

Statement of Recommendation from the Executive Director, Heritage Victoria

State Government Offices, Geelong, PROV H2451
30 Little Malop Street, Geelong, Great Geelong City
Wadawurrung Country



Executive Director recommendation

Under section 37 of the *Heritage Act 2017* ('the Act') I recommend to the Heritage Council of Victoria (Heritage Council) that the State Government Offices, Geelong, located at 30 Little Malop Street, Geelong is of State-level cultural heritage significance and should be included in the Victorian Heritage Register (VHR) in the category of Registered Place.

In accordance with section 38 of the Act I include in this recommendation categories of works or activities which may be carried out in relation to the place without the need for a permit under Part 5 of the Act.

I suggest that the Heritage Council determine that:

- the State Government Offices, Geelong is of State-level cultural heritage significance and is to be included in the VHR in accordance with section 49(1)(a) of the Act
- that the proposed categories of works or activities which may be carried out in relation to the place for which a permit under the Act is not required will not harm the cultural heritage significance of the place under section 49(3) of the Act.



STEVEN AVERY
Executive Director, Heritage Victoria

Date of recommendation: 15 January 2024

Late-twentieth-century architecture and the VHR

There are currently 2403 places and objects included in the VHR. Just twenty-seven date from 1970 onwards, or just over 1%. This low number reflects the VHR's origins in registers of largely nineteenth-century buildings and echoes the tendency to allow roughly a generation to pass before places and objects are considered for their heritage values. Heritage Victoria is currently enriching the VHR to better represent Victoria's social and design history from the 1950s to the 1990s, including late twentieth-century architecture. This recommendation forms part of this program.

The process from here

1. The Heritage Council publishes the Executive Director's recommendation (section 41)

The Heritage Council will publish the Executive Director's recommendation on its website for a period of 60 days.

2. Making a submission to the Heritage Council (sections 44 and 45)

Within the 60-day publication period, any person or body may make a written submission to the Heritage Council. This submission can support the recommendation, or object to the recommendation and a hearing can be requested in relation to the submission. Information about making a submission and submission forms are available on the Heritage Council's website.

3. Heritage Council determination (sections 46 and 49)

The Heritage Council is an independent statutory body. It is responsible for making the final determination to include or not include the place or object in the VHR or amend a place or object already in the VHR.

If no submissions are received the Heritage Council must make a determination within 40 days of the publication closing date.

If submissions are received, the Heritage Council may decide to hold a hearing in relation to the submission. The Heritage Council must conduct a hearing if the submission is made by a person or body with a real or substantial interest in the place or object. If a hearing does take place, the Heritage Council must make a determination within 90 days after the completion of the hearing.

4. Obligations of owners of places and objects (sections 42 and 43)

The owner of a place or object which is the subject of a recommendation to the Heritage Council has certain obligations under the Act. These relate to advising the Executive Director in writing of any works or activities that are being carried out, proposed or planned for the place or object.

The owner also has an obligation to provide a copy of this statement of recommendation to any potential purchasers of the place or object before entering into a contract.

5. Further information

The relevant sections of the Act are provided at Appendix 1.

Description

The following is a description of the State Government Offices, Geelong at the time of the site inspection by Heritage Victoria in December 2023.

The State Government Offices, Geelong is located on the corner of Fenwick and Little Malop streets in central Geelong on Wadawurrung Country. The prominent corner site forms part of a civic and public precinct that includes Gordon Technical College (VHR H1019), Johnstone Park (VHR H1114), the Geelong Town Hall (VHR H0184), the Geelong Library and Heritage Centre and the Geelong Arts Centre (both designed by ARM and completed in 2015 and 2023 respectively). The office building, constructed of steel and reinforced concrete in a Brutalist style, consists of six storeys plus a basement car park. The building is setback from Little Malop and Fenwick streets, providing space for paved plazas and concrete planter boxes.

To the north, east, and west elevations, the lower three floors form a podium while the upper three floors are progressively cantilevered up and out to create deep overhangs. This effect creates an overall form that is reminiscent of an inverted pyramid or ziggurat. Evenly-spaced, expressed concrete bracing spans create a dramatic effect on these elevations, emphasised by broad areas of reflective glazing. The southern elevation is not cantilevered and terminates abruptly at the boundary of Aitchison Place. The exterior includes both hammered and smooth concrete finishes.

The foyer on the ground floor is accessible to the public and presents as a single open area with a modern security desk and lift lobbies at either end of the floor. It contains a brightly coloured carpet. Concrete columns have been clad in modern material. The foyer also contains a 30-metre-long mosaic mural by the former State Government artist Harold Freedman, which depicts a mid-twentieth-century view of the history of the Geelong region.

Beyond the foyer, all other floors comprise standard modern office fitouts, including reception areas, desks and partitions, enclosed offices, kitchens and bathrooms. Although there are some areas of exposed concrete to the interior which emphasise a Brutalist approach to the building's materials, there are few other significant features to these levels. The wide areas of glazing provide impressive views from office areas and ample natural light.

Description images



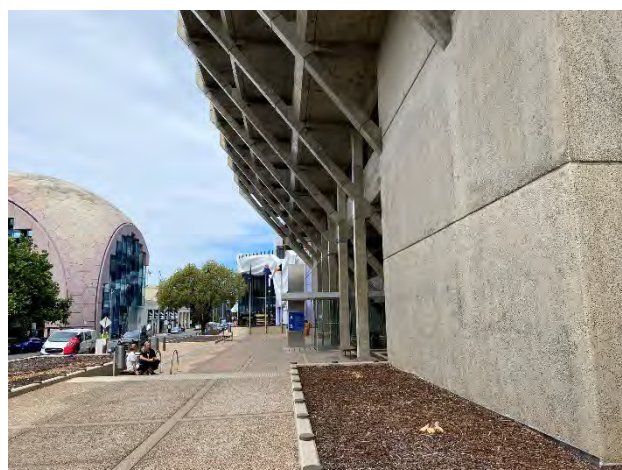
North and west elevations, with the new Geelong Arts Centre in the background.



West elevation viewed from Fenwick Street.



The building is stepped down from Fenwick Street, creating a small plaza below.



Plaza area along Little Malop Street, with Geelong Library and Heritage Centre in the background.



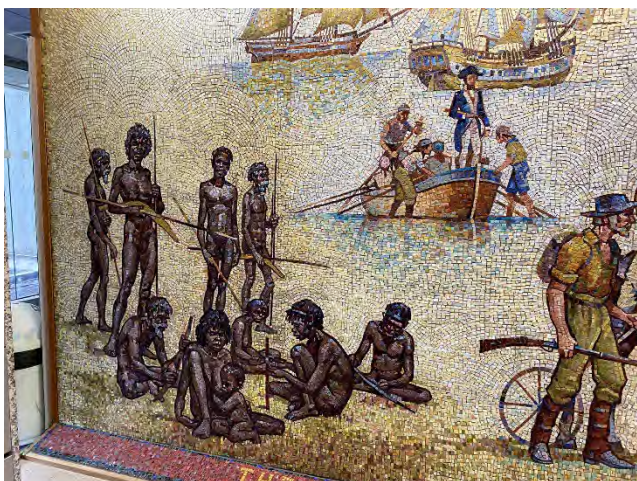
South elevation from Atchison Place.



Foyer on the ground floor.



Mosaic mural in the foyer in context. Source: Harold Freedman: the Big Picture.



Detail, mosaic mural.



Detail, mosaic mural.



