
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36648

Applicant:



NAME OF PLACE/OBJECT: CAULFIELD RACECOURSE

HERITAGE REGISTER NUMBER: PROV H2415

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

THE PERMIT ALLOWS: *Works associated with Work Packages 3 and 4 to the Northern Precinct including DEMOLITION works (including to some historic 1950s Day Stalls, the Maple Building, and the temporary removal, storage and relocation of Canary Island Date Palms), CONSTRUCTION works (including new subterranean and ground level horse race day infrastructure, administration building, and public forecourt to Station Street), CONSERVATION works to the 1920s Day Stalls (including dismantling, storage, and reconstruction), Afternoon Tea Building, Betting (Totalisator) Board and Scratchings Board Building, and associated hard and soft LANDSCAPING works, generally in accordance with the following documents:*

- *Heritage Impact Statement, Lovell Chen (April 2022)*
- *MRC – Caulfield Northern Precinct Town Planning WP3 Drawing Set, Hassell (incorporating tree removal and landscape plans) (various)*
- *MRC – Administration Building Town Planning Drawing Set, Hassell (various)*
- *MRC Clubhouse Building Town Planning Submission, Techne (various)*
- *Tree Strategy, Urbis (August 2021)*
- *Memorials and plaque location site plan, Hassell (8 April 2022)*
- *Structural advice, WSP (11 April 2022)*
- *Document in Response to Public Submissions, Lovell Chen (July 2022)*
- *Letter in Response, Lovell Chen (23 August 2022)*
- *MRC Clubhouse Façade Study (excerpt), Techne (no date)*

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 **six (6) years** of the original date of issue of this permit.
2. 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 for assessment by the Executive Director, Heritage Victoria (**Executive Director**) who will advise on the approach to be taken to address these matters.

3. The Executive Director is to be given five working days' notice of the intention to commence the approved works.
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.

ENABLING AND INVESTIGATIVE WORKS

8. Should any **enabling works or investigations** associated with the works approved by this permit be required, prior to the commencement of these works, finalised (marked as such) drawings documenting these works must be submitted to the Executive Director for approval. Once approved, the documents will be endorsed and will then form part of the permit.

STAGED WORKS

9. 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 for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit.
10. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 9, a **Heritage Protection Plan** must be provided for the approval and endorsement by the Executive Director and once endorsed becomes part of the permit. The Heritage Protection Plan for the approved stage of works must provide 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.

BUILDING WORKS

11. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 9, final construction ready (marked as such) **architectural and structural, services and civil drawings** (as applicable) for the subject stage of works must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The submitted drawings must be generally in accordance with the documents shown above in the permit preamble. The drawings must include construction materials, colours and finishes schedules and fencing. At the appropriate stage these must be revised to show:

- Retention of the Historic Day Stalls 27-30, 36-39 and 43-51 to the western boundary

- Information related to the modification of Day Stalls 81 and 82 if required
- Works related to Stalls 83-97 on the Northern boundary, in line with Architectural Drawing, Hassell, HV_A_1104 (no date, Rev. A); these are to be dismantled and reconstructed in accordance with condition 16.
- Retention of the Betting (Totalisator) Board in its current location. The toilet building at the base of the Betting (Totalisator) Board is approved for demolition provided its removal does not harm the Betting (Totalisator) Board.
- Retention of Trees 5 & 6: English Oak (*Quercus robur*) and details of the revised design in this location
- Replacement of the non-original roller shutters on the Western Delivery Gate with solid timber infill
- Revised design of the proposed western entry to Station Street, near the Boomerang building, in line with Architectural Drawing, Hassell, HV_A_1104 (no date, Rev. A)
- Reduced height of the two brick entry portals to be no higher than the parapet height of the Afternoon Tea Building.

12. Prior to the commencement of each stage of works (as required) identified in the Staging Plan referred to in Condition 9, a report prepared by a suitably qualified Structural Engineer must be submitted to the Executive Director for approval. Once approved, report will be endorsed and will then form part of the permit. A report must be completed for each stage which has the potential to impact heritage buildings and must demonstrate the means by which the heritage buildings will be supported during demolition and construction works to ensure their protection.

