
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39415

Applicant:



NAME OF PLACE/OBJECT: FORMER UNION BANK BUILDING

HERITAGE REGISTER NUMBER: H0109

LOCATION OF PLACE/OBJECT: 4 - 6 LYDIARD STREET SOUTH BALLARAT CENTRAL,
BALLARAT CITY

THE PERMIT ALLOWS: *Adaptive re-use (Stage 3) of the Union Bank building for the National Centre for Photography, including minor demolition, fit-out works, new services and conservation works to the ground, first and second floors of the former Bank building and rear Annexe (former Gold Offices), installation of roof plant and a digital screen to the rear courtyard, generally in accordance with the following documents:*

- Architectural drawings, marked for construction, drawing nos. A000, A010, A020, A060, A061, A062, A070, A100, A101, A102, A120, A160, A161, A200, A300, A400, A401, A500, A510, A511, A520, A550, A551, A552, A600-A609, A640-A641, A680, A800, A801, A850, and A860, KTA, 2 October 2024.
- Conservation works drawings, drawing nos. H00 – H12, Michael Taylor Architecture & Heritage, 27 May 2024.

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. Prior to the commencement of any of the 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.
5. Prior to the commencement of any of the works approved by this permit a **construction ready (marked as such) architectural set of drawings revised to show:**

- Interpretation of original/early plan layout and circulation methods and where stairs and walls are to be removed.
 - Resolution of design of electronic screen to be reduced in size/height, being no taller than the midpoint of the first-floor sash window, and details regarding its operation including timing, duration, content, lux levels etc.
 - Final materials and finishes schedule for finishes throughout the building, and physical and photographic samples of the roof plant screen cladding material to ensure it is recessive.
- 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.

6. Prior to the commencement of any of the works approved by this permit, **a report prepared by a suitably qualified Structural Engineer**, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, report will be endorsed and will then form part of the permit. The report must demonstrate that new interventions, including but not limited to the suspended ceiling grid and roof plant, will not compromise the heritage building.
7. Prior to the commencement of any of the works approved by this permit, **a suitably experienced heritage conservation architect**, endorsed in writing by the Executive Director, must be engaged to advise and assist as necessary with the preparation of the documentation where any intervention to built fabric of heritage significance is involved and to provide relevant conservation advice to the principal during the carrying out of those works. In particular the heritage conservation architect must help fulfil Condition 8 of this permit.
8. Prior to the commencement of any of the works approved by this permit the conservation architect endorsed under Condition 7 must prepare a **final conservation schedule and drawings of conservation, repair and make good works** identified as required for the heritage place for endorsement by the Executive Director, Heritage Victoria and once endorsed these works become part of the permit. The conservation works must be completed within the life of the permit.
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.
11. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
12. 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:

03 April 2025

**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 fluid and cursive, with a long horizontal stroke at the end.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria