
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39315

Applicant:



NAME OF PLACE/OBJECT: BUCHAN CAVES RESERVE

HERITAGE REGISTER NUMBER: H1978

LOCATION OF PLACE/OBJECT: CAVES ROAD BUCHAN, EAST GIPPSLAND SHIRE

THE PERMIT ALLOWS: works within the North Arm precinct of the Reserve, being the undertaking of flood mitigation and civil/drainage works including the excavation of a drainage swale and associated tree removals and landscaping works; the undertaking of surfacing works to the roadway and construction of a new vehicle turnout and the staged construction of five (5) self-contained accommodation cabins and the demolition of the existing amenities block, generally in accordance with the following documents:

**PARKS VICTORIA/CROSSCO CONSULTING BUCHAN CAVES RESERVE NORTH ARM
DRAINAGE REDEVELOPMENT REVISION F**

- 2508/1000 LOCALITY PLANS & DRAWING LIST
- 2508/1001 EXISTING CONDITIONS AND CULVERT LOCATIONS
- 2508/1002 DEMOLITION PLAN - SHEET 1 OF 3
- 2508/1003 DEMOLITION PLAN - SHEET 2 OF 3
- 2508/1004 DEMOLITION PLAN - SHEET 3 OF 3
- 2508/1005 LAYOUT PLAN - SHEET 1 OF 3
- 2508/1006 LAYOUT PLAN - SHEET 2 OF 3
- 2508/1007 LAYOUT PLAN - SHEET 3 OF 3
- 2508/1008 SCOUR SITE NO.1 & SCOUR SITE NO.2
- 2508/1009 SCOUR SITE NO.3
- 2508/1010 SCOUR SITE NO.4 & SCOUR SITE NO.5
- 2508/1011 SWALE OUTFALL
- 2508/1012 SWALE LONGITUDINAL SECTION - SHEET 1 OF 3
- 2508/1013 SWALE LONGITUDINAL SECTION - SHEET 2 OF 3
- 2508/1014 SWALE LONGITUDINAL SECTION - SHEET 3 OF 3
- 2508/1015 SWALE CROSS SECTIONS - SHEET 1 OF 2
- 2508/1016 SWALE CROSS SECTIONS - SHEET 2 OF 2
- 2508/1017 CONSTRUCTION DETAILS
- 2508/1018 LANDSCAPE PLAN PLANTING SCHEDULE

- 2508/1019 TREE PROTECTION PLAN - SHEET 1 OF 3
- 2508/1020 TREE PROTECTION PLAN - SHEET 2 OF 3
- 2508/1021 TREE PROTECTION PLAN - SHEET 3 OF 3
- 2508/001-F TURNING MOVEMENTS CFA 6.46M TRUCK

ARBORICULTURE PTY LTD

- ARB-01A TREE TPZ ENCROACHMENT ANALYSIS PLAN NORTH ARM DRAINAGE REDEVELOPMENT PLAN REVISION B 19 MARCH 2024
- ARB-01B TREE RETENTION, REMOVAL & PLANTING PLAN NORTH ARM DRAINAGE REDEVELOPMENT PLAN REVISION C 8 APRIL 2024
- ARB-01B TREE RETENTION, REMOVAL & PLANTING PLAN NORTH ARM DRAINAGE REDEVELOPMENT PLAN (FULL LENGTH) REVISION B 8 APRIL 2025

PLICO DESIGN STUDIO BUCHAN CAVES RESERVE ACCOMMODATION REVISION 5 4 DECEMBER 2024

- A000 COVER PAGE
- A100 EXISTING SITE PLAN
- A101 PROPOSED SITE PLAN
- A211 PROPOSED GROUND FLOOR PLAN UNITS
- A212 PROPOSED MEZZANINE FLOOR PLAN UNITS
- A213 PROPOSED ROOF FLOOR PLAN UNITS
- A311 ELEVATIONS ACCOMMODATION UNITS
- A312 ELEVATIONS ACCOMMODATION UNITS
- A401 PROPOSED SECTIONS ACCOMMODATION UNITS
- A901 3D VIEWS + MATERIALS

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 six (6) 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. Prior to the commencement of any of the works approved by this permit, a Staging Plan which provides an overview of the order in which approved works will be commenced must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit.
5. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 4, 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. A Heritage Protection Plan for multiple stages can be provided.
6. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 4 final construction ready (marked as such) set of drawings for the subject stage of works must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit. Drawings for multiple stages can be provided. The subject drawings must include, when relevant, site establishment works, excavation works, site screening, civil, architectural, landscape works etc).
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.
9. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
10. 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:

24 June 2025

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



A handwritten signature in black ink, reading "Nicola Stairmand".

Nicola Stairmand
Manager, Statutory Assessments
Heritage Victoria