heritage Protection Plan must be submitted to the Executive Director for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The 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 and a work site layout plan.
10. Prior to the commencement of any of the works approved by this permit, construction ready (marked as such) drawings, must be submitted to the Executive Director for approval. Once approved, they will be endorsed and will then form part of the permit.
11. Prior to the commencement of any of the works approved by this permit, the heritage consultant approved under Condition 8 must provide a quote for completing the documentation required at condition 12, for written approval of the Executive Director,

12. Within six (6) months of commencement of any of the works approved by this permit (in accordance with condition 2), the heritage consultant approved under Condition 8 must prepare a costed schedule and drawings of outstanding repair works identified as required for the Scoreboard (B3). It must include a specification including full descriptions of the proposed materials and techniques for repair works, including any necessary structural advice to achieve the repairs. The works must at a minimum address the recommendations set out in the document endorsed by the Executive Director in permit P19600 entitled 'Scoreboard Junction Oval, St Kilda, Condition Assessment and Recommendations', prepared for Cricket Victoria by Trethowan, dated 31/03/2017. Specifically, it must include works outlined at section 3.2 of that report as 'Work items of high priority' listing works that should be attended to as soon as possible as they are contributing to the delay of the building and require immediate rectification to halt the decaying process. The works must also include any additional works necessary to remove graffiti from the Scoreboard and to ensure the Scoreboard meets the owner's obligations under section 152 and section 153 of the *Heritage Act 2017*. The costed schedule and drawings/specification must be submitted to the Executive Director for approval. Once approved, the schedule and drawings will be endorsed and will then form part of the permit and must be completed within the period of validity of the permit.
13. Following completion of the repair works required under condition 12, the heritage consultant approved under Condition 8 must submit to the Executive Director, for their written approval, a brief written report confirming that the repair works have been completed in accordance with the endorsed documentation. A Heritage Victoria representative may require a visit to the place to inspect and confirm the satisfactory completion of the works.

#### **BANK GUARANTEE**

14. Prior to the commencement of any of the works approved by this permit and as provided for under s.101A of the *Heritage Act 2017*, 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. The period of validity of the Bank Guarantee is to be unspecified. The amount guaranteed must be equivalent to the cost shown in the approved quote at Condition 11 plus a 20% contingency sum (inclusive of GST). The bank guarantee must set out that it is to secure the satisfactory preparation of the documentation required in Condition 12 of permit P40484.
15. The Bank Guarantee referred to in condition 14 will be released to its provider following receipt by the Executive Director of a written request by the permit holder and subject to Condition 12 in this permit being endorsed by Executive Director. The Bank Guarantee will be forfeited to the Heritage Council of Victoria if the documentation required at Condition 12 is not provided in accordance with that condition.
16. Within one (1) month of the endorsement of the documentation required at Condition 12 and as provided for under s.101A of the *Heritage Act 2017*, 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. The period of validity of the Bank Guarantee is to be unspecified. The Bank Guarantee must set out that it is to secure the satisfactory completion of all the works required by Condition 12 of permit P40484. The amount guaranteed must be equivalent to the cost shown in the approved conservation schedule under condition 12 plus a 20% contingency sum (inclusive of GST).

17. The Bank Guarantee referred to in condition 16 will be released to its provider following receipt by the Executive Director of a written request by the permit holder, subject to the completion of all the works required at Condition 12 in this permit to the satisfaction of the Executive Director, and the satisfaction of condition 13. The Bank Guarantee will be forfeited to the Heritage Council of Victoria if all the approved works in Condition 12 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 (\$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:**

22 July 2025

**Signed by the Executive Director, Heritage  
Victoria**



A handwritten signature in dark ink, appearing to read "Steven Avery". The signature is fluid and cursive, with a long horizontal stroke at the bottom.

**Steven Avery**  
Executive Director  
Heritage Victoria