
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40058

Applicant:



NAME OF PLACE/OBJECT: XAVIER COLLEGE

HERITAGE REGISTER NUMBER: H0893

LOCATION OF PLACE/OBJECT: 135 BARKERS ROAD KEW, BOROONDARA CITY

THE PERMIT ALLOWS: Demolition of the Rigg Wing and adjacent maintenance facilities to construct a new three-story building, alongside partial demolition and minor modifications to the Keenan Wing's ground floor, alterations to the north end of the Great Hall's east elevation, and renovations to the south and east elevations of the Junior Boarding House, generally in accordance with the following documents:

- **Architectural Drawings prepared by MGS Architects: Heritage Victoria Application - Xavier College Rigg Development, HV Application (September 2024) all Rev HV1**
 - TP0001 Cover Sheet And Contents
 - TP0031 Materials And Finishes Schedule
 - TP0102 Proposed Campus Plan
 - TP0201 Ground Floor Plan - Existing And Demolition
 - TP0202 Level 1 Floor Plan - Existing And Demolition
 - TP0203 Roof Plan - Existing And Demolition
 - TP0205 Ground Floor Plan - Proposed
 - TP0206 Level 1 Floor Plan - Proposed
 - TP0207 Level 2 Floor Plan - Proposed
 - TP0208 Roof Plan - Proposed
 - TP0401 Elevations - Existing/Demolition
 - TP0405 Elevations - Proposed
 - TP0406 Elevations - Proposed
 - TP0501 Sections - Proposed
 - TP0502 Sections - Proposed
 - TP0601 Great Hall - Partial Elevations
 - TP0602 Keenan Wing - Partial Plans And Elevations
 - TP0701 Shadows

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. 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 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 built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. The nominated and approved heritage consultant shall advise the permit holder on appropriate means of achieving minimal detriment to significant fabric by compliance with best conservation practice. In particular the heritage consultant must help fulfil conditions 12, 13 & 16 of this permit.

DOCUMENTATION

9. Prior to commencement of any of the works approved by this permit, an archival quality photographic survey is to be prepared to record Rigg Wing & Maintenance Areas. 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.

10. Prior to the commencement of 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. Submission of documentation in a staged process will allow for further demolition/investigation into the original hidden fabric.
11. Prior to the commencement of each relevant 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 details of any temporary infrastructure/propping and services required, protection methods for the heritage place during the undertaking of the works and a work site layout plan. The Heritage Protection Plan must include the following:
 - Site establishment, set-down and staging activities, including no-go areas and elements to be protected during works.
 - Details of protection methods proposed to protect key heritage features
 - Demolition methodology and protection works.
 - Details of how the project workforce will be informed of the sensitivity of working at a heritage place during site induction processes.
 - Tree Management and Protection Plan prepared by a suitably qualified professional and in accordance with AS4970 *Protection of trees on development sites*.
12. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 10, final construction ready (marked as such) set of architectural, mechanical and structural drawings (as relevant to external presentation) 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.
13. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 10, a specification including the scope of conservation works, drawings and descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place, prepared by the Heritage Consultant, 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. The conservation works must be completed as part of the actions under this permit to ensure the affected areas are brought up to a high level of repair and restoration and must be completed within the period of validity of the permit.

14. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 10, an External Final Finishes and Colour Schedule 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 each relevant stage of works identified in the Staging Plan referred to in condition 10, a construction ready (marked as such) set of 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 show details of all proposed new works such as structures, landscape features, ground treatments and plantings.
16. Following completion of the conservation works required under condition 13, the approved heritage consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to the endorsed documentation.

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:

23 December
2024

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



A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive, flowing style.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria