
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40592

Applicant:



NAME OF PLACE/OBJECT: IRON STORE

HERITAGE REGISTER NUMBER: H0742

LOCATION OF PLACE/OBJECT: 17-19 MERCER STREET GEELONG, GREATER
GEELONG CITY

THE PERMIT ALLOWS: Installation of new True Oak "Super 5" 35mm corrugated sheeting over the existing barrel-vaulted roof, with modifications to fascias, flashings, and gutters. Existing framing will be reinforced with eight new steel columns bolted to the existing bluestone footings, requiring minor cuts to the roof and floorboards. Additional repair works include a new waterproofing membrane to the existing roof, replacing the lead flashing on the parapet and cornices/ledges and repainting the front façade on Mercer Street, generally in accordance with the following documents:

- Architectural Drawings, drawing nos. 24040.00 - 24040.03, prepared by Conservation Studio, dated 11 December 2024.
- Structural drawings, drawing nos. S-01, S-10 & 11, S-20 & 21, S-30-32 prepared by S & H Engineering, dated 27 November 2024.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL

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.
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. 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.

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, Heritage Victoria 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 Heritage Victoria.

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 Heritage Victoria, 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.

DOCUMENTATION

9. Prior to the commencement of any works approved under 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 details of any temporary infrastructure/propping and services required, protection methods for the heritage place during the undertaking of the works and a work site layout plan. The Heritage Protection Plan must include the following:
 - o A dilapidation survey (including images) to record its existing condition of buildings prior to the commencement of works approved by this permit.
 - o Site establishment, set-down and staging activities, including no-go areas and elements to be protected during works.
 - o Details of protection methods proposed to protect key heritage features.
10. Prior to the commencement of any works approved under this permit, final construction ready (marked as such) set of structural drawings for the works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit.
11. Prior to the commencement of any works approved under this permit , final construction ready (marked as such) set of architectural drawings including specification and full descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit.
12. Prior to the commencement of any of the works approved by this permit, a schedule of construction materials, colours and finishes must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule will be endorsed and will then form part of the permit.
13. Following completion of the repair works required under condition 11 the approved heritage consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the conservation works have been completed in accordance with the endorsed documentation. A Heritage Victoria representative may require a visit the

place to inspect and confirm the satisfactory completion of the works.

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:

05 May 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 "Nicola Stairmand".

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria