
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38559

Applicant:



NAME OF PLACE/OBJECT: MEMORIAL GRANDSTAND AND GATES

HERITAGE REGISTER NUMBER: H1525

LOCATION OF PLACE/OBJECT: EASTERN RESERVE, 70 HOPKINS STREET
WINCHELSEA, SURF COAST SHIRE

THE PERMIT ALLOWS: Interior upgrade and refurbishment works, minor external repairs and lighting upgrades, building access upgrades, and internal signage, generally in accordance with the following documents:

- **Architectural Drawing – Eastern Reserve prepared by Four18**
 - **A001 - Existing Conditions & Proposed Works**
- **Structural Drawings for Eastern Reserve Memorial Grandstand prepared by Gestalt Engineers – dated June 2025**
 - **S01 – General Notes & Works Plan**
 - **S02 Structural Alterations & Details**
- **Buckford Illumination Scheme**

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. 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.

Engagement of consultant

8. Prior to the commencement of any of the works approved by this permit, a suitably qualified and experienced **Heritage 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 heritage fabric is required and to provide relevant advice to the permit holder during the carrying out of those works.

Pre-start

9. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural, electrical and structural drawings/documentation, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the documentation will be endorsed and will then form part of the permit. Documentation must include but not be limited to:
 - Methodology and final construction ready drawing for dismantling, demolition and construction.
 - Extension of existing downpipes to spoon drain.
10. Prior to the commencement of any works approved by this permit, a brief scope of repair works and descriptions of the proposed materials and techniques to be used on heritage fabric must be submitted to the Executive Director Heritage Victoria for approval. Any new and replacement works must be in accordance with the principles of the Burra Charter. Once approved, the document(s) will be endorsed and will then form part of the permit.

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:

15 July 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 "J. Hood", written over a faint circular stamp.

Jessica Hood
Principal, Heritage Permits
Heritage Victoria