
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36167

Applicant:



NAME OF PLACE/OBJECT: MARYBOROUGH RAILWAY STATION

HERITAGE REGISTER NUMBER: H1577

LOCATION OF PLACE/OBJECT: 38 VICTORIA STREET MARYBOROUGH, CENTRAL
GOLDFIELDS SHIRE

THE PERMIT ALLOWS: demolition, construction and conservation works as well as alterations and additions to upgrade the existing co-working spaces and Visitor Information Centre including the provision of back-of-house spaces, the provision of artist studio spaces and a sculpture garden, and conservation works to the former first floor staff residence, generally in accordance with the following documents:

**PLICO DESIGN STUDIO MARYBOROUGH RAILWAY STATION ACTIVATION PROJECT
STATION STREET MARYBOROUGH VIC 3456 PRELIMINARY ISSUE REV HP02 6 APRIL 2022**

HP000 COVER SHEET

HP001 EXISTING SITE PHOTOS

HP100 EXISTING SITE PLAN

HP101 PROPOSED SITE PLAN

HP200 EXISTING SOUTH GROUND FLOOR PLAN

HP201 EXISTING NORTH GROUND FLOOR PLAN

HP202 EXISTING SOUTH L1 FLOOR PLAN

HP210 PROPOSED SOUTH GROUND FLOOR PLAN

HP211 PROPOSED NORTH GROUND FLOOR PLAN

HP212 PROPOSED SOUTH L1 FLOOR PLAN

HP220 PROPOSED SOUTH ROOF PLAN

HP221 PROPOSED NORTH ROOF PLAN

HP300 EXISTING ELEVATIONS

HP301 PROPOSED ELEVATIONS

HP400 SECTIONS

HP401 DETAILS

HP500 MATERIAL SCHEDULE

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 unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
2. 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, Heritage Victoria who will advise on the approach to be taken to address these matters.
3. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
4. Prior to the commencement of any of the works approved by this permit, a set of construction ready architectural drawings and a landscape plan showing the fitout and components of the sculpture courtyard and studio space, co-working space, the proposed ramps from the sculpture courtyard to the studio space and from the platform to the co-working space and the studio space are to be submitted to the Executive Director, Heritage Victoria for approval. The set of plans are to be generally based on those lodged with the permit application but must be amended to reflect the approved works and must include a layout plan and planting guide for the landscaping of the sculpture courtyard. Once the documentation has been approved, the documentation will be endorsed and an endorsed copy will be provided to the applicant for their records and another set will form part of the suite of documentation associated with the permit. The approved works must be carried out in full before the expiration of the permit.
5. Prior to the commencement of any of the works to fit out the Visitor Information Centre, full shop drawings showing the layout of the Visitor Information Centre's fittings and fixtures including proposed interactive and display elements, whether free-standing or fixed to the walls are to be submitted to the Executive Director, Heritage Victoria for approval. Once the documentation has been approved, the documentation will be endorsed and an endorsed copy will be provided to the applicant for their records and another set will form part of the suite of endorsed documentation associated with the permit. The approved works must be carried out in full before the expiration of the permit.
6. The proposed fully glazed pivot door to replace the blind panel to the southern door opening to the Visitor Information Centre is not approved in this form. Prior to the expiration of the permit, the applicant may wish to lodge a revised proposal showing the removal of the blind panel to the southern door opening and its replacement with paired timber and glass doors and a glazed side light which is based on the design of the existing adjoining door and side light sets. The doors may be designed so that they are DDA-compliant and provide improved access to the Visitor Information Centre. The plans/documentation must be submitted to the Executive Director, Heritage Victoria for approval. Once the documentation has been approved, the documentation will be endorsed and an endorsed copy will be provided to the applicant for their records and another set will form part of the suite of endorsed documentation associated with the permit. The approved works must then be carried out in full before the expiration of the permit.