LANDSCAPE WORKS

13. Prior to the commencement of relevant stages of works identified in the Staging Plan referred to in Condition 9, a **Tree Management and Protection Plan** and **Tree Removal Plan** prepared by a suitably qualified professional must be submitted to the Executive Director for approval. Once approved, the plans will be endorsed and will then form part of the permit. The Tree Management and Protection Plan must be prepared in accordance with AS4970 *Protection of trees on development sites*. The Tree Protection and Management Plan for the relevant stage of works must include:
- A detailed methodology for the removal and temporary storage at Caulfield Racecourse, and reinstatement of the Canary Island Date Palms (Trees 4, 15, 20, 22 and 30).
 - Assessment of the revised design in proximity to the two Elms (Trees 5 & 6) and recommended measures for their retention and protection during works.
14. Prior to the commencement of relevant stages of works identified in the Staging Plan referred to in Condition 9, a construction ready (marked as such) set of **landscape drawings** must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The Landscape Drawings (where relevant) must show details of all proposed removal/demolition, and new works such as structures, statues, memorials or plaques, landscape features, ground treatments and plantings, external signage, wayfinding and external lighting. Two Deodar (*Cedrus deodara*) and one Lone Pine (*Pinus halepensis*) must be included in the relevant landscape drawing.

CONSERVATION WORKS

15. Prior to the commencement of any of the works approved by this permit, a **suitably experienced heritage conservation architect**, 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 conservation advice to the permit holder during the carrying out of those works. In particular, the heritage conservation architect must help fulfil conditions 11, 12, 14, 16, 17, 18, 19, 20, 21, 29 and 30 of this permit.

Historic Day Stalls

16. Prior to the commencement of any of the works approved by this permit, the conservation architect approved under Condition 15 must prepare the following for the **Historic Day Stalls**:
- a costed schedule and methodology for the dismantling and storage (including any temporary relocation off site for restoration/conservation works) of the Station Street Historic Day Stalls;
 - a costing for the Station Street Historic Day Stalls to be reconstructed;
 - a costing for the conservation works to the retained western boundary Historic Day Stalls.
- These must be submitted to the Executive Director for approval. Once approved, the documents will be endorsed and will then form part of the permit. These works must be completed within the period of validity of the permit.
17. Prior to 31 May 2023, the conservation architect approved under Condition 15 must prepare a **detailed methodology and drawings for the reconstruction (of the dismantled stalls) and conservation (of the stalls retained in situ) of the Historic Day Stalls to Station Street**. These must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the methodology and drawings will be endorsed and will then form part of the permit.
18. Prior to 30 September 2023, the conservation architect approved under Condition 15 must prepare a **detailed methodology and drawings of conservation works to the Historic Day Stalls on the western boundary** to be submitted to the Executive Director for approval. Once approved, the conservation drawings will be endorsed and will then form part of the permit.
19. Following completion of the conservation works required under Condition 16, 17 and 18 (Historic Day Stalls), the approved heritage conservation architect must submit to the Executive Director a brief written report confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to good practice in their professional judgement.

Afternoon Tea Building, Scratchings Board Building, and Betting (Totalisator) Board

20. Prior to 30 September 2023, the conservation architect approved under Condition 15 must prepare a **costed scope of conservation works related to the Afternoon Tea Building, Scratchings Board Building, and the Betting (Totalisator) Board** to be submitted to the Executive Director for approval. Once approved, the scope of works will be endorsed and will then form part of the permit. The Afternoon Tea Building, Scratchings Board Building and Betting (Totalisator) Board must be individually costed to align with staged return of the Bank Guarantee in accordance with Condition 28. These works must be completed within the

period of validity of the permit.

21. Prior to the commencement of conservation works to the **Afternoon Tea Building, Scratchings Board Building, and the Betting (Totalisator) Board**, the conservation architect approved under Condition 15 must prepare a **detailed methodology and drawings of conservation works** to be submitted to the Executive Director for approval. Once approved, the scope of works will be endorsed and will then form part of the permit.
22. Following completion of the conservation works to the **Afternoon Tea Building** required under Condition 21, the approved heritage conservation architect must submit to the Executive Director a brief written report confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to good practice in their professional judgement.
23. Following completion of the conservation works required to the **Scratchings Board Building** under Condition 21, the approved heritage conservation architect must submit to the Executive Director a brief written report confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to good practice in their professional judgement.
24. Following completion of the conservation works required to the **Betting (Totalisator) Board** under Condition 21, the approved heritage conservation architect must submit to the Executive Director a brief written report confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to good practice in their professional judgement.

BANK GUARANTEE

25. Prior to the commencement of any of the works approved by this permit and as provided for under s.103 of the *Heritage Act 2017*, a financial security in the form of an unconditional **Bank Guarantee** in favour of the Heritage Council (ABN 87 967 501 331) regardless of the financial status of the permit holder, is to be lodged with the Executive Director. The period of validity of the Bank Guarantee is to be unspecified.

The Bank Guarantee is to ensure the satisfactory completion of all of the works required by Condition 16, 17 and 18 approved by the permit (**Historic Day Stalls**). The amount guaranteed must be equivalent to the cost shown in the approved conservation 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 P36648.

26. The Bank Guarantee referred to in condition 25 will be released to its provider following receipt by the Executive Director Heritage Victoria of a written request by the principal, subject to the completion of all of the works referred to in condition 16, 17 and 18 to the satisfaction of the Executive Director and the satisfaction of condition 19. The Bank Guarantee will be forfeited to the Heritage Council in the event that all of these works are not completed to a satisfactory standard prior to the expiry date of this permit.
27. Within one month of the Executive Director's endorsement of the costed scope of conservation works for the Afternoon Tea Building, Scratchings Board Building and Betting (Totalisator) Board under Condition 20 and as provided for under s.103 of the *Heritage Act 2017*, three (3) financial securities in the form of unconditional **Bank Guarantees** in favour of the Heritage Council of Victoria (ABN 87 967 501 331) regardless of the financial status of the

permit holder, are to be lodged with the Executive Director. The period of validity of the Bank Guarantees is to be unspecified.

The Bank Guarantees are to ensure the satisfactory completion of each stage of the works required by Condition 21 approved by the permit. The Bank Guarantee must be in three parts reflecting the three components of the costings under Condition 20 (one for the **Afternoon Tea Building**, one for the **Scratchings Board Building** and one for the **Betting (Totalisator) Board**) to allow for staged return of the Bank Guarantee in accordance with Condition 28. The amount guaranteed must be equivalent to the cost shown for each individual component in the approved conservation schedule under Condition 20 plus a 20% contingency sum (inclusive of gst). The bank guarantees must set out under the “contract/agreement” that the bank “asks the Principal to accept this bank guarantee (“undertaking”) in connection with permit P36648.

28. The Bank Guarantees provided under condition 27 will be released progressively on the completion of each of the three stages of conservation works required (Afternoon Tea Building, Scratchings Board Building and the Betting (Totalisator) Board).
29. The Bank Guarantee related to the **Afternoon Tea Building** referred to in condition 27 will be released to its provider following receipt by the Executive Director, Heritage Victoria of a written request by the principal, subject to the completion of the Afternoon Tea Building works referred to in condition 21 to the satisfaction of the Executive Director and the satisfaction of condition 22. The Bank Guarantee will be forfeited to the Heritage Council in the event that all of these works (related to the Afternoon Tea Building) are not completed to a satisfactory standard prior to the expiry date of this permit.
30. The Bank Guarantee related to the **Scratchings Board Building** referred to in condition 27 will be released to its provider following receipt by the Executive Director, Heritage Victoria of a written request by the principal, subject to the completion of the Scratchings Board Building works referred to in condition 21 to the satisfaction of the Executive Director and the satisfaction of condition 23. The Bank Guarantee will be forfeited to the Heritage Council in the event that all of these works (related to the Scratchings Board Building) are not completed to a satisfactory standard prior to the expiry date of this permit.
31. The Bank Guarantee related to the **Betting (Totalisator) Board** referred to in condition 27 will be released to its provider following receipt by the Executive Director Heritage Victoria of a written request by the principal, subject to the completion of the Betting (Totalisator) Board works referred to in condition 21 to the satisfaction of the Executive Director and the satisfaction of condition 24. The Bank Guarantee will be forfeited to the Heritage Council in the event that all of these works (related to the Betting (Totalisator) Board) are not completed to a satisfactory standard prior to the expiry date of this permit.

PHOTOGRAPHIC SURVEY

32. Prior to commencement of any of the works approved by this permit, an **archival quality photographic survey** is to be prepared to record the heritage Place prior to any demolition works commencing. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled “Photographic Recording for Heritage Places and Objects” (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 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). The photographic record must include but not be limited to:

- Day stalls to the western and northern boundaries
- Walking Rings and Mounting Yard
- Station Street wall within the project area
- Western boundary wall
- Maple building
- Afternoon Tea Rooms (exterior and interior of original building)
- Betting (Totalisator) Board
- Western Delivery Gate
- Stores Buildings
- General views within the project area

INTERPRETATION

33. Within six months of the commencement of works, an **Interpretation Plan** for installation of interpretive devices must be prepared by a suitably qualified and experienced practitioner. The Interpretation Plan must include proposals for the appropriate interpretation of the history of the site, including the elements as detailed below. The Interpretation Plan must be submitted to the Executive Director for approval. Once approved, the Interpretation Plan will be endorsed and will then form part of the permit. The endorsed Interpretation Plan is to be implemented on site prior to the expiration of the permit. The Interpretation Plan must address but not be limited to the following themes:

- history of the Caulfield Racecourse
- history of horse training uses on site
- historic landscaping
- demolished and/or relocated elements of significance.

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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1

JULY 2021) 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:

21 October
2022

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

A handwritten signature in black ink, appearing to read 'Steven Avery', with a horizontal line underneath.

Steven Avery
Executive Director
Heritage Victoria

HERITAGE
VICTORIA
HERITAGE
VICTORIA
HERITAGE
VICTORIA