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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P35648

Applicant:



**NAME OF PLACE/OBJECT:** BRASSEY HOUSE

**HERITAGE REGISTER NUMBER:** H0026

**LOCATION OF PLACE/OBJECT:** 111-115 CHAPMAN STREET and 464 ABBOTSFORD STREET NORTH MELBOURNE, MELBOURNE CITY

**THE PERMIT ALLOWS: Demolition of rear 1980s laundry and bathroom area, new ensuite over garage, addition of 'service core' stairwell with bathroom and laundry, renovations and a new window opening to the basement area, and conservation works to the slate roof and façade, generally in accordance with the following documents:**

- *Drawings and materials schedule prepared by Robert Simeoni Architects, Revision D, dated 12 September 2022 , drawings TP.01, TP.02 ,TP.11, TP.12 , TP.21 ,TP.31, TP41, TP.51*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit shall 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.
2. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. Should 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 this permit condition for assessment by the Executive Director Heritage Victoria who will advise on the approach to be taken to address these matters.
4. Prior to the commencement of any of the works approved by this permit, a Heritage Protection Plan must be provided for endorsement by the Executive Director Heritage Victoria and once endorsed becomes 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, Construction ready drawings (marked as such) 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 drawings must include:
  - An external material and finishes schedule including the cladding colour for the ensuite extension (mid or light grey, not be dark grey).
  - Alteration of the new opening in the basement bluestone wall to retain the lower course of

bluestone

- Methodology for recording and on site storage of the bluestone removed from the basement opening

- The skylights must be of the rectangular, flat glass variety and must be installed as flush as possible with the existing roofline.

- The cladding colour for the ensuite extension must be a mid or light grey, the cladding must not be dark grey.

6. Prior to the commencement of any of the works approved by this permit, Construction ready landscape drawings (marked as such) 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.
7. Prior to the commencement of any of the works approved by this permit, a report prepared by a suitably qualified Structural Engineer, must be submitted to the Executive Director Heritage Victoria 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 heritage building and garage are structurally capable of supporting the ensuite addition and new opening in the basement, and/or any works required it support that.
8. Prior to commencement of any of the works approved by this permit, high resolution photographs (digital) of the exterior and interior of the basement to record its condition prior to the creation of the new opening must be submitted to the Executive Director for approval.
9. Prior to the commencement of painting works, a specification for these works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the specification will be endorsed and will then form part of the permit. The specification must specify component colours, paint types and preparatory work details. The garage colour must be the same or darker shade to the residence.
10. Prior to the replacement of roofing, a professionally prepared survey, carried out to identify the cause and extent of deterioration in the roof, must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the report will be endorsed and will then form part of the permit. Any urgent works identified in this survey must be included in the specifications document outlined in condition 11.
11. Prior to the commencement of roof works, a specification for these works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the specification will be endorsed and will then form part of the permit. Works to slate roofing must be carried out using slates that are an identical size and colour to the originals and from the same country of origin where possible. The specification must also include replacement of guttering, downpipes and flashings if required, and must ensure the roof plumbing products and materials are of like for like profile and chemically compatible with the remaining/new parts of the roof.
12. 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.

13. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
14. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
15. 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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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:**

16 September  
2022

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

A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a large, stylized initial 'N'.

**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria

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