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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P37138

Applicant: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**NAME OF PLACE/OBJECT:** FORMER GEELONG GAOL

**HERITAGE REGISTER NUMBER:** H0991

**LOCATION OF PLACE/OBJECT:** 200-202 MYERS STREET GEELONG, GREATER  
GEELONG CITY

**THE PERMIT ALLOWS:** Demolition of ancillary structures and associated landscaping and fencing in the existing governor's garden and the construction of a new car park, paving, fencing and landscaping with a new opening in the existing boundary gaol wall to access the existing 1973 dining hall in the north – west yard to be used as a community centre, generally in accordance with the following documents:

- **Set of Architectural Drawings for the Lazarus Community Centre prepared by Select Architect (Town Planning Issue)**
  - LP01 Lease Plan Rev P1
  - TP00a Cover Sheet Rev P1
  - TP00b Drawing Schedule Rev P1
  - TP01 Aerial Plan Rev P1
  - TP02 Site Analysis Rev P1
  - TP03 Site Photographs Rev P1
  - TP04 Existing & Demolition Plan Rev P2
  - TP05 Design Response Plan Rev P2
  - TP06 Proposed Floor Plan Rev P2
  - TP07 Proposed Elevations Rev P2
  - TP08 Wall Opening Details Rev P2
  - TP09 Proposed Roof Plan Rev P2
  - TP10 3D Perspectives Rev P2

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 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. Prior to the commencement of any of the works approved by this permit, a suitably experienced historical archaeologist, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary in the management of historic archaeology associated with this permit. In particular the archaeologist must help fulfill conditions 5, 6, 7, 8 and 9 of this permit.
5. All sub-surface work must be monitored by the historical archaeologist approved at condition 4. Archaeological monitoring may cease in any specific works area if the supervising archaeologist determines that the subject area does not contain, or have the potential to contain, significant historical archaeological features, deposits and/or artefacts.
6. If significant features, deposits and/or artefacts are uncovered at any stage of the works the Executive Director Heritage Victoria or delegate may require additional archaeological investigations to be undertaken in the direct vicinity to provide context for the uncovered remains.
7. The archaeologist must investigate and record any significant features and deposits in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites, and to the satisfaction of the Executive Director, Heritage Victoria.
8. Project reporting must be undertaken and completed in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites, and to the satisfaction of the Executive Director, Heritage Victoria.
9. The management of any recovered historical archaeological artefacts (including retention/discard, cataloguing, analysis, conservation and curation (storage) must be undertaken in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites, and to the satisfaction of the Executive Director, Heritage Victoria.
10. Prior to 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 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 consultant must have oversight of all demolition and repair works and advise on any works affecting heritage fabric, and must help fulfill conditions 11, 12, 13, 14 and 15 of this permit.
11. Prior to the commencement of any of the work approved by this permit, a demolition methodology for the initial demolition works to Governor's Residence's Garden area must be submitted to the Executive Director, Heritage Victoria for approval. Once approved the drawings/documents will be endorsed and will then form part of the permit. The methodology must ensure no structural damage to the existing heritage fabric as a consequence of the excavation and demolition works, and that all remaining heritage building fabric is adequately protected during the course of the works. Removal of fabric

adjoining significant fabric should be hand-removed. This methodology once endorsed becomes part of this permit.

12. Prior to the commencement of any demolition works to Brick Perimeter Wall approved by this permit, a demolition methodology must be submitted to the Executive Director, Heritage Victoria for approval. Once approved the drawings/documents will be endorsed and will then form part of the permit.
13. Prior to the commencement of any new building works approved by this permit, a construction ready (marked as such) set of architectural and structural 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
14. Prior to the commencement of any new building works approved by this permit, the heritage conservation consultant approved at condition 10 must prepare a schedule of repair/conservation works to be submitted to the Executive Director Heritage Victoria for approval. Once endorsed these works become part of the permit and must be completed within the period of validity of the permit. The schedule is to identify the extent of repairs and changes to be carried out on the extant historic building fabric including perimeter wall affected by the initial demolition works.
15. At the completion of the works approved at condition 14, the approved heritage conservation consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the demolition and repair works have been completed and the extent to which the works conformed to good practice in their professional judgement.
16. 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.
17. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
18. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

**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 (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) 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:**

02 October  
2023

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



**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria

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