
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P32180

Applicant:



NAME OF PLACE/OBJECT: FORMER MARIBYRNONG MIGRANT HOSTEL

HERITAGE REGISTER NUMBER: H2190

LOCATION OF PLACE/OBJECT: 61-71 HAMPSTEAD ROAD MAIDSTONE,
MARIBYRNONG CITY

THE PERMIT ALLOWS demolition works including the demolition of the former Phillip Centre and its associated laundries and drying courts (B1), former pyrotechnic division processing buildings (B3 and B4, F3), Former Phillip Centre kitchen and dining hall (B5), former administration building (B6), house and garage (B7 B10, B27, B30), former substation building and aviary (B8, F1), house (B9), former gymnasium (B11), nine (9) former Midway Migrant hostel accommodation blocks (B19), house and outbuildings (B31) and a portion of the remnant overhead steam pipe, tree removal and site decontamination works and the construction of a tram depot, tram maintenance facility and stabling yards including the provision of a new intra-site access road from Hampstead Road, and the introduction of noise walls and fencing on part of the former Migrant Hostel land holding, generally in accordance with the following documents:

DEPARTMENT OF TRANSPORT AND PLANNING - NEXT GENERATION TRAM MAINTENANCE AND STABLING FACILITY 16 MARCH 2023

1. TMF_A010 TMF MAIDSTONE COVER SHEET AND DRAWING INDEX REVISION E
2. TMF_A011 TMF MAIDSTONE TMF BLOCKPLAN REVISION D
3. TMF_A012 TMF MAIDSTONE SITE DEMOLITION PLAN REVISION D
4. TMF_A013 TMF MAIDSTONE PROPOSED STEAM PIPE DEMOLITION PLAN REVISION D
5. TMF_A015 TMF MAIDSTONE OVERALL SITE PLAN REVISION E
6. TMF_A016 TMF MAIDSTONE EXTENT OF LANDSCAPE & PERMEABLE SURFACE REVISION E
7. TMF_A017 TMF MAIDSTONE FENCE TYPE & NOISE WALL REVISION E
8. TMF_A018 TMF MAIDSTONE TMF NOISE WALLS & FENCE ELEVATIONS REVISION E
9. TMF_A019 TMF MAIDSTONE TMF SITE SECTION 01 REVISION E
10. TMF_A020 TMF MAIDSTONE TMF SITE SECTION 02 REVISION E
11. TMF_A021 TMF MAIDSTONE TMF SITE SECTION 03 REVISION E
12. TMF_A022 TMF MAIDSTONE TMF SITE SECTION 04 REVISION E
13. TMF_A023 TMF MAIDSTONE TMF SITE SECTION 05 REVISION E
14. TMF_A024 TMF MAIDSTONE TMF SITE SECTION 06 REVISION E

15. TMF_A030 TMF MAIDSTONE GF_SMA BUILDING REVISION D
16. TMF_A031 TMF MAIDSTONE SMA - ELEVATIONS EAST AND WEST REVISION D
17. TMF_A032 TMF MAIDSTONE SMA - ELEVATIONS NORTH AND SOUTH REVISION D
18. TMF_A035 TMF MAIDSTONE GF - FRANCHISEE AREA & ROOM PLAN REVISION E
19. TMF_A036 TMF MAIDSTONE FF - FRANCHISEE, SMA AREA & ROOM PLAN REVISION E
20. TMF_A037 TMF MAIDSTONE ADMIN - ELEVATIONS REVISION D
21. TMF_A038 TMF MAIDSTONE ADMIN - ELEVATIONS REVISION D
22. TMF_A039 TMF MAIDSTONE TMF RENDERED MAIN BUILDINGS VIEW WITH MATERIALS REVISION C
23. TMF_A043 TMF MAIDSTONE UNDERCOVER STABLING PLAN REVISION D
24. TMF_A044 TMF MAIDSTONE UNDERCOVER STABLING ELEVATIONS REVISION D
25. TMF_A045 TMF MAIDSTONE TRAM WASH GROUND FLOOR PLAN REVISION D
26. TMF_A046 TMF MAIDSTONE TRAM WASH ELEVATIONS REVISION E
27. TMF_A060 TMF MAIDSTONE MATERIAL & FINISHES SCHEDULE REVISION C
28. TMF_A066 TMF MAIDSTONE TMF INFRASTRUCTURE LOCATION PLAN REVISION E