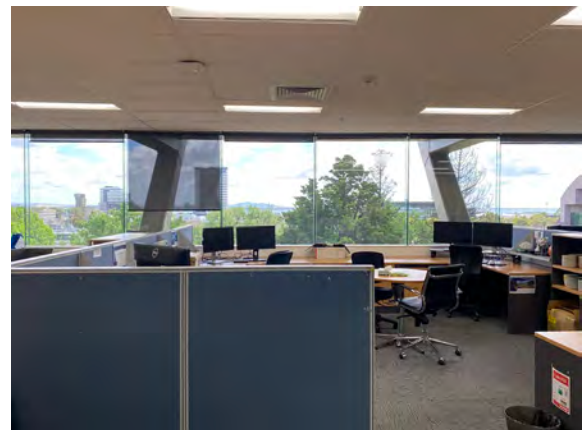
Detail, mosaic mural.



Detail, mosaic mural.



Exposed bush-hammered concrete wall in the foyer and plaques commemorating the building's opening and unveiling of the mural.



Typical office fitout, and view over Johnstone Park.

History

Decentralisation and regionalisation

In the 1960s and 1970s, Federal, State and local governments actively pursued policies of decentralisation and regionalisation. In the 1960s, calls to grow regional cities and towns gathered momentum due to rapid growth in Australian capital cities and concerns about rural depopulation. In the 1970s, discussions about decentralisation began to focus on the relocation of manufacturing and service activities into non-metropolitan areas. Federally, the National Urban and Regional Development Authority was established and identified ten regional centres as proposed hubs for development, one being Geelong.¹ Geelong was particularly impacted by the scaling back of import tariffs in the early 1970s due to its reliance on auto manufacturing and related industries and unemployment emerged as a major concern.

The State Government's decentralisation policy was aimed to 'check the growth of metropolitan Melbourne and encourage the growth of country Victoria'.² As part of the policy, the government encouraged industry and businesses to relocate to regional centres via financial incentives and subsidies in an effort to boost employment. It also pursued the relocation of government jobs from metropolitan Melbourne to regional centres. Although the State Government had maintained offices in regional centres since the early twentieth century, the 1970s saw a concerted effort to shift departments and agencies from Melbourne to centres like Geelong. Concurrently, the Victorian Public Offices Corporation was established with the aim of reducing the State Government's reliance on rented premises. During construction, the Geelong State Government Offices was promoted as the first major new building to be commenced under the policy. On its opening, the project was celebrated as the most substantial of the new regional State Government offices completed under the decentralisation policy, with Premier Hamer commenting that 'I know of no matching comprehensive centre in a regional centre in Australia'.³

Building design and construction

Calls for a major new State Government office building in Geelong are evident from the late 1960s. The local council pressed for the transfer of government departments from Melbourne to Geelong and for the construction of a new office to be expedited.⁴ A commitment to commence the project was made during the 1973 election campaign.⁵ The design for the State Government Offices appears to have been completed by the Public Works Department by mid-1975. Premier Rupert Hamer announced that construction would begin on the Geelong State Government Offices in February 1976.⁶ Documentation for the building was carried out by the architectural firm Buchan, Laird & Buchan in association with engineers W. L. Meinhardt and Partners.⁷ Buchan, Laird & Buchan, which was rebadged as Buchan, Laird & Bawden shortly after the building's completion, was a prolific architectural practice established in Geelong in 1890. After World War II, the firm expanded to take on an array of major commercial, industrial and government projects in Victoria and beyond, including several shopping centres, major buildings for Shell, the Ford administration building in Broadmeadows (1964), and the AMP building in Geelong (1970).⁸

The builders, J. C. Taylor, were awarded the contract for the building's construction amid controversy about the lack of a tendering process. Construction began on the State Government Offices in May 1976. Economic inflation had a significant impact on the cost of the project. The *Geelong News* reported that at the ceremony marking the commencement of construction in August 1976, it was stated the cost of the building would be \$8.5 million. Two months later, the director of building contractors was unable to estimate the final cost of the project due to the rate of inflation.⁹

The steel framework for the building was well advanced by early 1977, and construction appears to have been completed by late 1978 when the first government tenants moved into the building.¹⁰ The building was officially opened by Premier Rupert Hamer on 20 March 1979.¹¹ The building was designed to accommodate up to 700 public servants across 22 government departments and agencies, including VicRail, the Public Trustee and the Workers Compensation Board. The building originally contained a staff cafeteria and caretaker's flat on the fifth floor. In reviewing the building, architect and

¹ State & Local Government Review, Vol. 10, No. 1, January 1978, pp. 35-38.

² Official Opening of the Geelong State Government Offices 20 March 1979 PROV 3743/P0000.

³ Official Opening of the Geelong State Government Offices 20 March 1979 PROV 3743/P0000.

⁴ 'State Offices Start Here by June', *The News*, 3 August 1973.

⁵ John Jost, 'Special Report: Geelong – Government office deal', undated.

⁶ 'Govt. Offices – May Start', *Geelong Advertiser*, 24 February 1976.

⁷ Public Works Department Victoria (brochure), *Official Opening of the State Government Offices Geelong*.

⁸ Philip Goad and Julie Willis (eds), *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2012, p. 111; Michael Page, *An Architectural Apex*, Buchan Laird International, South Yarra, p. 164.

⁹ *An Architectural Apex*.

¹⁰ *Geelong Advertiser*, April 16 1977.

¹¹ Public Works Department Victoria (brochure), *Official Opening of the State Government Offices Geelong*; *Geelong Advertiser*, 21 March 1979.

critic Norman Day was somewhat amused by the building but concluded that '[t]he building is a good one. It's gutsy and almost unavoidable...[t]he powerful structure is not loosened by ornament or a mixture of materials. It is formal, clean and simple.'¹² It was nominated in the new building category of the Victorian chapter of the Royal Australian Institute of Architects awards in 1979. Its distinctive architecture has received attention in recent years. It was profiled among just 20 examples of Brutalist architecture in Australia in the Phaidon *Atlas of Brutalist Architecture*, published in 2020. The building continues to be used as offices for an array of Victorian Government departments and agencies.

Brutalism

An architectural approach that has come to be known as Brutalism emerged from various forces within European architecture in the mid-twentieth century. Particularly emblematic of post-war Britain, Brutalist buildings were typically assertive, featured powerful, blocky forms and were honest in their use of materials and form of construction. They were often the expression of civic intentions of the post-war welfare state and became particularly associated with the provision of public housing and government buildings. A worldwide phenomenon, Brutalist architecture first appeared in Australia in the 1960s. It was a robust and highly adaptable style suited to institutional buildings, and some of the first examples appeared at university campuses. In Victoria, influential architects Kevin Borland, Graeme Gunn, Evan Walker, and Daryl Jackson adopted the style for major commissions from the late 1960s. Borland and Jackson produced the notable Brutalist design for the Harold Holt Memorial Swimming Centre (VHR H0069), constructed in 1969. During the early 1970s, Brutalism became the style of choice for the union movement, as evidenced by the Plumbers and Gasfitters Union Building (VHR H2307) and Clyde Cameron College (VHR H2192). Brutalism also became influential within the Victorian Public Works Department in the 1970s. During this period, the Department produced buildings that explored various versions of the style, including the fortress-like Footscray Psychiatric Centre (VHR H2395, completed 1976) and the more playful and expressive Moe Courthouse (VHR H2432, completed 1979). Although the popularity of Brutalism diminished through the 1980s, it is now considered a key architectural style of the twentieth century.