7. Prior to the commencement of any of the works approved by this permit, an experienced consulting conservation architect is to be nominated in writing to the Executive Director, Heritage Victoria who shall approve the nomination in writing. The nominated and approved conservation architect shall then be appointed by the permit holder to provide advice to assist with the fulfilment of works required by Condition 8 as well as in all instances where significant building fabric is impacted by deconstruction, refurbishment, conservation or repair works and the nominated and approved conservation architect shall advise the permit holder on appropriate means of achieving minimal detriment to significant building fabric by compliance with best conservation practice.
8. Within three (3) months of the commencement of any of the works approved by this permit, a costed schedule of conservation works must be submitted to the Executive Director, Heritage Victoria for approval. The conservation works must be scoped by the conservation architect appointed in accordance with Condition 7 and then costed by a suitably qualified quantity surveyor. The works must include the scope of works to the first floor of the station building as outlined in the permit application, and include the addressing and making good of failed joinery and paintwork to the timber windows to the façade of the station building, the reglazing of windows to the co-working space after the removal of the air conditioning units and the repair of the timber-lined ceiling and joinery within the entry porch to the south of the main entrance portico. An investigation of the reasons for the water penetration to the lintel of this porch must also be carried out and the repair or replacement of any blocked guttering or rain water goods that are contributing to the damage must be included within the scope of works. Once the schedule has been approved, the schedule shall be endorsed and an endorsed copy will be provided to the applicant for their records and another copy will form part of the suite of endorsed documentation associated with the permit. The approved conservation works must be carried out in full before the expiration of the permit.
9. Within one (1) month of the approval of the costed schedule of conservation works required by Condition 8, a financial security in the form of an unconditional bank guarantee or insurance bond in the favour of the **Heritage Council of Victoria** (ABN 87 967 501 331), regardless of the financial status of the Principal, must be lodged with the Executive Director, Heritage Victoria. The period of validity of the financial security is to be unspecified. The financial security is a completion bond to ensure the completion of the works as endorsed by Condition 8. The financial security shall be released on written application to the Executive Director, Heritage Victoria, subject to the completion of the works to their satisfaction. The sum of the financial security will be equivalent to the cost to undertake the works as determined by the quantity surveyor, including a contingency sum in the event of increases in costs of the undertaking of the works, as well as any other project/site establishment fees required to complete the conservation works within the period of validity of the permit. The financial security (or parts of it) shall be forfeited to the **Heritage Council of Victoria** if the works are not completed to the satisfaction of the Executive Director, Heritage Victoria by the expiration of this permit or as otherwise agreed in writing by the Executive Director, Heritage Victoria.
10. 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.

11. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
12. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

NOTICE OF REFUSAL TO GRANT A PERMIT UNDER SECTION 102(1)(B) OF THE HERITAGE ACT 2017

WHAT HAS BEEN REFUSED?

The construction of a glazed enclosure to the railway platform, and the installation of interpretive and/or interactive devices in additional public areas of the station complex including the platform and the booking hall.

REASONS FOR REFUSAL:

- The construction of the glazed enclosure to the railway platform will have an unacceptable detrimental impact upon the the cultural heritage significance of the heritage place, including upon an appreciation of the length and appearance of the railway platform and its verandah; a key element of the heritage place and one which is specifically mentioned in the statement of significance.
- The construction of the glazed enclosure will hinder and obscure views of a 35.7 metre long section of the station's facade to the railway platform, which is elaborately realised and finished, as it includes the facade of the station's former public refreshment rooms.
- The arguments submitted under s101(2)(b) of the Heritage Act 2017 do not justify the level of change anticipated by the proposed works, as outlined above. The changes relate to ancillary uses rather than the primary use of the heritage place which retains its ongoing historic use as a railway station.
- The works have the potential to detract from the established cultural heritage significance of the place by obscuring and diminishing key elements of the fabric of the heritage place.
- Insufficient detail has been provided for an assessment of the impact of a proposal to install interpretive and/or interactive devices in additional public areas of the station complex including the platform and the booking hall. The proposal has the potential to detrimentally impact upon the cultural heritage significance of the heritage place. The applicant may wish to develop a proposal in the future which would be the subject of a further approval.

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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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: Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
19 August 2022 Delegation



Erin Williams
Manager Strategic Projects and Operations
Heritage Victoria

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