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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P36151

Applicant:



**NAME OF PLACE/OBJECT:**

BALLARAT RAILWAY COMPLEX

**HERITAGE REGISTER NUMBER:**

H0902

**LOCATION OF PLACE/OBJECT:**

75 HUMFFRAY STREET NORTH BAKERY HILL and 140 LYDIARD STREET NORTH BALLARAT CENTRAL and SCOTT PARADE and 60 CORBETT STREET BALLARAT EAST and 202 LYDIARD STREET NORTH and NOLAN STREET SOLDIERS HILL, BALLARAT CITY

**THE PERMIT ALLOWS:** *Installation of a concrete slab and partition walls within the retail tenancy area; construction of the retail amenities block; and full fit-out works to retail tenancies, including completion of services installation, provision of kitchens, built-in furniture, lightweight partitioning, installation of finishes and related works, at the Goods Shed, in accordance with the following document, as endorsed by the Executive Director and forming part of this permit:*

- Ground floor plan, drawing no. A3100, rev C7, prepared by i2C Architects, dated December 2019.
- Amenities Details, drawing no. A7301, rev C1, prepared by i2C Architects, dated December 2019.

**and generally in accordance with the following documents:**

- 'Boom Time' General Arrangement Plan, drawing no. 10-01, prepared by Collectivus, dated 23 November 2021.
- 'Nolans' General Arrangement Plan, drawing no. 10-01, prepared by Collectivus, dated 17 December 2021.
- Preliminary Pricing Package for Ballarat Distillery, prepared by Preston Lane, dated December 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 **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, and a work site layout plan.
4. Prior to the commencement of works for each of the tenancy fit-outs, a **final set of construction-ready fit-out plans** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed become part of the permit. This drawing package must include:
  - a. Details regarding connections (if required) to the significant bluestone walls.
  - b. Final services plan.
  - c. Final materials and finishes schedule.
5. 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.
6. 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.
7. 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.
8. 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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF**

UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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:** Signed as delegate for the Executive Director,  
Heritage Victoria pursuant to the Instrument of  
30 March 2022 Delegation

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**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria