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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P36471

Applicant: [REDACTED]  
[REDACTED]  
[REDACTED]

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

**HERITAGE REGISTER NUMBER:** H0500

**LOCATION OF PLACE/OBJECT:** 2 COLLINS STREET and 69 - 81 SPRING STREET  
MELBOURNE, MELBOURNE CITY

**THE PERMIT ALLOWS:** *The historic reconstruction of the Level 7 central roof terrace pergola, the construction of an associated frameless glazed garden room, and associated hard and soft landscaping, generally in accordance with the following documents:*

- *Drawings prepared by Baumgart Clark Architects, Concept Design, Alcaston House, Level 7, 2 Collins Street, Melbourne, Sheet nos. A2.01-08, Rev A, 11/01/2021, Sheet no. A2.10 Rev A, 08/02/2022, Sheet no. A2.11 Rev A, 07/02/2022, Drawing no. 600, 04/02/2020, Drawing No. 1000 16/06/2022.*

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. The permit does not approve the external introduction of heating or services, or any similar works that are not in keeping with the terrace's historic function as an external garden space.
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, and protection methods for the heritage place during the undertaking of the works.
5. Prior to the commencement of any of the works approved by this permit, the **research** which demonstrates the original design for the reconstruction of the central terrace pergola (as documented in condition 6 and 7) is to be provided to the approval of the Executive Director Heritage Victoria.
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. The drawings must be informed by the documentation required at condition 5. The frameless untinted glass walls and roof must be set back as far as is practicable from the parapet and within the pergola. The drawings must include any

services required internally.

7. Prior to the commencement of any of the works approved by this permit, 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 include any hard and soft landscaping approved as part of this permit, and be informed by the documentation required at condition 5.
8. 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.
9. 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.
10. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
11. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
12. 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:**

04 October  
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 'Nicola Stairmand', written in a cursive style.

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

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