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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P33964

Applicant:



**NAME OF PLACE/OBJECT:** COURT HOUSE

**HERITAGE REGISTER NUMBER:** H1461

**LOCATION OF PLACE/OBJECT:** 123 MAIN STREET BACCHUS MARSH, MOORABOOL SHIRE

**THE PERMIT ALLOWS:** *Refurbishment works, including works to the external forecourt and verandah, internal building entry and registry office, and construction of a new external amenities block, generally in accordance with the following documents:*

- Revised architectural Documentation, Bacchus Marsh Magistrates Court, prepared by k20 Architecture, dated 15 January 2021 (received 15 July 2021):
  - Legends and Notes, Drawing No. A-A0.01, Rev P03
  - Phasing of Works, Drawing No. A-A0.02, Rev P03
  - Existing/Demolition Site Plan, Drawing No. A-A0.03, Rev P04
  - Proposed Site Plan, Drawing No. A-A0.04, Rev P04
  - Demolition Floor Plan, Drawing No. A-A1.00, Rev P04
  - Proposed Ground Floor Finishes Plan, Drawing No. A-A1.02, Rev P04
  - Proposed Roof Plan, Drawing No. A-A1.03, Rev P03
  - External Elevations 01, Drawing No. A-A2.01, Rev P03
  - External Elevations 02, Drawing No. A-A2.02, Rev P03
  - Sections, Drawing No. A-A3.00, Rev P03
  - Door Types, Drawing No. A-A5.00, Rev P03
  - Glazing Types, Drawing No. A-A5.01, Rev P01
  - Construction Details 01, Drawing No. A-A6.00, Rev P02
  - Construction Details 02, Drawing No. A-A6.01, Rev P02
  - Internal Elevations 01, Drawing No. A-A7.01, Rev P03
  - Internal Elevations 02, Drawing No. A-A7.02, Rev P03
  - Joinery Details 01, Drawing No. A-A7.03, Rev P03
  - Joinery Details 02, Drawing No. A-A7.04 Rev P03
  - 3D Perspectives, Drawing No. A-A8.00, Rev P02
- Investigation of Interior Paint Finishes and Recommendations regarding Re-painting, report prepared by Donald Ellsmore, dated January 2021.
- Report for Heritage Stone Works, Bacchus Marsh Court House, prepared by Andrew Sharrock, I.G. Parker Heritage Restorations, dated 24 January 2021.

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 Heritage Protection 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 required, protection methods for significant heritage fabric during the undertaking of the works and a work site layout plan. The Plan must also include a dilapidation report to record the existing condition of the interior and exterior prior to the commencement of works.
4. Prior to the commencement of any of the works approved by this permit, a construction-ready set of architectural drawings must be submitted for the endorsement of the Executive Director, Heritage Victoria and when endorsed becomes part of this permit.
5. Prior to the commencement of any of the works, an additional report prepared in consultation with the appointed contractor and project stone mason outlining what other options were explored to achieve DDA compliance for the verandah and why they were not viable must be submitted for the consideration of the Executive Director, Heritage Victoria. The report must also include the proposed construction methodology for the works, including further rationale regarding the reversibility of the works and ongoing protection of original fabric.
6. Following partial demolition of the ceiling and prior to the commencement of any internal works approved by this permit, a condition assessment regarding the underside of the mezzanine level must be submitted for the consideration of the Executive Director, Heritage Victoria.
7. Prior to the commencement of any internal works approved by this permit, the final specification for the replacement carpet must be submitted for the consideration of the Executive Director, Heritage Victoria.
8. 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 assessment by the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters.
9. 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.
10. 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.
11. 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:**

06 October  
2021

**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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