
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36076

Applicant:



NAME OF PLACE/OBJECT: ST VINCENT PLACE PRECINCT

HERITAGE REGISTER NUMBER: H1291

LOCATION OF PLACE/OBJECT: 1-99 ST VINCENT PLACE SOUTH and 2-94 ST VINCENT PLACE NORTH and 10 MERTON STREET and ST VINCENT GARDENS EAST and ST VINCENT GARDENS WEST and MONTAGUE STREET (PART) ALBERT PARK, PORT PHILLIP CITY

THE PERMIT ALLOWS: Works to 31 St Vincent Place, Albert Park, being demolition of the rear envelope of the residence and the single storey brick garage at the rear of the site (retaining the Arts and Crafts facade and roof and the bulk of the Victorian roof), tree removal, construction a double storey addition with two basement levels, a terrace in the valley of the original Victorian roof and skylights to the inner roof slopes only, construction of a pool and outdoor dining area and associated landscaping, generally in accordance with the following documents:

- Architectural Drawings, 31 St Vincent Place, Albert Park, Job no. 22046, prepared by Cera Stribley, 2 June 2022:
 - TP-0100 Existing Site Plan
 - TP-0101 Existing Ground Floor Plan
 - TP-0200 Ground Floor Demolition Plan
 - TP-0201 Roof Demolition Plan
 - TP-1000 Proposed Site Plan
 - TP-1090 Basement Floor Plan
 - TP-1100 Ground Floor Plan
 - TP-1101 First Floor Plan
 - TP-1110 Roof Plan
 - TP-1005 Area Plans
 - TP-2000 Proposed Boundary Elevations
 - TP-2002 Proposed Elevations 1
 - TP-2002 Proposed Elevations 2
 - TP-3000 Section Drawing Sightline 01
 - TP-3001 Section Drawing Sightline 02

- TP-3100 Section Drawings
- Roof Plans prepared by Measure Engineering, 3 June 2022
- Arborcultural Report, 31 St Vincent Place, Albert Park, by John Patrick Landscape Architects Pty Ltd, 28 April 2022

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit must 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.
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 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 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. The Heritage Protection Plan must address the impact of the works, including excavation works on the subject property and all adjoining properties.
5. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of structural 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. The structural engineering drawings must address the impact of the works, including excavation works on the structural stability of the heritage building and all adjoining properties.
6. 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. These drawings must include any restoration and conservation works to be undertaken to the front facade.
7. Prior to the commencement of any 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.
8. 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.

9. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
10. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
11. 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, appearing to read 'J Hood', is centered on the page.

Jessica Hood
Principal Heritage Permits
Heritage Victoria

HERITAGE
VICTORIA
HERITAGE
VICTORIA
HERITAGE
VICTORIA