**MAIDSTONE TMF MAIDSTONE ARCHITECTURAL (INFORMATION ONLY ISSUE) PLOT DATE
16 MARCH 2023**

1. TMF_001 TMF MAIDSTONE HERITAGE PLANNING RENDERED SITE PLAN REVISION A
2. TMF_002 TMF MAIDSTONE HERITAGE PLANNING GENERAL SITE PLAN REVISION A
3. TMF_003 TMF MAIDSTONE HERITAGE PLANNING LEGEND REVISION A
4. TMF_004 TMF MAIDSTONE HERITAGE PLANNING TREE AND PLANT IMAGES REVISION A
5. TMF_005 TMF MAIDSTONE HERITAGE PLANNING TREE AND PLANT IMAGES REVISION A
6. TMF_006 TMF MAIDSTONE HERITAGE PLANNING DETAILED SURFACE TREATMENT PLAN SHEET 01 REVISION A
7. TMF_007 TMF MAIDSTONE HERITAGE PLANNING FORECOURT ELEVATION SHEET 01 REVISION A

PUBLIC TRANSPORT VICTORIA TRAM INFRASTRUCTURE (INFORMATION ONLY ISSUE)

1. TMF_030 TMF MAIDSTONE CIVIL WORKS (OSTTEW) REVISION C 30 SEPTEMBER 2022
2. TMF_031 TMF MAIDSTONE SECTIONS - VHR REVISION C 30 SEPTEMBER 2022
3. TMF_032 TMF MAIDSTONE TRAM WORKS (OSTTEW) GENERAL ARRANGEMENT LAYOUT PLAN REVISION E 25 NOVEMBER 2022
4. TMF_033 TMF MAIDSTONE TRAM WORKS (OSTTEW) GENERAL ARRANGEMENT LAYOUT PLAN REVISION E 25 NOVEMBER 2022

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for the 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 the permitted works are not completed within six (6) years of the original date of issue of this permit, unless otherwise agreed in writing by the Executive Director, Heritage Victoria (**Executive Director**).
2. The Executive Director is to be given prior 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 assessment by the Executive Director, who will advise on the approach to be taken to address these matters.

Photographic recording

4. Prior to the commencement of any demolition works approved by this permit on the TMF site, an archival quality photographic survey of the structures on the TMF site is to be prepared. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note *Photographic Recording for Heritage Places and Objects* (available on the Heritage Council website or from Heritage Victoria on request). Two copies of the completed photographic survey are to be produced with one copy submitted to the Executive Director for approval in writing. On approval of the first copy the second copy is to be lodged with the La Trobe Picture Collection, 328 Swanston Street Melbourne 3000, State Library of Victoria or delivered by courier to Despatch: 174 Little Lonsdale Street Melbourne 3000. Deliveries accepted from 7.30 to 4.30 (a receipt will be sent the day the material is received). A copy of the receipt must be provided to the Executive Director who will then confirm in writing that the permit condition has been fully acquitted.
5. Prior to the commencement of any demolition works approved by this permit on the balance of the site, an archival quality photographic survey of the structures on the balance of the site is to be prepared. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note *Photographic Recording for Heritage Places and Objects* (available on the Heritage Council website or from Heritage Victoria on request). Two copies of the completed photographic survey are to be produced with one copy submitted to the Executive Director for approval in writing. On approval of the first copy the second copy is to be lodged with the La Trobe Picture Collection, 328 Swanston Street Melbourne 3000, State Library of Victoria or delivered by courier to Despatch: 174 Little Lonsdale Street Melbourne 3000. Deliveries accepted from 7.30 to 4.30 (a receipt will be sent the day the material is received). A copy of the receipt must be provided to the Executive Director who will then confirm in writing that the permit condition has been fully acquitted.

Conservation

6. Prior to the commencement of any works approved by this permit, a suitably experienced consulting conservation architect is to be nominated in writing to the Executive Director for approval. The nominated and approved conservation architect shall then be appointed by the permit holder to provide advice to assist with the preparation of detailed documentation (drawings, schedules and specifications) and the supervision of the conservation works approved by this permit under Conditions 7, 8, 9 and 19.
7. Within six (6) months of the date of issue of this permit, a Heritage Maintenance and

Management Plan must be submitted to the Executive Director for approval. Once approved, the plan will be endorsed and will then form part of the permit. The plan must be prepared by the conservation architect approved under Condition 6, and must outline a program of works required to achieve the ongoing and long-term maintenance and management of the Place. The plan must include:

- Detail of the works required to achieve the ongoing and long term management and maintenance of buildings, infrastructure and landscaping at the Place, including the frequency of maintenance works;
- Detail of the approach proposed to secure unused buildings and counter potential impact of vandalism;
- Detail of the approach proposed for the management of other works that are of a non-regular nature, eg repair of damage, surface water management, management and removal of graffiti by an approved method, replacement of materials that have reached end of life;
- Provision for the preparation of six-monthly reports which will both demonstrate that the requirements for the ongoing management and maintenance of the heritage place are being fulfilled and will allow for the undertaking of rectification works to repair and maintain the heritage infrastructure/elements in good order;
- Nomination of the authority responsible for carrying out different aspects of the maintenance and management works.

The works nominated in the plan must be prioritised as required to arrest further damage and undertaken within the life of the permit to the satisfaction of the Executive Director.

8. Following the endorsement of the Heritage Maintenance and Management Plan under Condition 7, and for the duration of the permit, six-monthly reports shall be prepared by the conservation architect approved under Condition 6, and submitted to the Executive Director for approval and endorsement. Any recommended works must be completed by the conclusion of the next six-monthly period.

9. Within 12 months of the date of issue of this permit, a specification of conservation works for the following must be prepared by the conservation architect approved under Condition 6 and submitted to the Executive Director for approval:

- Former Administration Building 1 (B12)
- Former Administration Building 2 (B13)
- House & Garage (B14)
- Concrete Bunkers including the Dutch Mural (B15)
- Former Infirmary (B16)
- Former Kitchen and Dining Hall (B17)
- Laundry (B18)
- The four forest green 'A' Midway Hostel accommodation blocks including the interconnecting covered walkways (B19)
- Romney Hut (B21)
- Former Pyrotechnic Division Stores Building 1 (B22)

- Former Pyrotechnic Division Stores Building 2 (B23)
- Former Childcare Centre and Garden (B24)
- Former English Language School (B28)

Once approved, the specification will be endorsed and will then form part of the permit. The conservation work must be delivered within the period of validity of the permit to the satisfaction of the Executive Director.

General requirements

10. Prior to the commencement of works approved under this permit, a Heritage Protection Plan must be submitted to the Executive Director for approval. Once approved, the plan will be endorsed and will then form part of the permit. This must include details of any temporary infrastructure and services required, and protection methods for heritage fabric.

11. Prior to the commencement of works approved under this permit, a Tree Management and Protection Plan must be submitted to the Executive Director for approval. Once approved, the plan will be endorsed and will then form part of the permit. The plan must be prepared in accordance with AS4970 Protection of Trees on Development Sites, and set out measures for tree protection for all retained trees in the vicinity of the works prior, during and post construction works.

12. Within twelve (12) months of the commencement of works approved under this permit a Landscape Plan prepared by a suitably qualified landscape architect/designer/consultant must be submitted to the Executive Director for approval. Once approved, the plan will be endorsed and will then form part of the permit. The plan must include:

- o The landscape design for the TMF site;
- o A strategy for replacement of trees approved for removal by this permit. This may include replanting in the works area, or across the site as a whole, or the adjacent streets and parkland;
- o The planting of a replacement windrow within the realigned site boundary along the west side of Hampstead Road. The plan must include a proposal for selection of a suitable species of cypress and plant size. It is expected that the row will be replaced 'like for like' including plant species and the number of trees, unless there is a sound technical rationale to plant a different species;
- o A planting methodology and maintenance schedule that describes the way each tree is to be planted, the measures to be taken to ensure the success of the planting and the means by which the planting will be maintained.

13. Prior to the commencement of works approved under this permit which may impact archaeological remains (features, deposits and/or artefacts), an Archaeological Management Plan (AMP) must be prepared in collaboration with an archaeologist with relevant experience and submitted for the endorsement of the Executive Director, Heritage Victoria and when endorsed becomes part of the documentation associated with this permit. The AMP must include:

- Provisions (methodology) for archaeological investigations which are informed by a significance matrix, where: the subsurface context within the place has not been observed and the archaeological potential is not well-understood; the works are likely to impact on archaeological remains, and targeted archaeological excavation, including recording proportionate to the significance of the discovery;
- Provisions for artefact management, including an artefact retention and discard policy

outlining any retention and/or discard decisions on the basis of significance (i.e., a significance-based retention model), representativeness and/or other applicable or relevant considerations;

- Provisions for an unexpected finds protocol (UFP), which is to outline the process of notification where archaeological discoveries are made in the absence of an archaeologist, and throughout the duration of the works. The UFP must be endorsed by the Executive Director, Heritage Victoria and communicated to the relevant on-site contractors/personnel;
- An outline of the contractor induction which will be delivered, including site history and cultural heritage significance, archaeological potential of the project area and types of potential artefacts, and obligations under the Heritage Act 2017 and this permit;

All archaeological works, including investigation, artefact management and reporting, must be in accordance with the Heritage Act 2017 and Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites and to the satisfaction of the Executive Director.

