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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P36147

Applicant:



**NAME OF PLACE/OBJECT:** BUCHAN CAVES RESERVE

**HERITAGE REGISTER NUMBER:** H1978

**LOCATION OF PLACE/OBJECT:** CAVES ROAD BUCHAN, EAST GIPPSLAND SHIRE

**THE PERMIT ALLOWS:** *Replacement of fire damaged Guide Rooms with a new building including toilet facilities, kitchen, dining, recreation, storage and workshop areas, generally in accordance with the following documents:*

- **Architectural Set, Buchan Caves Guide Rooms, prepared by Plico Design Studio, Rev: HV1, dated 16 December 2021, including:**
  - **Drawing A001 Cover Sheet**
  - **Drawing A002 Existing Site Photos**
  - **Drawing A003 Location Plan**
  - **Drawing A100 Existing Site Plan/Aerial**
  - **Drawing A100 Proposed Site Plan**
  - **Drawing A200 Existing Floor Plan**
  - **Drawing A220 Proposed Floor Plan**
  - **Drawing A240 Proposed Roof Plan**
  - **Drawing A300 Proposed Elevations**
  - **Drawing A400 Proposed Sections**
  - **Drawing A700 3D Views**
  - **Drawing A900 Proposed Materials**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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 unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
2. The Executive Director, Heritage Victoria is to be given five (5) working days' notice of the intention to commence the approved works.
3. Prior to the commencement of any of the works approved by this permit, a set of construction-ready **architectural plans** and a **final colour and finishes schedule** must be submitted for approval and endorsement by the Executive Director, Heritage Victoria and once endorsed become part of the permit.

4. 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 assessment by the Executive Director who will advise on the approach to be taken to address these matters.
5. 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.
6. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
7. The Executive Director must be informed when the approved works have been completed.

**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:**

12 May 2022

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

A handwritten signature in black ink, appearing to read 'V. McLean', with a long horizontal flourish extending to the right.

**Vicki McLean**  
Principal, Major Projects  
Heritage Victoria

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