
**HERITAGE
PERMIT
GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017**

Permit No.: P31815

Applicant/s: 

NAME OF PLACE/OBJECT: ARMADALE HOUSE

HERITAGE REGISTER NUMBER: H0637

LOCATION OF PLACE/OBJECT: 117 KOOYONG ROAD ARMADALE

THE PERMIT ALLOWS: *Demolition of post-war buildings, construction of a two storey childcare facility to the rear of Armadale House, construction of new access to basement car parking from Kooyong Road and conservation works to the building known as Armadale House, generally in accordance with the following documents but amended in accordance with condition 1:*

- Drawings prepared by *The Ellis Group Architects*, Job No. 2624 numbered A001-A002, A004, A101-A105, A201, A301, A401-A403, A501-A503, A601 dated 27 July 2019, revision P2, A003 dated 12 June 2019 revision P1 and A701 dated 29 July 2019 revision P1.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Prior to the commencement of any works approved by this permit, tender ready plans must be submitted for endorsement by the Executive Director, Heritage Victoria, showing the following revisions:
 - 1.1. A new fence design along the Kooyong Road frontage, to a maximum of 1.5 metres in height, transparent or open and appropriate to the era of Armadale House; and
 - 1.2. The green and white leaf logo of the childcare centre located on the north elevation on the timber look batten wall, just above the childcare entrance foyer.When endorsed, the plans will form part of this permit.
2. This condition must be satisfied as follows unless satisfied under Stonnington City Council Planning Permit 766/19 (SPEAR Ref.S146968B):

Prior to the commencement of any works approved by this permit, the following documents must be lodged with the Executive Director, Heritage Victoria for endorsement:

 - a) The name of an experienced heritage consultant to be engaged to fulfil the requirements of this condition;
 - b) A costed conservation schedule, and associated drawings, detailing all required conservation and repair works to the heritage building known as Armadale House, prepared by the approved heritage consultant. The schedule must include but not be limited to the works outlined at section 4.3 of *Armadale House Heritage Impact Statement*, dated November 2019, prepared by Lovell Chen, except for points 2 and 3 detailing works to the porte cochere. Should works to the

porte cochere not be proposed, additional comparable works to the main house should be substituted.

- c) An unconditional Bank Guarantee made out to the Heritage Council of Victoria (ABN 87 967 501 331) for the amount of the works identified in the approved conservation schedule plus a 20% contingency amount. The bank guarantee is required to ensure satisfactory completion of the works approved by this permit including works required by the conditions of the permit. The Bank Guarantee will be forfeited if the works are not completed or implemented to the satisfaction of the Executive Director, Heritage Victoria.
 - d) A landscape plan showing the removal of the children's play equipment and car parking spaces to the north and east of Armadale House and the treatment of those spaces.
3. The schedule of conservation works endorsed under condition 2 must be carried out within the period of validity of this permit.
 4. 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 date of issue of this permit, or are not completed within four (4) years of the date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
 5. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
 6. **Prior to the commencement of any of the works approved by this permit, a Construction Management Plan (the Plan) must be provided** for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The 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*.
 - a dilapidation report (including images) for the heritage building to record its condition prior to the commencement of works approved by this permit.
 7. 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.
 8. 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.
 9. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
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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 (\$19,826 AS AT JULY 2019) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 AS AT JULY 2019) UNDER s104 *THE HERITAGE ACT 2017*.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$793,056 AS AT JULY 2019) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 AS AT JULY 2019) 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: 27 March 2020	Signed on behalf of the Executive Director, Heritage Victoria:  JANET SULLIVAN Principal Heritage Permits	
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Date of amendment	Brief description of amendment

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Executive Director, Heritage Victoria has issued a permit under s102 of the *Heritage Act 2017*.

WHEN DOES THE PERMIT BEGIN?

The permit operates from the day the permit is signed by the Executive Director, Heritage Victoria or their delegate.

WHEN DOES A PERMIT EXPIRE?

A permit expires if -

- * the development or any stage of it does not start within the time specified in the permit; or
- * the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEW OF THE DETERMINATION?

The applicant or the owner of a registered place or registered object may ask the Heritage Council of Victoria to review any condition of a permit imposed by the Executive Director, Heritage Victoria on a permit issued under s102 of the *Heritage Act 2017*.

A request must -

- * be in writing; and.
- * be lodged within 60 days after the permit is issued.

Review request forms can be downloaded at:

www.heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/
