
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P34879

Applicant:



NAME OF PLACE/OBJECT: CASTLEMAINE COURT HOUSE

HERITAGE REGISTER NUMBER: H1405

LOCATION OF PLACE/OBJECT: 29 LYTTLETON STREET CASTLEMAINE, MOUNT
ALEXANDER SHIRE

THE PERMIT ALLOWS: The demolition of the brick toilet block at the rear of the court house, construction of a semi-detached building and ramp, which includes cloakroom/toilets and a security lobby with waiting area, providing universal access connected via a covered glazed linkway to the west side entrance of the historic courthouse, minor internal upgrading and removal of a portion of palisade fence along Lyttleton Street and construction of a new curved concrete ramp and associated landscape works, generally in accordance with the following documents:

A Set of Architectural Plans for CSV Regional Court DDA- Castlemaine prepared by Brandrick Architects dated 30/04/2021

- T1 Cover & Drawing Schedule
- T2 Existing Condition Site Plan
- T3 Demolition Floor Plan
- T4 Site Plan
- T5 Floor plan
- T6 Reflected Ceiling Plan
- T7 Landscape Plan
- T8 Elevations 1
- T9 Elevations 2 & Roof Plan
- T10 Sections
- T11 Details
- T12 Internal Elevation – Accessible
- T13 Internal Elevation – Ambulant Toilet
- T14 Internal Elevation – Ambulant WC
- T15 Internal Elevation – Registrar
- T16 Internal Elevation – Office
- T17 Elevation Detail
- T18 Registrar Detail

T19 Ramp Detail1
T20 Ramp Detail 2
T21 Stair Detail
T22 Door & Window Schedule
T23 Site Setup
T24 Ramp Access
T25 Overall Sections
T26 Perspective render
T27 Materials render

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. Prior to the commencement of any of the works approved by this permit, a set of **tender-ready architectural drawings** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. 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 for assessment by the Executive Director who will advise on the approach to be taken to address these matters. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required. The drawings must provide details for:
 - All works to the existing building envelope, including a revised link to the existing western entrance showing all door mouldings retained.
 - Any new external signage
 - Details of all interior construction, including details of junctions with extant historic fabric, including a revised joinery layout to the former Clerk of Court's office. Joinery is not to be set adjacent nor join to the original window and frame.
 - Details of all building services and their appropriate integration into the historic fabric.
4. Prior to the commencement of any of the works approved by this permit, a **Construction Management Plan** (the Plan) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The 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, a work site layout plan, and a vegetation management plan.
5. Prior to the commencement of any of the works approved by this permit, the **name of an experienced Heritage Consultant** must be provided in writing to the Executive Director, Heritage Victoria. The nominated Heritage Consultant is to be engaged to provide advice

to assist with:

- The preparation of the schedule of demolition and repair works to the palisade fence and associated bluestone steps.
 - The panel of fence removed, should be stored on site to make it possible to restore to the original arrangement if required at some later date.
 - Details of proposed relocation or removal of all early/original timber joinery and other items. The schedule should include details of items to be retained in place, items to be relocated within the court, items to be stored elsewhere on the site, and items not to be retained.
6. The repair and conservation works required under condition 5 must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. At the conclusion of the conservation works the approved architect shall submit to the Executive Director a brief written report on the extent to which the completed conservation works conformed to good practice in his/her professional judgement.
 7. 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.
 8. 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.
 9. The Executive Director, Heritage Victoria 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 (\$19,826 AS AT JULY 2019) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 AS AT JULY 2019) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$793,056 AS AT JULY 2019) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 AS AT JULY 2019) 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:

26 June 2021

**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". The signature is written in a cursive, flowing style.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

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