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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P39746

Applicant:



**NAME OF PLACE/OBJECT:** FORMER BANK OF AUSTRALASIA

**HERITAGE REGISTER NUMBER:** H0672

**LOCATION OF PLACE/OBJECT:** 57 MOSTYN STREET CASTLEMAINE, MOUNT  
ALEXANDER SHIRE

## THE PERMIT ALLOWS:

***Demolition, construction and conservation works to convert the former bank into retail, residential and commercial premises, including external hard and soft landscaping and signage, generally in accordance with the following documents:***

- ***Heritage Impact Statement, Wexhaus Architecture Heritage (no date)***
- ***Graffiti removal document, including product specification and external paint selection***
- ***External material schedule, Wexhaus Architecture Heritage (July 2024)***
- ***External architectural renders, Wexhaus Architecture Heritage (July 2024)***
- ***Drawing set, including signage, Wexhaus Architecture Heritage (July 2024)***
- ***Revised architectural drawing set, Wexhaus Architecture Heritage (October 2024)***

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

\_\_\_START\_NUMBERED\_LIST\_\_\_

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. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural 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 drawing set must include:
  - all internal and external works, including hard and soft landscaping (including new corrugated iron fencing with a timber capping)

- final construction details of any external window glass replacement.

5. Prior to the commencement of any of the works approved by this permit a schedule of construction materials, colours and finishes must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document will be endorsed and will then form part of the permit.
6. Prior to any works to the Mostyn and Frederick Streets bluestone plinths, a paint removal methodology prepared by a suitably experienced tradesperson must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document will be endorsed and will then form part of the permit.
7. Prior to the application of any external paint or external graffiti barrier, the product details and application methodology (including a Safety Data Sheet that includes the composition of the graffiti barrier product) must be submitted for approval by the Executive Director Heritage Victoria. Once approved, the document will be endorsed and will then form part of the permit. It must be demonstrated that the graffiti barrier product is reversible, sacrificial and suitable for application over the exterior paint. The methodology must include all layers, including prep, undercoat, paint and graffiti barrier.
8. Prior to the commencement of any signage works, a construction ready (marked as such) set of design 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.
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 works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.
12. The Executive Director Heritage Victoria must be informed when the approved works have been completed.

**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:**

17 December  
2024

**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