

16/02/2021

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

Permit No.: P31377

Applicant/s: [REDACTED]

NAME OF PLACE/OBJECT: FORMER KEW COTTAGES (KEW RESIDENTIAL SERVICES)

HERITAGE REGISTER NUMBER: H2073

LOCATION OF PLACE/OBJECT: PRINCESS STREET

THE PERMIT ALLOWS: *Alterations and additions to heritage building B6 - Dining Room (STAD Building), including the construction of an external garage, deck and pergola, landscaping, alterations to the building including new openings, modifications to windows and insertion of a mezzanine, generally in accordance with the following documents:*

- ARCHITECTURAL DRAWINGS HV01-HV07 (7 PAGES) PREPARED BY QUADRANT DESIGN, DATED 1 DECEMBER 2020
- STRUCTURAL DRAWINGS PREPARED BY QUADRANT DESIGN AND JOHN HONRAN AND ASSOCIATES
 - IMP01-IMP06 (6 PAGES) REVISION A, DATED 1 DECEMBER 2020
 - S1 (1 PAGE) 'FLOOR FRAMING AND FOOTING PLAN' DATED DECEMBER 2020
- WINDOW, DOOR AND SKYLIGHT DRAWINGS WD13-WD21 (9 PAGES), PREPARED BY QUADRANT DESIGN, DATED 31 MARCH 2020

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. Prior to the commencement of any of the works approved by this permit a construction-ready set of architectural and structural drawings, and materials, colours and finishes schedule for both the exterior and interior of the registered place must be submitted for the endorsement of the Executive Director, Heritage Victoria and when endorsed becomes part of the permit. The drawings and schedule must be revised to:
 - 3.1. omit the installation of new plaster sheeting to interior walls and retained original ceilings. All walls and retained ceilings must be repaired to match the original using recognised conservation techniques and materials. Prior to the commencement of repair works, a specification for the repairs must be submitted for endorsement by the Executive Director and once endorsed becomes part of the permit;

- 3.2. omit the installation of operable sash windows and fly screens to all highlight windows except windows EW15, EW17, EW19 and EW20 on drawing IMP04 Revision A, prepared by Quadrant Design, dated 1 December 2020;
unless otherwise agreed to in writing by the Executive Director, Heritage Victoria.
4. Prior to the commencement of any of the works to window EW04 and associated brickwork to the north west elevation, an accurate record of the existing condition of the opening, brickwork and any evidence of a former link to the former kitchen building must be submitted for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. Documentation must be carried out in a professional manner using recognised recording techniques such as photography, surveying, drawn and written descriptions.
5. Prior to the commencement of landscape works, a construction-ready set of Landscape Plans prepared to a professional standard must be submitted for endorsement by the Executive Director and once endorsed becomes part of the permit. The Landscape Plans must:
- 5.1. show details of all proposed new works such as structures, fences, landscape features, ground treatments and plantings;
- 5.2. show adequate physical separation between garden beds and the heritage building. Garden beds should be separated by a gap of at least 150mm, or by the inclusion of a drainable barrier between the bed and base of the walls to maintain an air break between the soil and masonry. The surface of the garden beds should be located below subfloor vents, and irrigation should be directed away from the building;
- 5.3. be consistent with the planting palette forming part of permit P24993 endorsed on 30 November 2016, unless otherwise agreed to in writing by the Executive Director, Heritage Victoria.
6. 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 who will advise on the approach to be taken to address these matters. If the Executive Director considers the changes are not minor, an amendment to the permit or a new application will be required.
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.

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.

<p>Date Issued:</p> <p>16 February 2021</p>	<p>Signed on behalf of the Executive Director, Heritage Victoria:</p> <p>Signature:</p>  <p>Nicola Stairmand Manager, Statutory Approvals</p>	
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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/