Mosaic mural

In 1972, the State Government appointed Harold Freedman (1915-99) as State Artist and developed a studio of State Art with the aim of producing public murals to document themes in Victoria's history. The History of Transport Mural for the main concourse of Spencer Street Railway Station unveiled in 1978, was the first to be completed. The expansive painted mural was included in the VHR in 2001 (VHR H1936). It was decided in 1976 that the new major regional government offices should contain murals by the State Artist depicting the region's history.¹³ There was, however, debate between Freedman and the building's architects about the placement of the mural, which Freedman had envisioned would be on the exterior. A mosaic mural for the foyer portraying a regional history of Geelong was the negotiated outcome. It took over two years and nearly two tons of glass tesserae to complete.¹⁴ Mosaic was chosen as the medium for the mural due to its durability, as the mural was to be located in a publicly accessible foyer space.¹⁵ Research for the mural was carried out by CSIRO scientist Dr Roy Lang, and assistance was provided by David Jack, Joseph Attard, Antonio Barrese and Heather Steele. The mural was produced from 1978 and unveiled in 1980. The 30-metre long mural remains in place in the foyer of the State Government Offices in Geelong. It depicts a late twentieth-century mainstream view of the history of the region. Both its depiction of Aboriginal people and the nature of colonisation are disrespectful by today's standards.

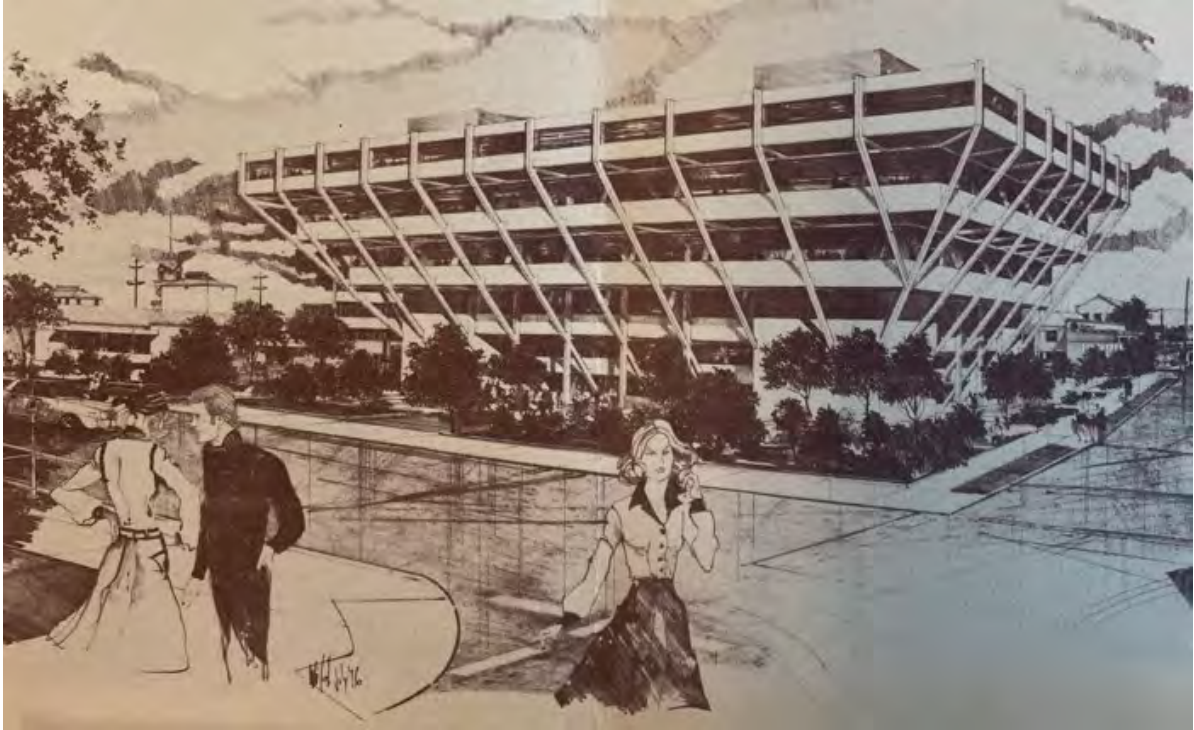
¹² Norman Day, *The Age*, 27 March 1979.

¹³ Gavin Fry, David Freedman & David Jack, *Harold Freedman: The Big Picture*, Melbourne Mural Studio, 2017.

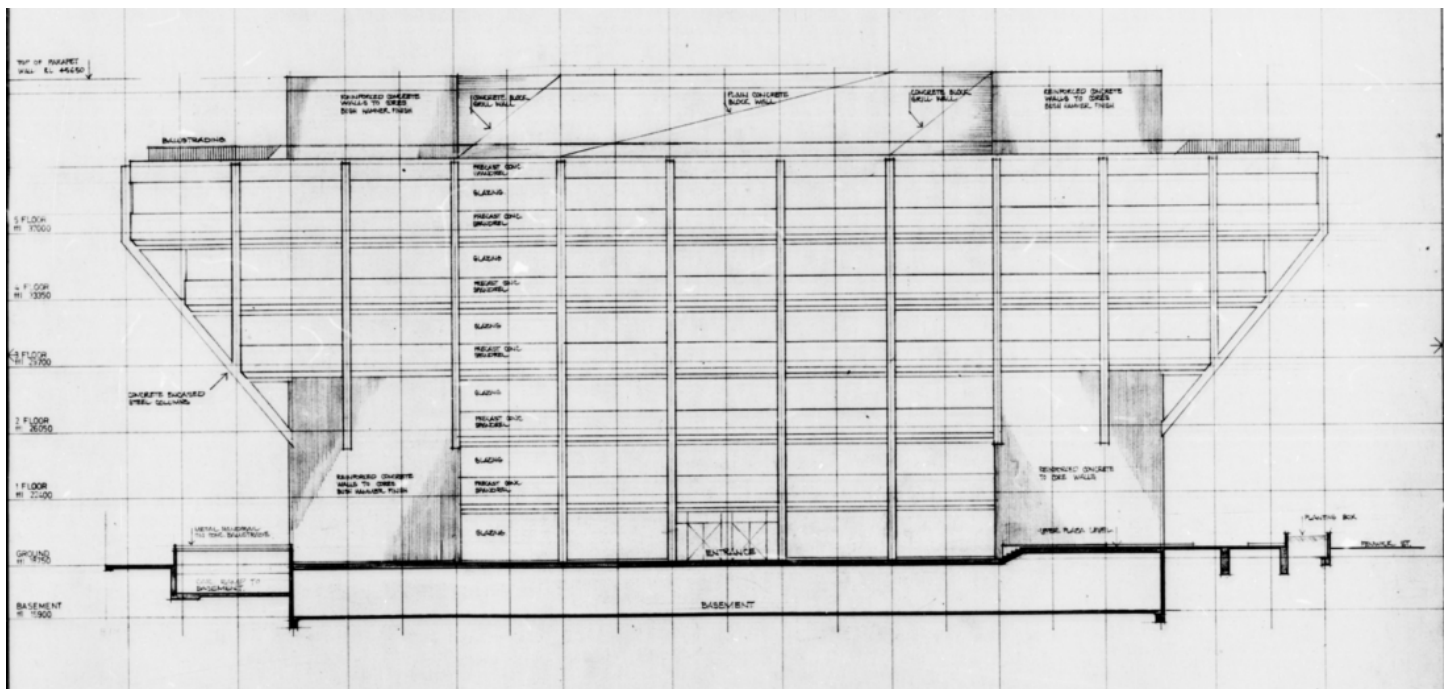
¹⁴ Harold Freedman, *A Regional History: the Story Told in Glass*, 1980.

¹⁵ *A Regional History: the Story told in Glass*.

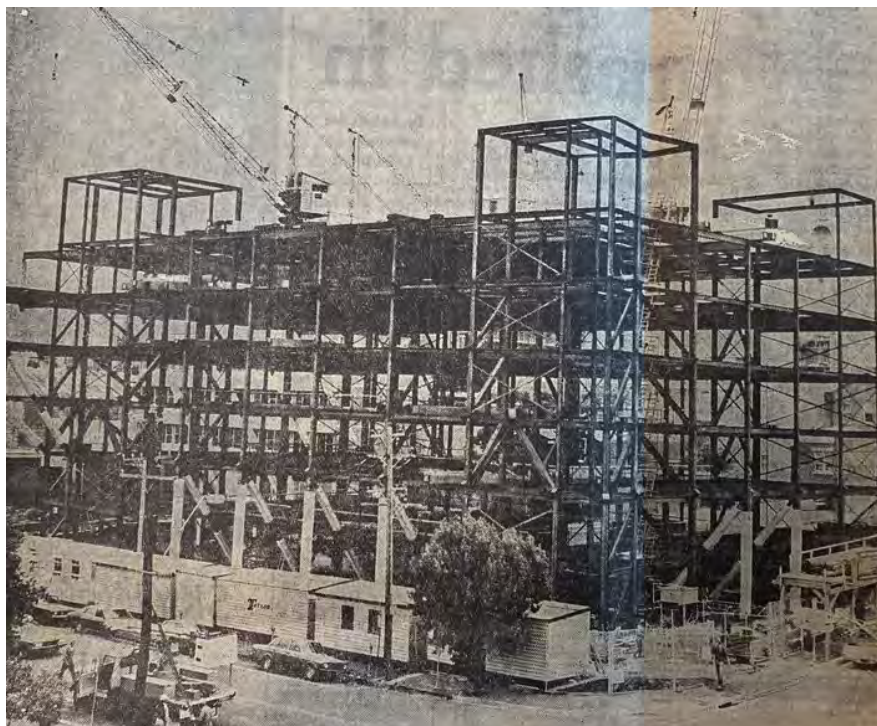
Historical images



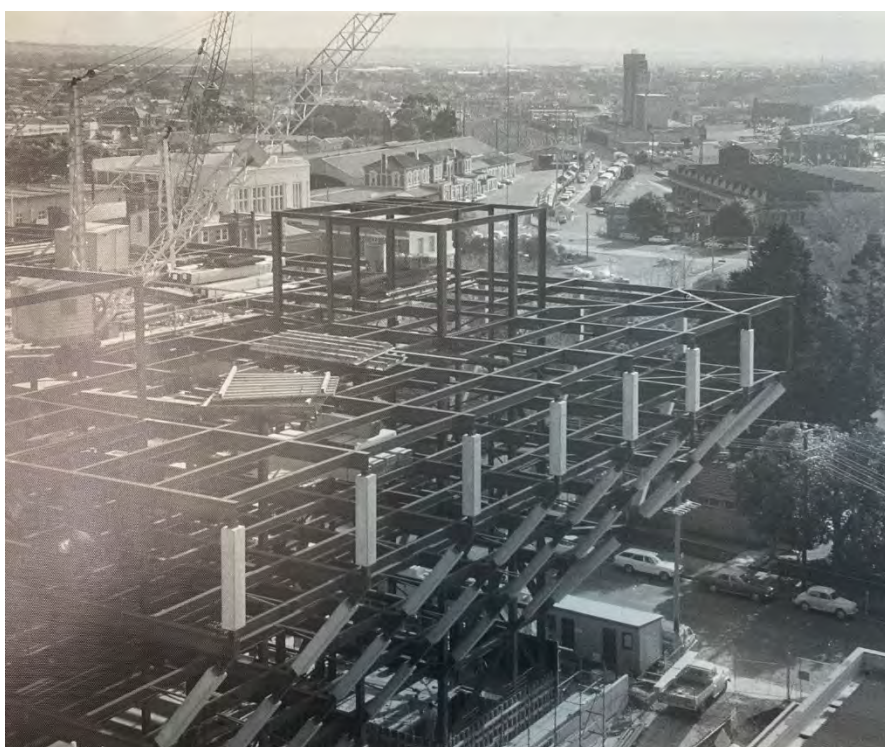
*Undated, artist's impression of the building
Source: Public Works Department of Victoria pamphlet.*



*1976, Section drawing showing north elevation.
Source: Public Records Office of Victoria*



*April 16 1977, the State Government Offices under construction
Source: Geelong Advertiser.*



*August 1977, the State Government Offices under construction.
Source: J. C. Taylor Collection, University of Melbourne Archives.*



*1979, State Government Offices viewed from Little Malop Street
National Archives of Australia.*



*C1980, installation of the mosaic mural
Source: A Story Told in Glass.*



2020, entry in the Phaidon Atlas of Brutalist Architecture.

Selected bibliography

Newspapers and primary sources

Day, Norman., *The Age*, 27 March 1979.

Premier Hamer speaking notes, *Official Opening of the Geelong State Government Offices*, 20 March 1979.

Public Works Department brochure, *Official Opening of the Geelong State Government Offices*.

Govt. Offices – May Start', *Geelong Advertiser*, 24 February 1976.

Geelong Advertiser, April 16 1977.

Websites and social media

<https://brutalistcharm.tumblr.com/>

Books

Buchan Laird & Buchan Pty Ltd, *90 Years of Architecture*, 1980.

Freedman, Harold., *A Regional History: The Story Told in Glass*, 1980.

Fry, Gavin; Freedman, David & Jack, David; *Harold Freedman: The Big Picture*, Melbourne Mural Studio, 2017.

Goad, Philip and Willis, Julie (eds). *The Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012.

McLeod, Virginia, and Emma Barton, eds. *Atlas of Brutalist Architecture*, London: Phaidon Press, 2020.

Page, Michael., *An architectural apex*, Buchan Laird International, South Yarra.

Further information

Traditional Owner Information

The place is located on the traditional land of the Wadawurrung People. Under the *Aboriginal Heritage Act 2006*, the Registered Aboriginal Party for this land is the Wadawurrung Traditional Owners Aboriginal Corporation.

Victorian Aboriginal Heritage Register

The place is not in an area of Aboriginal cultural heritage sensitivity.

Integrity

The integrity of the place is excellent. The cultural heritage values of the State Government Offices, Geelong can be easily read in the extant fabric. Its architectural significance can be readily appreciated.

Intactness

The intactness of the place is good. The exterior remains largely as it was when the building was completed. The plazas have been resurfaced but the form of the hard landscaping remains. In the foyer, the mosaic mural remains in place. There are some remaining areas of bush-hammered and off-form concrete throughout the interior. The interiors have otherwise been substantially updated.

Condition

The condition of State Government Offices, Geelong is excellent. The building is occupied and well maintained. There is some evidence of cracking and water damage.

Heritage Overlay	There is no Heritage Overlay for the place.
Other Overlays	Design and Development Overlay.
Other Listings	The mosaic mural is included in the National Trust Register (Harold Freedman – ‘Geelong Regional History’ Mosaic Mural – State Offices B6710 – Regional significance)
Other Names	State Office Building Geelong Offices Victorian State Offices Government Offices, Geelong State Public Offices
Date of construction/creation	1976-1978
Architect//Builder/Designer/Maker	Public Works Department; Buchan Laird & Buchan; W. L. Meinhardt (engineers)
Architectural style	Brutalist

Statutory requirements under section 40

Terms of the recommendation (section 40 (3)(a))

The Executive Director recommends that the State Government Offices, Geelong be included in the VHR.

