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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P40413

Applicant:



**NAME OF PLACE/OBJECT:** BUCHAN CAVES RESERVE

**HERITAGE REGISTER NUMBER:** H1978

**LOCATION OF PLACE/OBJECT:** CAVES ROAD BUCHAN, EAST GIPPSLAND SHIRE

**THE PERMIT ALLOWS:** the construction of new Guide Rooms to replace the facility lost to the 2019/2020 bush fires with the new Guide Rooms to comprise toilet facilities, kitchen, dining, recreation, storage and workshop areas, generally in accordance with the following documents:

**PLICO DESIGN STUDIO BUCHAN CAVES GUIDE ROOMS (HERITAGE PERMIT ISSUE - NFC)  
REVISION HV1 16 DECEMBER 2021**

- A001 Cover Sheet
- A002 Existing Site Photos
- A003 Location Plan
- A100 Existing Site Plan/Aerial
- A100 Proposed Site Plan
- A200 Existing Floor Plan
- A220 Proposed Floor Plan
- A240 Proposed Roof Plan
- A300 Proposed Elevations
- A400 Proposed Sections
- A700 3D Views
- A900 Proposed Materials

**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, unless otherwise agreed in writing by the Executive Director, Heritage Victoria. Commencement of the permit begins with onsite physical works.
2. The Executive Director Heritage Victoria is to be given five (5) working days' notice of the intention to commence the approved works.
3. Prior to the commencement of any of the works approved by this permit, a set of construction-ready architectural plans and a final colour and finishes schedule must be submitted for approval and endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit.

4. 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.
5. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place. 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.
6. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
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.

**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:**

12 November  
2024

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

A handwritten signature in black ink, reading "J.R. Doyle." with a period at the end. The signature is written in a cursive style.

**Jude Doyle**  
Principal Major Projects  
Heritage Victoria

