
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40711

Applicant:

NAME OF PLACE/OBJECT: FORMER PROTESTANT ORPHAN ASYLUM AND
COMMON SCHOOL

HERITAGE REGISTER NUMBER: H1095

LOCATION OF PLACE/OBJECT: 150-220 MCCURDY ROAD FYANSFORD, GREATER
GEELONG CITY

THE PERMIT ALLOWS: The construction of a new corrugated iron garage, inground pool, and landscaping; demolition and rebuild of the rear extension; interior upgrades; restoration of historic windows and stonework; and structural reinforcement, generally in accordance with the following documents:

- **Architectural Drawings (preliminary) prepared by heritage ALLIANCE**
 - Site plan
 - Window & Door Schedule – Conservation Works
 - Demolition Plan
 - Proposed West Elevations
 - Proposed North Elevation
 - Proposed Plan
 - Proposed South Elevation
 - Landscape Plan
 - Existing Floor Plan
 - Stormwater Plan
- **Conservation Work Specification - Stonework, Masonry & Render Specification + Schedule for Orphanage + School Building At McCurdy Road, Fyansford.**
- **Bracing design prepared by by PM Design**

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. 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 once all permit conditions requiring satisfaction prior to the commencement of works have been approved.

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. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
5. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.
6. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage conservation consultant, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of the conservation/repair documentation to the Former School House and to provide relevant conservation advice to the permit holder during the carrying out of those works.
7. Prior to the commencement of any of the works approved by this permit, final construction ready (marked as such) architectural, mechanical and hydraulic drawings 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.
8. Prior to the commencement of any of the works approved by this permit, final construction ready (marked as such) structural drawings, prepared by a suitably qualified Structural Engineer, 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.
9. Prior to the commencement of any of the works approved by this permit, a suitably qualified structural engineer must prepare a report on appropriate measures to ensure the protection and structural stability of the heritage place prior to and during the undertaking of the works, in particular the approved demolition and rebuilding works. The report must include details of any temporary infrastructure, scaffolding and services required and protection methods for the heritage place during the undertaking of the works. The report must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the report will be endorsed and will then form part of the permit.
10. 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.
11. Prior to the commencement of landscape works, a construction ready (marked as such) set of 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. The Landscape Drawings must show details of all proposed new works such as structures, landscape features, ground treatments and plantings with further development of pool, pool fencing and materials selections finalised.
12. Prior to the commencement of reconstruction/repair works approved by this permit, the heritage consultant approved at condition 6 must prepare a full scope of necessary repair works, a specification and any other associated repair documentation and descriptions of the proposed materials and techniques to be used (as required) must be submitted to the

Executive Director Heritage Victoria for approval. Once approved, the documentation will be endorsed and will then form part of the permit. This documentation should address:

- Demolition methodology
- Restoration/repair of stoneworks including integration of structural and linking elements
- Render repairs
- Cleaning methodology
- Graffiti removal
- Any of conservation works associated with approved works under Conditions 7 & 8.

If additional repair works are identified, such as repointing, brick replacement and/or steel structure repairs, correspondence and supporting document must be prepared and lodged with the Executive Director, Heritage Victoria for approval in accordance with this condition.

13. Following completion of the conservation and repair works required under condition 12, 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 June 2025

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



A handwritten signature in black ink, reading "Nicola Stairmand".

Nicola Stairmand

Manager, Statutory Assessments
Heritage Victoria