14. Within 12 months of the date of issue of this permit, a Heritage Interpretation Plan for the whole of the Place must be submitted to the Executive Director for approval. Once approved, the plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified interpretation specialist and must:

- Include a methodology for the preparation of an effective interpretation strategy for the whole of the Place;
- Outline an approach to content, graphics, and design that can be carried through the whole site, regardless of when and where devices are installed, in order to achieve a consistent interpretation response across the whole site.
- Identify mechanisms to communicate the history and significance of all phases of development of the Former Maribyrnong Migrant Hostel, including the important role of women in the New Pyrotechnics Section, to a broad group of users. Appropriate interpretation devices may include signage, digital installations, landscape elements, murals or art, placemaking activities, artefact displays, or other appropriate devices;
- Include the reconstruction of the interior of the Nissen Hut as an exhibit to demonstrate the accommodation experience of migrants to Australia.

15. Within the period of validity of this permit, a minimum of six (6) formal interpretation devices must be installed within the TMF site, and a further three (3) devices must be installed within the balance of the site including the Nissen Hut exhibit. The interpretation devices should be consistent with any work undertaken as part of the preparation of the Heritage Interpretation Plan required by Condition 14 of this permit. Prior to the installation of any formal interpretive devices, details of the content and design of the devices must be submitted to Heritage Victoria for approval.

16. Within six (6) months of the date of issue of this permit, a financial security in the form of an unconditional bank guarantee in favour of the Heritage Council of Victoria (ABN 87 967 501 331) regardless of the financial status of the permit holder, is to be lodged with the Executive Director. The sum of the financial security will be \$3,000,000.00 (three million dollars). The period of validity of the financial security is to be unspecified. The bank guarantee is required to ensure the satisfactory completion of all of the conditions of this permit. The financial security amount will be forfeited if the permit is not completed in full to the satisfaction of the Executive Director within the stated timelines. The financial security shall be released on written application to the Executive Director, subject to the completion of the permit in full to the Executive Director's satisfaction.

Tram Maintenance Facility

17. Construction-ready documentation for the TMF must be submitted to the Executive Director for approval. Once approved, the documentation will be endorsed and will then form part of the permit. Approval of the documentation may be staged (eg site establishment works, main works), however documentation must be submitted, approved and endorsed by the Executive Director for each stage of the works, prior to the commencement of that stage or activity. The documentation must include the following (as relevant to the stage):

- Demolition Plans
- Plans, sections and elevations of proposed buildings and structures;
- Exterior materials, colours and finishes schedule;
- Datasheets or similar information on proprietary elements such as water tanks, switch gear and transformers, etc;
- Civil works;
- Security and other fencing;
- On site exterior lighting and security infrastructure;
- On site signage (not including signage internal to any new building or structure); and
- Site and landscape plans including tram tracks, stabling yards and vehicle parking.

Nissen hut (B2)

18. Prior to the relocation of the Nissen Hut a specification for its relocation, including dismantling, transport, and reconstruction must be prepared by the conservation architect approved under Condition 6, and submitted to the Executive Director for approval. Once approved, the specification will be endorsed and will then form part of the permit.

19. Within twelve (12) months of the reconstruction of the Nissen Hut, a specification of conservation works for the Nissen Hut must be prepared by the conservation architect approved under Condition 6 and submitted to the Executive Director for approval. Once approved, the specification will be endorsed and will then form part of the permit. The conservation work must be delivered within the period of validity of the permit to the satisfaction of the Executive Director.

Post-works documentation

20. Within three (3) months of the completion of the conservation works required by Condition 9, a report by the conservation architect approved under Condition 6 which confirms the satisfactory completion of the conservation works must be submitted to the Executive Director for approval. The report is to include:

- A summary of the completed works;
- Details of any future conservation, repair and maintenance issues identified during the works.

This condition will be satisfied on receipt of written confirmation from the Executive Director.

Notification of completion

21. The Executive Director must be informed when the approved works have been completed.

22. 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:

23 May 2023

**Signed by the Executive Director, Heritage
Victoria**

A handwritten signature in blue ink, appearing to read 'Steven Avery', with a horizontal line underneath.

Steven Avery
Executive Director
Heritage Victoria

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