
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36143

Applicant:



NAME OF PLACE/OBJECT: BARWON HEADS GOLF CLUB CLUBHOUSE

HERITAGE REGISTER NUMBER: H2258

LOCATION OF PLACE/OBJECT: GOLF LINKS ROAD BARWON HEADS, GREATER
GEELONG CITY

THE PERMIT ALLOWS: Upgrade and extension of the Clubhouse including: a new southern extension, and smaller extensions at the north and west on all levels; removal of introduced fabric and internal reconfiguration; the reconstruction of elements of the principal east façade; new landscaping and carparking, generally in accordance with the following documents:

- **Revised Architectural Documentation Set for the Barwon Heads Golf Club Redevelopment, prepared by Domaine Partnership:**

- TP-C001 Coversheet
- TP-C206 Sections C, D, Stair 2 Detail
- TP-C401 Shadow Diagrams September 23
- TP-C104 Existing Conditions - Roof Plan
- TP-C101 Existing Conditions - Lower Ground Plan
- TP-C109 Lower Ground Floor Earthworks Plan
- TP-C105 Proposed Lower Ground Floor Plan
- TP-C201 North Elevations Existing & Proposed
- TP-C202 South Elevations Existing & Proposed
- TP-C108 Proposed Roof Plan
- TP-C807 Timeline - 1974
- TP-C205 Sections Aa, Bb Existing And Proposed
- TP-C701 Finishes Schedules
- TP-C302 Airlock Details
- TP-C804 Timeline - 1936
- TP-C106 Proposed Ground Floor Plan
- TP-C207 Carpark Elevations And Sections
- TP-C203 East Elevation Existing & Proposed
- TP-C301 Sections Entry Airlock, Stair 2, East Balcony

- **TP-C806 Timeline - 1959**
- **TP-C801 Timeline, 1924 - 1998**
- **TP-C103 Existing Conditions - First Floor Plan**
- **TP-C204 West Elevations Existing & Proposed**
- **TP-C803 Timeline - 1932**
- **TP-C810 Timeline - Renovated Areas**
- **TP-C002 Locality Plan Reduced**
- **TP-C604 View From Bluff Proposed Reduced**
- **TP-C102 Existing Conditions - Ground Floor Plan**
- **TP-C107 Proposed First Floor Plan**
- **TP-C603 View From The Bluff Existing**
- **TP-C811 East Facade**
- **TP-C808 Timeline - 1986**
- **TP-C805 Timeline - 1941**
- **TP-C809 Timeline - 1998**
- **Amended Heritage Impact Statement prepared by Trethowan Architecture**
- **Structural & Civil Report on Proposed Alterations & Additions at Barwon Heads Golf Club. Prepared by P.J. Yttrup & Associates Consulting Engineers, dated 9 September 2022.**
- **Landscape drawings, prepared by Crafter + Mogford, 14 September 2022:**
 - **BHGC Car Dropoff Landscape CP Rev A**
 - **BHGC Roof Garden Landscape CP Rev A**

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.
2. The Executive Director, Heritage Victoria is to be given five (5) 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-ready set of drawings (marked as such) 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 drawings must be revised to show a greater recessed connection to the new southern addition as shown on TP C106.

4. Prior to the commencement of any of the works approved by this permit, a schedule of construction materials, colours and finishes for both the exterior and interior of the registered place and the exterior of the approved addition 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.
5. Prior to the commencement of any landscape works associated with the approved addition, a construction ready set of Landscape Plans (marked as such) must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed becomes part of the permit. The Landscape Plans must show details of all proposed new works such as structures, landscape features, ground treatments and plantings. All additions/alterations to a registered place such as landscaping, planting, fencing, gates, lamps, paving, materials, ground surfaces, ground levels, garden furniture and outbuildings make a contribution to the heritage significance of a place and should be carefully considered.
6. 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, a work site layout plan and a tree/vegetation management and protection plan prepared in accordance with AS4970 *Protection of trees on development sites*. The Heritage Protection Plan must also include a dilapidation report (including images) for the heritage building to record its condition prior to the commencement of works approved by this permit.
7. Prior to the commencement of any excavations adjacent to the foundations of the heritage building, a professionally prepared structural report outlining the precautions or required works to protect the stability of the registered place must be submitted for approval by the Executive Director, Heritage Victoria. Once approved, the structural report 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 suitably experienced heritage conservation consultant, approved in writing by the Executive Director Heritage Victoria, 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 permit holder during the carrying out of those works. In particular the heritage conservation consultant must help fulfil conditions 9 and 11 of this permit.
9. Prior to the commencement of any of the works approved by this permit, the conservation architect approved under condition 8 must prepare a costed schedule and drawings of conservation works identified as required for the heritage place for the approval and endorsement by the Executive Director Heritage Victoria and once endorsed these works become part of the permit and must be completed within the period of validity of the permit. These works must detail any required conservation and repair works to the heritage building, principally the eastern façade.
10. Prior to the commencement of any of the works approved by this permit and as provided for under s.103 of the *Heritage Act 2017*, a financial security in the form of an unconditional Bank Guarantee in favour of the Heritage Council of Victoria (ABN 87 967 501 331), is to be

lodged with the Executive Director Heritage Victoria. The period of validity of the Bank Guarantee is to be unspecified.

The Bank Guarantee is to ensure the satisfactory completion of all of the works required by condition 9. The amount guaranteed must be equivalent to the cost shown in the approved conservation schedule under condition 9 plus a 20% contingency sum (inclusive of GST).

The bank guarantee must set out under the “contract/agreement” that the bank “asks the Principal to accept this bank guarantee (“undertaking”) in connection with permit P36143.”

11. Following completion of the conservation works required under condition 9, the approved heritage conservation architect must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to good practice in their professional judgement.
12. The Bank Guarantee referred to in condition 10 will be released to its provider following receipt by the Executive Director Heritage Victoria of a written request by the permit holder, subject to the completion of all of the works referred to in condition 9 to the satisfaction of the Executive Director Heritage Victoria and the satisfaction of condition 11. The Bank Guarantee will be forfeited to the Heritage Council of Victoria in the event that all of these works are not completed to a satisfactory standard prior to the expiry date of this permit.
13. 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 who will advise on the approach to be taken to address these matters. If the Executive Director consider the changes are not minor, an amendment to the permit or a new application will be required.
14. 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.
15. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
16. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
17. 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 (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) 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:

05 December
2022

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

A handwritten signature in blue ink, appearing to read 'J Hood', is positioned below the signature text.

Jessica Hood
Principal Heritage Permits
Heritage Victoria

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