Information to identify the place or object (section 40(3)(b))

Number: H2451

Category: Registered Place

Name: State Government Offices, Geelong

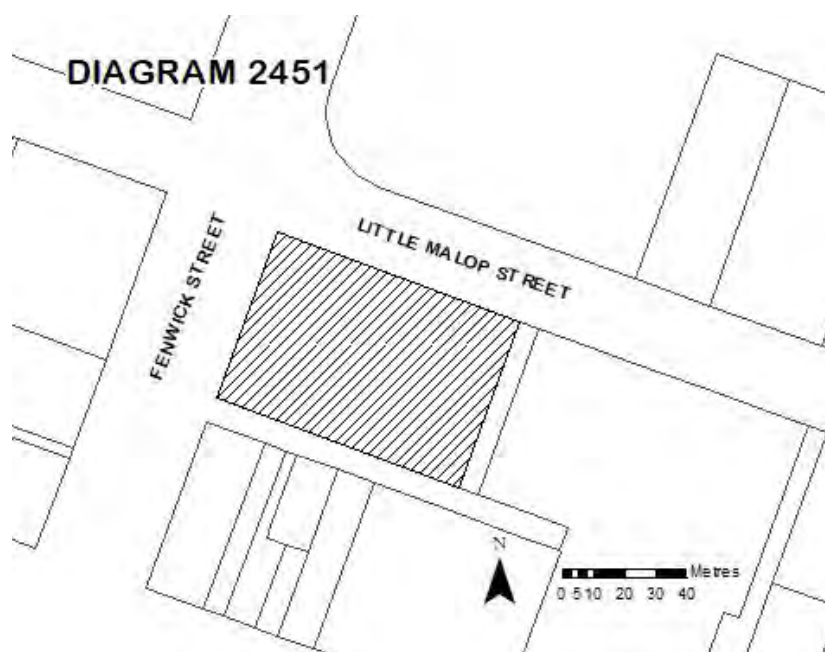
Location: 30 Little Malop Street Geelong

Municipality: Great Geelong City

Proposed extent of registration

The Executive Director recommends that the extent of registration for the State Government Offices, Geelong be gazetted as:

All of the place shown hatched on Diagram 2451 encompassing all of Crown Allotment 23A Section 55A Township of Geelong.



Aerial Photo of the Place Showing Proposed extent of registration



Note: This aerial view provides a visual representation of the registered place. It is not a precise representation of the recommended extent of registration. Due to distortions associated with aerial photography some elements of the place may appear as though they are outside the extent of registration.

Rationale for the extent of registration

The recommended extent of registration comprises the cadastral parcel the building and its plazas are located on. This is the standard approach to heritage places in urban contexts.

The recommended extent of the registration is the same as the nominated extent of registration.

It should be noted that everything included in the proposed extent of registration, including all of the land, all soft and hard landscape features and the building (exterior and interior), is proposed for inclusion in the VHR. A permit or permit exemption from Heritage Victoria is required for any works within the proposed extent of registration, apart from those identified in the categories of works or activities in this recommendation.

Reasons for the recommendation, including an assessment of the State-level cultural heritage significance of the place (section 40(3)(c))

Following is the Executive Director's assessment of State Government Offices, Geelong against the tests set out in [The Victorian Heritage Register Criteria and Thresholds Guidelines \(2022\)](#). A place or object must be found by the Heritage Council to meet Step 2 of at least one criterion to meet the State-level threshold for inclusion in the VHR.

CRITERION A: Importance to the course, or pattern, of Victoria's cultural history.

Step 1 Test for Criterion A

No.	Test	Yes/No	Reason
A1)	Does the place/object have a clear association with an event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history?	Yes	The place has a clear association with the pattern of establishing state government offices throughout Victoria and the State Government's efforts to decentralise in the 1970s.
A2)	Is the event, phase, period, process, function, movement, custom or way of life of historical importance, having made a strong or influential contribution to Victoria?	Yes	These themes are of historical importance, having made a strong and influential contribution to Victoria. They are emblematic of the operation of the State Government throughout Victoria and of the government's efforts to address the economic downturn and population pressures in the 1970s.
A3)	Is there evidence of the association to the event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history?	Yes	There is evidence of the association between the place and these historical themes in the building and its ongoing use and in the documentary evidence associated with it.

If A1, A2 and A3 are **all** satisfied, then Criterion A is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion A is likely to be relevant.
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Step 2 State-level test for Criterion A

No.	Test	Yes/No	Reason
SA1)	Does the place/object allow the clear association with the event, phase, period, process, function, movement, custom or way of life of historical importance to be understood better than most other places or objects in Victoria with substantially the same association?	No	The place does not allow the association with these themes to be better understood than other places and objects with the same association. The State Government has constructed and maintained offices throughout Victoria since the early twentieth century. There are many places potentially connected with the government's decentralisation efforts in the 1970s, the State typing pool within the Moe Courthouse being one.

If SA1 is satisfied, then Criterion A is likely to be relevant at the State level

Executive Director's Response:	No	Criterion A is not likely to be relevant at the State level.
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CRITERION B: Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Step 1 Test for Criterion B

No.	Test	Yes/No	Reason
B1)	Does the place/object have a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in Victoria's cultural history?	Yes	The State Government Offices, Geelong has historical associations, as explored above.
B2)	Is there evidence of the association to the historical phases etc identified at B1)?	Yes	There is evidence of these historical associations, as explored above.
B3)	Is there evidence that place/object is rare or uncommon, <u>or</u> has rare or uncommon features?	No	The place is not rare or uncommon in its historical associations. Its design is distinctive in Victoria. These architectural values are better explored under Criterion D and E.

If B1, B2 AND B3 are satisfied, then Criterion B is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	No	Criterion B is not likely to be relevant.
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CRITERION C: Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Step 1 Test for Criterion C

No.	Test	Yes/No	Reason
C1)	Does physical fabric and/or documentary evidence and/or associated oral history or cultural narratives relating to the place/object indicate a likelihood that the place/object contains evidence of cultural heritage significance that is not currently visible and/or well understood or available from other sources?	No	The: 1) physical fabric and 2) documentary evidence and 3) associated oral history or cultural narratives. relating to the State Government Offices, Geelong do not indicate a likelihood that the place contains evidence of cultural heritage significance that is not currently visible and/or well understood or available from other sources.
C2)	And, from what we know of the place/object, is the physical evidence likely to be of an integrity and/or condition that it could yield information through detailed investigation?	N/A	The integrity and condition of the place may be good, but it is unlikely to yield information through investigation that is not currently visible and/or well understood or available from other sources (see C1).

If both C1 AND C2 are satisfied, then Criterion C is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	No	Criterion C is not likely to be relevant.
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CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural places and objects

Step 1 Test for Criterion D

No.	Test	Yes/No	Reason
D1)	Is the place/object one of a class of places/objects that has a clear association with an event, phase, period, process, function, movement, custom or way of life in Victoria's history?	Yes	The State Government Offices, Geelong belongs to the classes of Brutalist buildings and State Government offices. These classes have a clear association with the development of architectural design and the operation of the State Government in Victoria respectively.
D2)	Is the event, phase, period, process, function, movement, custom or way of life of historical importance, having made a strong or influential contribution to Victoria?	Yes	These themes and processes are of historical importance, having made a strong or influential contribution to Victoria.
D3)	Are the principal characteristics of the class evident in the physical fabric of the place/object?	Yes	<p>The principal characteristics of the class of Brutalist buildings are evident in the physical fabric of the place including in its:</p> <ul style="list-style-type: none"> • Prominent expressed structural elements, being the regularly spaced concrete spans • Considered use of concrete as the primary construction material, including highlighting of its material qualities and associated construction methods. • Building form as the main mode of architectural expression. <p>The principal characteristics of the class of State Government offices are evident in the physical fabric of the place, including in its:</p> <ul style="list-style-type: none"> • Location on a prominent site in a regional centre • Form and function as a large regional hub • Open floorplates enabling a large amount of open-plan office accommodation • Monumental architectural form, appropriate to its official function.

