
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P37878

Applicant:



NAME OF PLACE/OBJECT: CAULFIELD RACECOURSE

HERITAGE REGISTER NUMBER: H2415

LOCATION OF PLACE/OBJECT: NORMANBY ROAD AND STATION STREET CAULFIELD EAST, GLEN EIRA CITY

THE PERMIT ALLOWS: Demolition of the Rupert Clarke Stand and adjacent spaceframes and structures (excluding the Scratchings Board Building), construction of a new five-level grandstand (including basement) to replace the Rupert Clarke Stand, and associated hard and soft landscaping, including the introduction of a new public realm treatment. Alterations and additions to the Norman Robinson Stand, including construction of a new eastern facade, generally in accordance with the following documents:

- *Architectural Drawing Set, Woods Bagot (31 August 2023)*
- *Caulfield Racecourse Grandstand Project (WP10) Landscape Town Planning Report, Oculus (28 August 2023)*
- *Town Planning Drawing Set, Oculus (28 August 2023)*

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 three (3) 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 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. 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. 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.

5. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
6. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
7. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

PRE-START CONDITIONS

8. Prior to commencement of any of the works approved by this permit, a detailed survey and measured drawing set of the Rupert Clark Stand is to be prepared and/or compiled. This may include digitised set of original architectural drawings for the Rupert Clarke Stand. A physical and digital drawing set of the same must be included in the archival record required under condition 9.
9. Prior to commencement of any of the works approved by this permit an archival quality photographic survey is to be prepared to record the interior and exterior, including interface with the setting of the racecourse of the Rupert Clarke Stand. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled "Specification for the submission of archival photographic records" (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 Heritage Victoria for approval in writing prior to commencement of any of the works approved by this permit. On approval of the first copy the second copy is to be lodged with the State Library of Victoria. Delivery must be made either in person or by proxy to the Library's despatch facility: 174 Little Lonsdale Street Melbourne 3000. Deliveries can be accepted between 7.30am and 4.30pm. A receipt will be issued within 2 business days. If a receipt is required on the same day, then an advance appointment must be made with the Collection Curation & Engagement team by telephone – 03 8664 7000. Two business days notice is required for an appointment. Material will not be accepted at the information desks in the Library. The record must include the drawing set required under condition 8.

STAGED WORKS

10. 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.
11. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 10, 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*. A Heritage Protection Plan for multiple stages can be provided. For the relevant stage, the Heritage Protection Plan must include a report prepared by a suitably qualified Structural Engineer detailing how the Norman Robinson Stand will be protected during demolition and

construction works to ensure its retention.

12. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 10 final construction ready (marked as such) 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 submitted drawings shall be generally in accordance with the documents shown above in the permit preamble but revised to show:

In the Architectural Drawings:

- the final design of the column bases to the Norman Robinson Stand;
- the final design of the wind canopy, which should have clear separation from Norman Robinson;
- the final design for the roof plant for Norman Robinson Stand as applicable.

In the Landscape Drawings:

- final details of all proposed new works such as structures, landscape features and plantings;
- final design of ramps, stairs and ground plane treatments.

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:

16 December
2023

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



A handwritten signature in black ink that reads "Nicola Stairmand". The signature is written in a cursive style with a large initial 'N' and a long, sweeping tail.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria