
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38800

Applicant: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: YAMBUK INN

HERITAGE REGISTER NUMBER: H0270

LOCATION OF PLACE/OBJECT: 4218 PRINCES HIGHWAY YAMBUK, MOYNE SHIRE

THE PERMIT ALLOWS: Demolition of late 20th century extensions to the side and rear and construction of a new single storey rear extension, internal refurbishment/alterations of the existing buildings including repair and conservation works and improvements to the existing boundaries and associated landscaping, generally in accordance with the following documents:

- Existing Conditions Report prepared by Trudy Rickard dated 6 September 2021
- Architectural Drawings by Pilgrim Fox Architects in conjunction with Matthews Design + Develop Rev B
 - 01 Drawing List
 - 02 Existing Site Plan
 - 03 Historical Timeline
 - 04 Plan Exist/Demolition
 - 05 Roof Plan Exist/Demolition
 - 06 Elevations Exist/Demolition
 - 07 Elevations Exist/Demolition
 - 08 Proposed Site Plan
 - 09 Ground Floor Plan
 - 10 Roof Plan
 - 11 Elevations
 - 12 Elevations
 - 13 Perspective Views
 - 14 Material Finishes
- Structural Report prepared By Greening Structural And Civil

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL CONDITIONS

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 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 is to be informed immediately of any concerns regarding the structural stability of Yambuk Inn.
7. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
8. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

HERITAGE CONSULTANT

9. 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 10, 12, 13, 14, 15 and 16 of this permit.
10. Following completion of the conservation works approved at condition 14, the approved heritage conservation architect must submit to the Executive Director Heritage Victoria 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.

STAGING

11. 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.

12. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 11 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. A Heritage Protection Plan for multiple stages can be provided. 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. For the relevant stage of works, 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.
13. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 11 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 with the following required:

Architectural:

- conservation works to retained and reinstated heritage fabric (internal and external) as required under condition 14

-details of the proposed connections between the existing building and the new development. The drawings to be revised to increase the size of the glazed link as it connects with the heritage building.

Structural:

- appropriate measures to ensure the protection and structural stability of the heritage fabric including chimneys.

14. Prior to the commencement of any of the conservation works referred to in the Staging Plan to in Condition 11, a **specification including the scope of conservation works (and drawings as required)** and descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit.
15. Prior to the commencement of any of the conservation works approved by this permit, an **Architectural Paint and Finishes Research report** must be submitted for the endorsement of the Executive Director Heritage Victoria. Once approved the report will be endorsed and will form part of this permit. The report must include onsite and microscopic analysis to support documentary research, physical samples of any proposed schemes and a rationale for their recommendation. The final selection of finishes, materials and colours based on the findings of the report must be included in the schedule and drawings submitted at condition 16 as relevant.
16. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 11 (as relevant) a final **schedule of materials, colours and finishes** 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.

MANAGEMENT OF ARCHAEOLOGY

17. If any potentially significant historical archaeological features, deposits and/or artefacts are uncovered at any time during the works, activity must cease and Heritage Victoria must be notified immediately. In this case a program of investigation, excavation, recording, reporting and artefact management may be require to the satisfaction of the Executive Director, Heritage Victoria (the Executive Director). If the Executive Director determines that the discovered historical archaeological remains are of a high level of cultural heritage significance, their retention may be required. All on-site workers and contractors must be informed of this requirements (and suitably inducted).

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:

18 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, sweeping initial 'N'.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria