
AMENDED HERITAGE PERMIT

ISSUED UNDER SECTION 105B OF THE
HERITAGE ACT 2017

Permit No: P33444 (AMENDED)

Applicant:



NAME OF PLACE/OBJECT: FLEMINGTON RACECOURSE

HERITAGE REGISTER NUMBER: H2220

LOCATION OF PLACE/OBJECT: EPSOM ROAD AND SMITHFIELD ROAD FLEMINGTON,
MELBOURNE CITY

THE PERMIT ALLOWS: Construction of a six level hotel building and basement at the north-eastern corner of the Flemington Racecourse adjacent to the Former Jockey's Convalescent Lodge (JCL) and works associated with the activation of the JCL as a café, generally in accordance with the following documents:

- Flemington Racecourse Hotel, 550 Epsom Road, Flemington, Town Planning issue dated 27/03/2024, prepared by Jackson Clements Burrows Architects
- Architectural drawings Jockeys Lodge, prepared by Lovell Chen

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 works begins with physical works onsite.
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.

PRE-START

8. 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 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. In particular the heritage conservation consultant must help fulfil conditions 9, 10, 11, 12 and 13 of this permit.
9. 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, a work site layout plan and a tree/vegetation management and protection plan prepared in accordance with AS4970 *Protection of trees on development sites*.
10. Prior to the submission of construction ready drawings referred to in condition 11 and at a point sufficient to allow for discussion and potential changes, a **detailed design set of plans documenting the proposed works to the JCL** must be submitted to the Executive Director for approval. This will reduce the potential for delays following the submission of construction ready drawings required at condition 11 and should address:
 - The final design of the amenities block demonstrating that it is of the smallest scale required, and is separated from the JCL.
 - New internal works.
11. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of **architectural and engineering 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.
12. Prior to the commencement of any of the works approved by this permit, a **schedule of materials, colours and finishes** must be submitted to the Executive Director Heritage Victoria for approval. The external colours for the JCL must be informed by an **Architectural Paint Research report** which must be submitted as part of the schedule. Once approved, the schedule will be endorsed and will then form part of the permit.
13. The **conservation works in the schedule endorsed under P28548** must be completed prior to or concurrently with the works approved by this permit.
14. **Landscape works proposed to the immediate surrounds of the JCL are approved under permit P28548**. Any changes required to this area will require resubmission of the landscape drawings under the relevant condition of P28548 and/or an amendment under P28548.

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: Signed by the Executive Director, Heritage
Victoria
24 May 2024



Amendment
Issued:
04 June 2024

A handwritten signature in blue ink, appearing to read "Steven Avery".

Steven Avery
Executive Director
Heritage Victoria

Date of amendment	Brief description of amendment
04 June 2024	Correction of administrative error - updated date to architectural drawings set