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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P39676

Applicant: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**NAME OF PLACE/OBJECT:** BALLARAT RAILWAY COMPLEX

**HERITAGE REGISTER NUMBER:** H0902

**LOCATION OF PLACE/OBJECT:** 75 HUMFFRAY STREET NORTH BAKERY HILL AND 140 LYDIARD STREET NORTH BALLARAT CENTRAL AND SCOTT PARADE AND 60 CORBETT STREET BALLARAT EAST AND 202 LYDIARD STREET NORTH AND NOLAN STREET SOLDIERS HILL, BALLARAT CITY

## THE PERMIT ALLOWS:

***Compliance upgrades at the Ballarat Railway Station Complex including the construction of a new pedestrian overpass, stair and lift structure to the east side of the train hall connecting the platforms and a new accessible ramp and stair to the north building entrance generally in accordance with the following documents submitted with the application:***

- ***Drawings, prepared by the Level Crossing Removal Project, Western Program Alliance and Metro undated, reference number WSP712-D-WPA-M3D-67-BAT-ARC-0000H.***
- ***WPA - Ballarat Station Upgrade Material Schedule - WIP Rev 00 30/05/2024***

## 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 is to be given five 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, other than the early works approved under condition 5, the applicant must engage with Heritage Victoria to achieve revisions to the design of the overpass, lift and stairs. The revisions must focus on achieving improvements around design merit which will most appropriately respond to the heritage place and minimise the impacts of the new works. As part of this engagement, the applicant must prepare design development drawings reflecting revisions to the satisfaction of the Executive Director, Heritage Victoria (**Executive Director**).
4. Prior to the commencement of any of the works approved by this permit, other than the early works approved under condition 5, a construction ready (marked as such) set of architectural drawings, structural drawings and landscape drawings, must be submitted to the Executive Director for approval and once approved form part of the permit. The drawings must show

the agreed revisions achieved under condition 3.

5. A package of early works may commence prior to the satisfaction of conditions 3,4,6,9 and 10, provided a schedule and drawings showing what is proposed to be included in the early works package is first provided for the endorsement of the Executive Director and once endorsed becomes part of the permit. The type of works likely to be approved for the early works package will include but not necessarily be limited to:
  - Works associated with investigating, testing and surveying land.
  - Creation and use of construction access points, accessways and working platforms.
  - Site establishment works including construction of temporary site fencing and hoarding, site offices, and hardstand and laydown areas.
  - Construction and use of temporary car parking.
  - Construction or installation of environment and traffic controls.
  - Relocation of services.
  - Demolition of non significant fabric and which will not compromise heritage fabric.
6. Prior to the commencement of any of the works approved by this permit, a Heritage Protection Plan (the Plan) must be submitted for endorsement by the Executive Director and once endorsed becomes part of the permit. The Plan must outline details for the protection of heritage assets throughout the works program, including a sequencing program for the approved works, details of any temporary infrastructure and services required, layout and set down arrangements, details of how heritage fabric and form will be protected, and details of how the project workforce will be informed of the sensitivity of working at a heritage place. The Plan must consider all stages of the works program from early/preliminary works through to full completion of the project. A part plan may be submitted to satisfy the early works package approved under condition 5.
7. Prior to the commencement of any of the works approved by this permit, a report prepared by a suitably qualified Structural Engineer with experience in Heritage Buildings, must be submitted to the Executive Director for approval. Once approved, the report will be endorsed and will then form part of the permit. The report must demonstrate the means by which the retained adjacent heritage buildings will be supported during demolition and construction works to ensure avoidance of any damage.
8. Prior to the commencement of any of the works approved by this permit, other than the early works approved under condition 5, a schedule of construction materials, colours, finishes, fixtures and physical samples of the perforated metal cladding must be submitted to the Executive Director for approval. These documents can be staged as per the works (i.e. station construction, north entrance construction, southeast station building works) but must be submitted before the commencement of works. Once approved, the schedule will be endorsed and will then form part of the permit. At a minimum the schedule must include:
  - All external and internal finishes and fixtures
  - Full scale samples review hold points of all external cladding material
  - Details of all signage and wayfinding

9. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage conservation consultant, approved in writing by the Executive Director, 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. In particular the heritage conservation consultant must help fulfil conditions 1, 2 and 3 of this permit.
10. Prior to the commencement of any of the works approved by this permit, an archival photographic record is to be prepared to record all of the place impacted by the approved works. 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 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.
11. Should further changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be submitted to the Executive Director who will advise on the approach to be taken to address these matters.
12. All staff and contractors involved in the works (including ground or subsurface disturbance) authorised under this permit are to attend a heritage induction prior to their commencement. Note: The induction, developed and presented by a heritage consultant authorised under this permit, must summarise the heritage building elements within and in the vicinity the construction site, types of archaeological deposits, features and artefacts which may be discovered, the process of reporting the discovery (Unexpected Finds Protocol), and the relevant provisions of the *Heritage Act 2017*.
13. If any potentially significant historical archaeological features, deposits, and/or artefacts are uncovered at any time during the works, activity must cease and the submitted Unexpected Finds Protocol (dated September 2024) must be enacted. In this case a program of investigation, excavation, recording, reporting and artefact management may be required to the satisfaction of the Executive Director. If the Executive Director determines that the discovered historical archaeological remains are of a high level of cultural heritage significance, their retention may be required. All on-site workers and contractors must be informed of these requirements (and suitably be inducted).
14. If historical archaeological remains are uncovered, a suitably experienced archaeologist, approved in writing by the Executive Director, must be engaged within 2 days of the discovery to advise and assist as necessary with the preparation of the documentation where any excavation or related works is involved and to provide relevant advice to the permit holder during the carrying out of those works.

15. 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 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.
16. 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.
17. The Executive Director 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 (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) 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:**

20 September  
2024

**Signed by the Executive Director, Heritage  
Victoria**



A handwritten signature in black ink, appearing to read "Steven Avery". The signature is fluid and cursive, with a long horizontal stroke at the bottom.

**Steven Avery**  
Executive Director  
Heritage Victoria