If D1, D2 AND D3 are satisfied, then Criterion D is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion D is likely to be relevant.
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Step 2 State-level test for Criterion D

No.	Test	Yes/No	Reason
SD1)	Is the place/object a notable (fine, influential or pivotal) example of the class in Victoria?	Yes	The State Government Offices, Geelong is a notable example of the class of Brutalist buildings. It is a fine example of a building in the style. It demonstrates a range of characteristics of the class in a particularly dramatic and monumental fashion. Its overall form, created by the progressive cantilevering of the upper levels, is highly

distinctive. The design is considered, including the expression of structural concrete spans, the use of reflective glazing, and the provision of plazas and setbacks from the street.

It is also a notable example of a State Government office. Although these exist in various forms throughout Victoria (see comparisons), the State Government Offices, Geelong is a particularly substantial and architecturally bold example. The State Government Offices within the Treasury Reserve Precinct (VHR H1526) are recognised as a notable example of the type. The State Government Offices, Geelong reflect a different and more architecturally adventurous approach from a comparable era.

If SD1 is satisfied, then Criterion D is likely to be relevant at the State level

Executive Director's Response:	Yes	Criterion D is likely to be relevant at the State level.
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CRITERION E: Importance in exhibiting particular aesthetic characteristics.

Step 1 Test for Criterion E

No.	Test	Yes/No	Reason
E1)	Does the physical fabric of the place/object clearly exhibit particular aesthetic characteristics?	Yes	The physical fabric of the place clearly exhibits aesthetic characteristics particular to Brutalism and 1970s architectural trends more broadly, in its monumental form, highlighting of structural elements, repetition, use of shadow and reflection and choice of materials. The mural exhibits aesthetic characteristics of mosaics on an impressive scale.

If E1 is satisfied, then Criterion E is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion E is likely to be relevant.
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Step 2 State-level test for Criterion E

No.	Test	Yes/No	Reason
SE1)	<p>Are the aesthetic characteristics 'beyond the ordinary' or are outstanding as demonstrated by:</p> <ul style="list-style-type: none"> Evidence from within the relevant discipline (architecture, art, design or equivalent); and/or Critical recognition of the aesthetic characteristics of the place/object within a relevant art, design, architectural or related discipline within Victoria; and/or Wide public acknowledgement of exceptional aesthetic qualities of the place/object in Victoria 	No	<p>There is not yet evidence that the aesthetic characteristics at the place are 'beyond the ordinary' or are outstanding.</p> <p>Although the building is frequently photographed, featured on social media, is highlighted in the Phaidon <i>Atlas of Brutalist Architecture</i>, and appears to be appreciated by architects and those with an interest in architectural history, there is not yet evidence of wide public acknowledgement or critical recognition of its exceptional aesthetic qualities. Likewise, although the mural is an accomplished work on a large scale, there is not evidence of its recognition or wide public acknowledgement.</p>

expressed in publications, print or digital media, painting, sculpture, songs, poetry, literature, or other media?

If SE1 is satisfied, then Criterion E is likely to be relevant at the State level

Executive Director's Response:	No	Criterion E is not likely to be relevant at the State level.
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CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Step 1 Test for Criterion F

No.	Test	Yes/No	Reason
F1)	Does the place/object contain physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created?	No	The State Government Offices, Geelong does not contain physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created. The techniques used in the cantilevering upper levels are certainly of interest and the result of the combination of skilful design, engineering and construction. Although it is an interesting application of available materials and techniques, it cannot be considered a creative or technical achievement for the period.
F2)	Does the physical evidence demonstrate a high degree of integrity?	NA	The physical evidence at the place may be of a high degree of integrity but does not demonstrate a creative or technical achievement as above.

If **both** F1 and F2 are satisfied, then Criterion F is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	No	Criterion F is not likely to be relevant.
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CRITERION G: Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons

Step 1 Test for Criterion G

No.	Test	Yes/No	Reason
G1)	Does the place/object demonstrate social value to a community or cultural group in the present day in the context of its cultural heritage significance? Evidence must be provided for all three facets of social value listed here:		
i)	Existence of a community or cultural group; <u>and</u>	Yes	There is some evidence that the place has social value in the present day to the community of Geelong. The building is well known to the Geelong community as a local landmark and place of work and is popularly known as the 'Upside-down building'.

ii)	Existence of a strong attachment of a community or cultural group to the place or object; <u>and</u>	No	There is no evidence of a strong attachment of the community to the State Government Offices, Geelong.
iii)	Existence of a time depth to that attachment.	N/A	
If <u>all facets</u> of G1 are satisfied, then Criterion G is likely to be relevant (but not necessarily at the State level)			
Executive Director's Response:		No	Criterion G is not likely to be relevant.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Step 1 Test for Criterion H

No.	Test	Yes/No	Reason
H1)	Does the place/object have a direct association with a person, or group of persons who has made a strong or influential contribution in their field of endeavour?	Yes	H1(i) There is a direct association between State Government Offices, Geelong and the Public Works Department and the architectural firm Buchan Laird & Buchan. There is also an association with Harold Freedman. H1(ii) All parties have made a strong or influential contribution in their field.
H2)	Is there evidence of the association between the place/object and the person(s)?	Yes	There is evidence of the association between the State Government Offices, Geelong and all parties.
H3)	Does the association relate: • directly to achievements of the person(s); <u>and</u> • to an enduring and/or close interaction between the person(s) and the place/object?	Yes	H3(i) The association between the State Government Offices, Geelong and all parties relates directly to their achievements. H3(ii) The association relates to a close interaction between the parties and the State Government Offices, Geelong.

If all facets of H1, H2 AND H3 are satisfied, then Criterion H is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion H is likely to be relevant.
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Step 2 State-level test for Criterion H

No.	Test	Yes/No	Reason
SH1)	Are the life or works of the person/persons important to Victoria's history?	Yes	The life or works of all parties are important in Victoria's history.
SH2)	Does this place/object allow the association between the person or group of persons and their importance in Victoria's history to be	No	Both the Public Works Department and Buchan Laird and Buchan (in various iterations) were active in Victoria from the nineteenth century. Both have been responsible for countless major building projects. As such, it cannot be

readily appreciated better than most other places or objects in Victoria?

argued that this particular place enables the associations to be readily appreciated better than most other places in Victoria. Likewise, Harold Freedman was an accomplished and prolific artist and educator with an association with many places, objects and collections in Victoria. The Geelong mural could not be said to allow his achievements to be readily appreciated better than these other places and objects.

If **both** SH1 **and** SH2 are satisfied, then Criterion H is likely to be relevant at the State level

Executive Director's Response:

No

Criterion H is not likely to be relevant at the State level.

Comparisons

These places have been chosen as comparators because they indicate what the State-level threshold is for places of the same class.

Brutalist buildings included in the Victorian Heritage Register

Moe Court House, Moe (VHR H2432)

The Moe Court House was included in the Victorian Heritage Register in 2022. It is of architectural significance to the State of Victoria. A Brutalist building of brick and off-form concrete, it was designed by the Public Works Department in 1977 and completed in 1979. It is significant as an important demonstration of the Brutalist aesthetic and a notable example of a late-twentieth-century courthouse.



Footscray Psychiatric Centre, Footscray (VHR H2395)

The Footscray Psychiatric Centre was included in the Victorian Heritage Register in 2020. It is architecturally significant as both an example of a community mental health facility and as a dramatic expression of the Brutalist aesthetic adopted by the Public Works Department in the 1970s.



