
HERITAGE PERMIT

Permit No: P40380

Applicant: 

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

NAME OF PLACE/OBJECT: WAVERLEY PARK

HERITAGE REGISTER NUMBER: H1883

LOCATION OF PLACE/OBJECT: 2 STADIUM CIRCUIT AND 566-634 WELLINGTON ROAD
MULGRAVE, MONASH CITY

THE PERMIT ALLOWS: Implementation of a 4 stage program of make safe and repair works including: immediate make safe works in the removal of concrete at risk of detachment (Stage 1); preparation of a 3D condition assessment (Stage 2); detailed condition assessment and investigation including invasive testing (Stage 3); and long-term remediation and repair works (Stage 4) generally in accordance with the following documents:

- *Heritage Impact Statement prepared by URBIS (dated 13/05/2025)*
- *Letter from Duratec (dated 12/12/2024)*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL CONDITIONS

1. The permission granted for this permit will expire if one of the following circumstances applies: the permitted works have not commenced within six (6) months of the original date of issue of this permit, or are not completed within two (2) 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. 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.

NOMINATION OF STRUCTURAL ENGINEER

8. Prior to the commencement of any of the works approved by this permit, a **qualified structural engineer** with relevant heritage experience is to be nominated in writing for the endorsement of the Executive Director Heritage Victoria. Once endorsed, the structural engineer shall be engaged by the permit holder to provide advice and assist as necessary with the preparation of documentation and completion of works required under conditions 9-20.

HERITAGE PROTECTION DURING WORKS

9. Prior to the commencement of each stage works approved by 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 a sequencing program for the approved works, 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.

STAGE 1

10. The Executive Director Heritage Victoria must be notified in writing when immediate make safe works in the removal of concrete at risk of detachment (Stage 1) has been completed.
11. Within three (3) months of satisfaction of condition 10, **a record of the full extent of concrete fabric removed from the building in Stage 1**, including photographic documentation and details of significant issues associated with that fabric and encountered during the undertaking of the removal works must be submitted to the Executive Director Heritage Victoria for written approval.

STAGE 2

12. Stage 2 works must commence within 3 months of completion of Stage 1 works (satisfaction of condition 10).
13. The Executive Director Heritage Victoria must be notified in writing when the 3D condition assessment works (Stage 2) has been completed.
14. Within three (3) months of completion of Stage 2 works (satisfaction of condition 13), a **2D assessment condition report** based on the findings of the 3D condition assessment must be submitted to the Executive Director Heritage Victoria for written approval.

STAGE 3

15. Stage 3 works must commence within 3 months of completion of Stage 2 works (satisfaction of condition 13).
16. Prior to the commencement of invasive testing associated with Stage 3, a **specification including general drawings showing the locations of invasive testing as part of Stage 3** works 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.

17. The Executive Director Heritage Victoria must be notified in writing when the detailed condition assessment and investigation including invasive testing (Stage 3) has been completed.
18. Within three (3) months of the completion of Stage 3 works (satisfaction of condition 17), a final **Conditions Assessment Report** that reports on results from the Stage 2 and 3 investigation and testing works must be submitted to the Executive Director Heritage Victoria for written approval.

STAGE 4

19. Within three (3) months of completion of the Stage 3 (satisfaction of condition 17), drawings and a specification for long-term remediation repairs based on the outcomes of Stages 1, 2 & 3, 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.
20. The long-term remediation works approved under condition 19 must be completed within six (6) months of the date of approval of condition 19.

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:

11 August 2025

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



A handwritten signature in black ink, which appears to read "Nicola Stairmand". The signature is fluid and cursive, written in a professional style.

Nicola Stairmand

Manager, Statutory Assessments
Heritage Victoria