
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38171

Applicant:



NAME OF PLACE/OBJECT: WERRIBEE PARK

HERITAGE REGISTER NUMBER: H1613

LOCATION OF PLACE/OBJECT: 320 K ROAD WERRIBEE SOUTH, WYNDHAM CITY

THE PERMIT ALLOWS: *Adaptive re-use works to the Shearers' House (B2) for use as an educational hub at Werribee Open Range Zoo, in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:*

- Architectural drawing set, drawing nos. A-000 – A-521, prepared by RBA Architects + Conservation Consultants, dated March 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 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 **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, and a work site layout plan.
5. 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.
6. Prior to the commencement of landscape works, 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.

7. Prior to the commencement of any of the works approved by this permit, a **suitably experienced heritage conservation architect**, endorsed 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 during the carrying out of those works. The heritage conservation architect must help fulfil conditions 8 and 11 of this permit.
8. Conservation works required under Condition 8 of Permit P29640 must be undertaken alongside the works approved under this permit.
9. Prior to the commencement of any of the works approved by this permit and as provided for under s.101A of the Heritage Act 2017, a financial security in the form of an **unconditional Bank Guarantee** in favour of the Heritage Council of Victoria (ABN 87 967 501 331), is to be lodged with the Executive Director Heritage Victoria. The period of validity of the Bank Guarantee is to be unspecified.

The Bank Guarantee is to ensure the satisfactory completion of all of the works required by Condition 8 approved by the permit. The amount guaranteed must be equivalent to the cost shown in the approved conservation schedule under Condition 8 of Permit P29640 plus a 20% contingency sum (inclusive of GST).

The bank guarantee must set out under the “contract/agreement” that the bank “asks the Principal to accept this bank guarantee (“undertaking”) in connection with permit P38171.

10. The Bank Guarantee referred to condition 9 can be substituted for the Bank Guarantee submitted under Condition 9 of P29640.
11. Following completion of the conservation works required under Condition 8, the approved heritage conservation architect 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 good practice in their professional judgement. If the conservation works are undertaken in conjunction with Permit P29460 then the requirement for the reporting under this permit falls away.
12. The Bank Guarantee referred to in Condition 9 will be released to its provider following receipt by the Executive Director Heritage Victoria of a written request by the permit holder, subject to the completion of all of the works referred to Condition 8 and works to the satisfaction of the Executive Director Heritage Victoria. The Bank Guarantee will be forfeited to the Heritage Council of Victoria in the event that all of these works are not completed to a satisfactory standard prior to the expiry date of this permit.
13. If any potentially significant historical archaeological features, deposits and/or artefacts are uncovered at any time during the works, activity must cease and Heritage Victoria must be notified immediately. In this case a program of investigation, excavation, recording, reporting and artefact management may be required to the satisfaction of the Executive Director, Heritage Victoria. If the Executive Director, Heritage Victoria determines that the discovered historical archaeological remains are of a high level of cultural heritage significance, their retention may be required.
14. All on-site workers and contractors must be informed of the requirements of Condition 13 and be suitably inducted.

15. Within 12 months of the activation of this permit, an **Interpretation Strategy** for implementation of interpretive devices within the registered land must be prepared by a suitably qualified and experienced practitioner and submitted to the Executive Director, Heritage Victoria for endorsement. The Interpretation Strategy must include the communication of the stages of the building's development and its various uses. After its approval the Interpretation Strategy can be implemented through drawings submitted to meet condition 5 and 6 and must be implemented on site prior to the expiration of the permit.
16. 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.
17. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
18. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
19. 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 (\$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:

06 June 2024

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



A handwritten signature in black ink that reads "Nicola Stairmand". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria