
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P41037

Applicant:



NAME OF PLACE/OBJECT: RIPPON LEA

HERITAGE REGISTER NUMBER: H0614

LOCATION OF PLACE/OBJECT: 192 HOTHAM STREET ELSTERNWICK, GLEN EIRA CITY

THE PERMIT ALLOWS: *Conservation of the portal frames of a conservatory provenanced to Rippon Lea; adaptive reuse of these for the construction of a new conservatory building for event and education uses and as an interpretive structure; removal of orchard trees, generally in accordance with the following document:*

- *Rippon Lea Estate Conservatory, 192 Hotham St Elsternwick, prepared by Tandem, Issued T1-T3 between 31/01/22 and 14/04/22*

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 once all permit conditions requiring satisfaction prior to the commencement of works have been approved.
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. Prior to the commencement of any of the works approved by this permit, 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*.
5. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of **architectural and landscape drawings**, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The landscape drawings must include but not be limited to the following:
 - a) Tree removal plan

- b) Details of the mesh planter wall
 - c) Use of historically appropriate species (including climbers) for the mesh planter wall.
6. Within 12 months of commencement of works (in accordance with condition 2), an **Interpretation Plan** for installation of interpretive devices associated with the new conservatory must be prepared by a suitably qualified and experienced practitioner. The Interpretation Plan is to be submitted to the Executive Director Heritage Victoria for approval. Once approved the Interpretation Plan will be endorsed and will then form part of the permit. The Interpretation Plan must include proposals for the appropriate interpretation of:
- a) the history of conservatories as part of the historic Rippon Lea garden
 - b) the inclusion of a horticultural display to be permanently installed and interpreted inside the conservatory (information about how this is managed to facilitate large events in the space should be addressed, such as temporary relocation and reinstatement)
 - c) information regarding the provenance of the conservatory to Rippon Lea, and its relocation to Caulfield Park
 - d) interpretation of the historic and new materials used in the construction of the conservatory.
7. The Interpretation Plan endorsed at condition 6 is to be implemented on site prior to the expiration of the permit.
8. Should **minor changes to the interior of the conservatory** to control ventilation and heat be required within the life of this permit (such as blinds or fans), Plans to document that work can be prepared and lodged in accordance with this permit condition for approval by the Executive Director, Heritage Victoria. Once approved the relevant plans will be endorsed and will then form part of the permit.
9. 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.
10. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
11. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
12. 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 (\$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:

25 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 "Jessica Hood". The signature is fluid and cursive, with a large initial "J" and "H".

Jessica Hood
Principal, Heritage Permits
Heritage Victoria