Plumbers and Gasfitters Union Building, Carlton (VHR H2307)

The Plumbers and Gasfitters Union Building was constructed in 1969-71 and is of architectural and historical significance to the State of Victoria. It is a highly distinctive building designed by Graeme Gunn and is one of Victoria's earliest and finest examples of the Brutalist style. It is notable for its use of bold forms constructed in off-form concrete and its tough exterior. The concrete treatment shows an honest use of construction materials characteristic of Brutalism, while its obvious circulation patterns, as evident in the dominant front staircase, are also an important Brutalist characteristic. It is a significant work of Gunn, who has remained highly influential in the architectural profession.



Harold Holt Memorial Swimming Centre, Glen Iris (VHR H0069)

The Harold Holt Memorial Swimming Centre (1969) by Kevin Borland and Daryl Jackson is architecturally significant, being amongst the most notable, expressive, early and intact examples of the Brutalist movement that emerged in Victoria in the late-1960s. It represents the aesthetic and ethical imperatives of the Brutalist style. The bold articulation of forms in textured off-form concrete and concrete blocks and glass provides a sculptural imagery fundamental to Brutalist architecture. The heavy forms are balanced with focused transparency throughout the site, achieved by extensive use of natural lighting and the careful planning of the interior spaces.



State Government offices included in the VHR

State Government Offices, East Melbourne (within Treasury Reserve Precinct, VHR H1526)

An architectural competition was held in 1962 for an office tower to be placed behind the Old Treasury Building and on an axis with Collins Street. Despite not conforming to the brief, Barry Patten of Yuncken Freeman won the competition with a design for two buildings: a low-scale building directly behind the Old Treasury Building to house government ministers and the Premier and a taller tower to the north of the matching design. A third building to house the State Chemical Laboratories was constructed to the east of the tower at the same time in the late 1960s, and all were placed within an elevated plaza, with a basement containing the State Film Centre, an auditorium, car parking and mechanical services



located below. Completed by 1970, the buildings were designed in a modern and severe style, with proportions, window openings and materials used reflecting those of surrounding buildings in the precinct. Innovative load-bearing precast panelling was used in construction. In 1970, 1 Treasury Place was awarded Building of the Year by the Victorian chapter of the Royal Australian Institute of Architects.

State Government offices not included in the VHR

Former Ballarat State Offices, Ballarat (within Heritage Overlay precinct HO171)

The former Ballarat State Offices, designed by Percy Everett, Chief Architect of the Public Works Department, and completed in 1941, is an impressive public building in central Ballarat. The building displays the influence of the American interwar "skyscraper" style, which is unusual outside the Melbourne city area. Located just off Sturt Street, the main civic street of Ballarat, the building is sited so that a short formal axis is created, providing an impressive civic setting. Historically, it was the centre for administration of State government departments and for the dispensation of justice in Ballarat for over 50 years. It is now part of Federation University.



State Government Offices – Gellibrand Street, Colac c1970s



State Offices – Thompson Street, Hamilton c1960



Former State Offices – McCallum Street, Swan Hill c1970s



Former State Public Offices and Court House – Little Malop Street, Geelong, 1930s.

Summary of Comparisons

The State Government Offices, Geelong, compares well to other examples of Brutalist buildings already included in the VHR. Although later and less critically acclaimed than some other iconic examples included in the VHR, such as the Plumbers and Gasfitters Union Building and Harold Holt Swimming Pool, it is a manifestation of the style that is notable within Victoria. It is particularly distinctive in terms of its dramatic form and expressed structure and is monumental in scale. Along with the Footscray Psychiatric Centre and Moe Court House, it is an important example of the Public Works Department's adoption of the style. Together, the buildings signify the eclectic range of outcomes of the approach fostered in government buildings.

There are many State Government office buildings across Victoria, from various eras and in a range of styles. The most celebrated is the 1970 office building at 1 Treasury Place, designed by Yuncken Freeman and included in the VHR as part of the Treasury Reserve Precinct. Although the State Government Offices in Geelong did not garner a similar level of contemporary critical acclaim, it is nonetheless a substantial and architecturally adventurous example of the type and an important expression of the State Government's focus on the development of regional centres in the era. The State Government Offices, Geelong is more substantial and architecturally notable than the many offices from a similar era found in regional and rural centres across Victoria.

Summary of cultural heritage significance (section 40(4)(a))

The Executive Director recommends that the State Government Offices, Geelong be included in the VHR in the category of Registered Place.

Statement of significance

What is significant?

The State Government Offices, Geelong, a six-storey Brutalist concrete building designed by the Public Works Department in conjunction with Buchan, Laird & Buchan in c.1974/75 and completed in 1978. It is popularly known as the 'Upside-down building' and has a highly distinctive form that resembles an upturned pyramid or ziggurat. This effect is produced by the progressively broader cantilevering of the upper floors and is emphasised by regularly repeating concrete spans. The setback allows for surrounding plazas on three sides. Vast areas of glazing contribute to its distinctive appearance and the provision of natural light and expansive views internally. The building was created to provide office accommodation for multiple government departments and agencies, and this use continues. The foyer contains a large mosaic mural by the then State Government artist Harold Freedman which is a finely produced work on an enormous scale. The mural's content is characteristic of a mainstream 1970s view of Australian history and both its depiction of Aboriginal people and the nature of European colonisation are disrespectful by contemporary standards.

How is it significant?

The State Government Offices, Geelong, is of architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Why is it significant?

The State Government Offices, Geelong, is architecturally significant as an important example of Brutalist architecture in Victoria. Its form, created by the cantilevering of upper levels, is highly dramatic and distinctive in Victoria. The building prominently displays several important aspects of the Brutalist approach – including an expressed structure and prominent use of concrete. Its fine design is complemented by the expansive mosaic mural by Harold Freedman in the building's public foyer. Along with buildings such as the Moe Court House and the Footscray Psychiatric Centre, it is a defining work of the Public Works Department in the Brutalist style. [Criterion D]

The building is also significant as a notable example of a twentieth-century State Government office. It is an unusually large and distinctive building of the type. Its scale, prominence and architectural boldness demonstrate the State Government's enthusiasm for decentralising government services and jobs to regional centres in the 1970s. [Criterion D]

Recommended permit exemptions under section 38

Introduction

A [heritage permit](#) is required for all works and activities undertaken in relation to VHR places and objects. Certain works and activities are [exempt from a heritage permit](#), if the proposed works will not harm the cultural heritage significance of the heritage place or object.

Permit Policy

1. It is recommended that a Conservation Management Plan is prepared for the place and that it is used to guide the future management of the place.
2. It is recognised that the cultural heritage significance of the place lies largely in its exterior architecture and the dramatic form on its northern, eastern and western elevations. Efforts should be made to maintain the exterior appearance of the building and the plazas to the north and west as they appear from street level.
3. The interiors of the building are generally not noteworthy. The basement has no significant features. On ground level, the open aspect of the foyer is important and the mural is a significant feature, as are plaques and areas of exposed concrete. All other floors have been modernised over time. Although there are some original significant fabric to these floors that should be retained and conserved, such as areas of exposed concrete, there is capacity for non-structural change to the interior on these levels. Unimpeded views from the interior outwards are an important feature of the place.
4. Where concrete finishes that were originally exposed have been overpainted or covered with additional modern material, their uncovering is supported.
5. It is recognised that the mural in the foyer is both an artwork on an impressive scale by an accomplished artist and a representation of history that is disrespectful to Aboriginal people. It is suggested that any proposed change to the mural or its surrounds is best carried out through a permit process that enables these complexities to be properly explored and addressed.

