
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40518

Applicant:



NAME OF PLACE/OBJECT: CALOOLA (FORMER SUNBURY MENTAL HOSPITAL)

HERITAGE REGISTER NUMBER: H0937

LOCATION OF PLACE/OBJECT: 35-61 THE AVENUE AND 3-39 THE HEIGHTS AND 3-13 HILLTOP COURT AND 1-13 OUTLOOK WAY AND 127-149 CIRCULAR DRIVE AND 4 & 12 GOLF LINKS DRIVE AND 121-201 BELLEVIEW DRIVE AND 4-8 HILLTOP COURT AND 50-54B THE HEIGHTS AND 2 & 3 SCHOOLHOUSE LANE AND 3 FLORENCE LANE AND 3 & 4 PEPPERCORN LANE AND 1-3 YORK PLACE AND 2-90 CIRCULAR DRIVE AND 1-11 BUCKINGHAM PLACE AND 2-22 BUCKINGHAM PLACE SUNBURY, HUME CITY

THE PERMIT ALLOWS: Adaptive reuse of the Female Refractory Ward (including hairpin fence and trellised rest house in airing court) (B25) as the Sunbury Community, Arts and Cultural Precinct, generally in accordance with the following documents:

- *Preliminary Conservation Works Plan for the Former Women's Refractory Ward prepared by John Briggs Architects Pty Ltd (dated November 2024)*
- *Drawings prepared by Architecture Associates Pty Ltd numbered A000, A010, A011, A012 (all rev A, all dated 22/11/2024), A110 (rev B, 22/11/2024), A160 (rev D, 22/11/2024), A200 (rev H, 22/11/2024), A300 (rev J, 22/11/2024), A310 (rev F, 22/11/2024), A500 (rev B, 22/11/2024), A620, A621, A630 and A631 (all rev A, all dated 22/11/2024)*
- *Drawings prepared by Architecture Associates numbered A501 and A610 (both rev P4, both dated 16/12/2024)*
- *Drawing prepared by Architecture Associates numbered A111 (rev P4, 20/01/2025)*
- *2nd Lookout Design Wurundjeri Sub Committee meeting drawing package prepared by Architecture Associates + Openwork (19/12/2024)*
- *Drawing prepared by Openwork Pty Ltd numbered L010-02 (17/01/2025) and L501-01 and L010-03 (both dated 23/01/2025)*

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.
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 construction of the 'guitar-pick' canopy entrance to the northern elevation of the Female Refractory Ward (B25) is not approved by this permit as it is considered to cause detrimental impact to the architectural significance of the place and its necessity has not been justified.
5. Works to the Toilet (B19) in their current form are not approved by this permit as an assessment of the potential impacts to the significance of the place are unable to be undertaken at this stage. Within twelve (12) months of the date of issue of the permit, further investigations into the cultural heritage significance of the Toilet – including the provenance, fabric and condition of fabric must be undertaken and presented to Heritage Victoria. These investigations must be undertaken by a suitably qualified heritage consultant or historian and detailed in a report. The report must include details of an adaptive reuse of the Toilet and conservation works that are commensurate to the findings of the investigations. This report must be submitted to the Executive Director Heritage Victoria for written approval.
6. Within four (4) months of any approved adaptive re-use and conservation works (approved by condition 5) of the Toilet (B19), construction ready (marked as such) architectural drawings of the Toilet (B19) 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.
7. Prior to the commencement of any of the works approved by this permit a construction ready (marked as such) architectural set of drawings of the Female Refractory Ward (B25) revised to show:
 - The removal of the 'guitar-pick' canopy from the northern elevation
 - Scaled elevation drawings to show all new openings in cell walls and the new opening in the south-east pavilion (Pottery room)
 - The location of the kiln flue within the room and a roof plan showing the flue, including the proposed height
 - The placement and attachment methodology of the northern rampmust 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.
8. Prior to the commencement of any of the works approved by this permit, a schedule of construction materials, colours and finishes for works to the Female Refractory Ward (B25) 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.
9. Prior to the commencement of the conservation/repair works for the Female Refractory Ward (B25), a schedule and construction-ready (marked as such) drawings of conservation 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. The conservation works must be completed within the period of validity of the permit.

10. 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 landscape features, ground treatments and plantings.
11. Within twelve (12) months of the date of issue of the permit, a heritage interpretation program must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the heritage interpretation program will be endorsed and will then form part of the permit. The heritage interpretation program must illustrate the history and operation of the Female Refractory Ward and must be professionally researched and designed. There must be at least two interpretation devices installed and details regarding content (including historical images), format, location(s) and medium are to be approved in writing by the Executive Director before installation on site. The installation must occur within the period of validity of the permit and must be located within publicly accessible areas of the place and be at ground level.
12. 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.
13. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
14. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
15. 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 (\$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:

19 February
2025

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



A handwritten signature in black ink that reads "J Sullivan". The signature is written in a cursive, flowing style.

Janet Sullivan
Manager Strategic Projects and Operations
Heritage Victoria