Permit Exemptions

General Exemptions

General exemptions apply to all places and objects included in the VHR. General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which do not harm its cultural heritage significance, to proceed without the need to obtain approvals under the Act.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#)

Specific Exemptions

The works and activities below are not considered to cause harm to the cultural heritage significance of the State Government Offices, Geelong subject to the following guidelines and conditions:

Guidelines

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.

3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the *Crown Land (Reserves) Act 1978*, prior to undertaking works or activities in accordance with specific exemptions.
4. If a Cultural Heritage Management Plan in accordance with the *Aboriginal Heritage Act 2006* is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the *Planning and Environment Act 1987*, the *Aboriginal Heritage Act 2006*, and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.
6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage consultant or local Council heritage advisor.
7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.
8. All works should be informed by a Conservation Management Plan prepared for the place or object. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.

Conditions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.
2. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.
3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the *Aboriginal Heritage Act 2006*) must be contacted immediately to ascertain requirements under the *Aboriginal Heritage Act 2006*.
4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the *Aboriginal Heritage Act 2006*, all details about the location and nature of the human remains must be provided to the Secretary (as defined in the *Aboriginal Heritage Act 2006*).

Exempt works and activities

Exterior

1. Removal of modern canopy over main entrance.
2. Replacement of damaged glazing with a product that matches the appearance of the existing glazing.
3. All works to the roof that do not alter the visual appearance of the building from street level.

Interior

Basement

4. All non-structural works contained within the basement.

Ground floor

5. All works to areas beyond the main public foyer and lift lobbies.
6. All works to amenities areas.
7. All works to the security desk in the public foyer, including removal.
8. Maintenance, repair, replacement and installation of services within the public foyer.
9. Maintenance, repair, removal and replacement of fixed signage in existing locations in the public foyer. This does not apply to the commemorative plaques at the east end of the foyer.
10. Removal of modern accretions to originally exposed concrete elements in the public foyer.

First – Fifth floor

11. All non-structural works that do not cover, alter or involve insertions into concrete columns, internal walls of bush-hammered concrete and concrete finish to lift lobbies.
12. Removal of overpainting and modern accretions to originally exposed concrete elements.

Appendix 1

Heritage Council determination (section 41)

The Heritage Council is an independent statutory body that will make a determination on this recommendation under section 49 of the Act. It will consider the recommendation after a period of 60 days from the date the notice of recommendation is published on its website under section 41.

Making a submission to the Heritage Council (section 44)

Within the period of 60 days, any person or body with a real and substantial interest in the place or object may make a submission to the Heritage Council regarding the recommendation and request a hearing in relation to that submission. Information about making a submission and submission forms are available on the Heritage Council's website.

Consideration of submissions to the Heritage Council (section 46)

- (1) The Heritage Council must consider—
 - (a) any written submission made to it under section 44; and
 - (b) any further information provided to the Heritage Council in response to a request under section 45.
- (2) The Heritage Council must conduct a hearing in relation to a submission if—
 - (a) the submission includes a request for a hearing before the Heritage Council; and
 - (b) the submission is made by a person or body with a real or substantial interest in the place or object that is the subject of the submission.
- (3) Despite subsection (2), the Heritage Council may conduct a hearing in relation to a submission in any other circumstances the Heritage Council considers appropriate.

Determinations of the Heritage Council (section 49)

- (1) After considering a recommendation that a place or object should or should not be included in the Heritage Register and any submissions in respect of the recommendation and conducting any hearing into the submissions, the Heritage Council may—
 - (a) determine that the place or part of the place, or object, is of State-level cultural heritage significance and is to be included in the Heritage Register; or
 - (b) determine that the place or part of the place, or object, is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
 - (c) in the case of a recommendation in respect of a place, determine that the place is not to be included in the Heritage Register but—
 - (i) refer the recommendation and any submissions to the relevant planning authority for consideration for an amendment to a planning scheme; or
 - (ii) determine that it is more appropriate for steps to be taken under the Planning and Environment Act 1987 or by any other means to protect or conserve the place; or
 - (d) in the case of a recommendation in respect of additional land which has been nominated to be included in the Heritage Register as part of a registered place in accordance with section 32, determine that the land be included in the Heritage Register if—
 - (i) the State-level cultural heritage significance of the place would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed; or
 - (ii) the land surrounding the place is important to the protection or conservation of the place or contributes to the understanding of the place; or

- (e) determine that the object is integral to understanding the cultural heritage significance of a registered place or a place the Heritage Council has determined to be included in the Heritage Register.
- (2) The Heritage Council must make a determination under subsection (1)—
 - (a) within 40 days after the date on which written submissions may be made under section 44; or
 - (b) if any hearing is conducted into the written submissions, within 90 days after the completion of the hearing.
- (3) A determination that a place or part of a place, or object, should be included in the Heritage Register may include categories of works or activities which may be carried out in relation to the place or object for which a permit under this Act is not required, if the Heritage Council considers that the works or activities would not harm the cultural heritage significance of the place or object.
- (4) If the Heritage Council determines to include a place in the Heritage Register, with the consent of the owner of the place, the Heritage Council may determine to include in the Heritage Register additional land of the owner that is ancillary to the place.
- (5) If a member of the Heritage Council makes a submission under section 44 in respect of a recommendation, the member must not take part in the consideration or determination of the Heritage Council.
- (6) The Heritage Council must notify the Executive Director of any determination under this section as soon as practicable after the determination.

Obligations of owners of places and objects (section 42)

- (1) The owner of a place or object to whom a statement of recommendation has been given must advise the Executive Director in writing of—
 - (a) any works or activities that are being carried out in relation to the place or object at the time the statement is given; and
 - (b) any application for a planning permit or a building permit, or for an amendment to that permit, that has been made in relation to the place but not determined at the time the statement is given; and
 - (c) any works or activities that are proposed to be carried out in relation to the place or object at the time the statement is given.
- (2) An advice under subsection (1) must be given within 10 days after the statement of recommendation is given under section 40.
- (3) The owner of a place to whom a statement of recommendation has been given must advise the Executive Director in writing of an application, permit or amendment if, before a determination under section 49 or 52 in respect of a place—
 - (a) an application for a planning permit or a building permit or for an amendment to that permit in relation to the place is made; or
 - (b) a planning permit or building permit or an amendment to that permit in relation to the place is granted.
- (4) An advice under subsection (3) must be given within 10 days after the making of the application or the grant of the permit or amendment.
- (5) The owner of a place or object to whom a statement of recommendation has been given must advise the Executive Director in writing of the following activities or proposals if, before a determination is made under section 49 or 52 in respect of a place or object—
 - (a) any activities are carried out in relation to the place or object that could harm the place or object;
 - (b) any activities are proposed to be carried out in relation to the place or object that could harm the place or object.
- (6) An advice under subsection (5) must be given within 10 days after the owner becomes aware of the activity or the proposal, as the case requires.

- (7) If, before a determination is made under section 49 or 52 in respect of a place or object, a proposal is made to dispose of the whole or any part of the place or object, the owner of the place or object must advise the Executive Director in writing of that proposal.
- (8) An advice under subsection (7) must be given at least 10 days before entering into the contract for the disposal of the place or object.
- (9) The owner of a place or object who proposes to dispose of the whole or any part of the place or object before a determination is made under section 49 or 52 in respect of the place or object must, before entering into a contract for that disposal, give a copy of the statement of proposed contract, is to acquire the place or object or part of the place or object.

Owners of places and objects must comply with obligations (section 43)

An owner of a place or object to whom section 42 applies must comply with that section.

Penalty: In the case of a natural person, 120 penalty units;

In the case of a body corporate, 240 penalty units.