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

Permit No.: P32903

Applicant/s:



NAME OF PLACE/OBJECT: LATHAMSTOWE
HERITAGE REGISTER NUMBER: H1052
LOCATION OF PLACE/OBJECT: 44 GELLIBRAND STREET QUEENSCLIFF

THE PERMIT ALLOWS:

Completion of Stages 2 and 3 of previously approved works under P22392 (Amended).

The proposal continues to undertake a series of alterations and additions to the existing residence, including a new garage at basement level (Positioned in alignment with the eastern façade of the main building), a new two storey addition to the north of the main building to enclose a pool, an additional separate entrance (on the southern elevation), a new first floor infill between the main residence and the servants wing including the construction of an internal lift to roof level and internal alterations to servants wing, in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:

Set of Architectural Drawings prepared by Trethowan Architecture

Drawing Name	Drawing Title	Rev
AX 001	Existing Site Plan	02
AX 002	Existing Site Photographs	01
AX 100	Existing Ground Floor Plan	04
AX 101	Existing First Floor Plan	05
AX 102	Existing Roof Plan	04
AX 103	Existing Basement Floor Plan	03
AX 200	Existing Elevations E1 and E2	03
AX 201	Existing Elevations E3 and E4	03
AD 001	Demolition Site Plan	01
AD 100	Ground Floor Demolition Plan	04
AD 101	First Floor Demolition Plan	04
AD 102	Basement Demolition Plan	03
WD 100	Proposed Ground Floor Plan- Part 1	07
WD 101	Proposed Ground Floor Plan-Part 2	07
WD 102	Proposed First Floor Plan- Part 1-	07
WD 103	Proposed First Floor Plan- Part 2	07
WD 104	Proposed Basement Plan	05
WD 105	Proposed Roof Level- Part 1	05
WD 106	Proposed Roof Level- Part 2	05

WD 107	<i>Proposed Deck Level- Part 1</i>	03
WD 108	<i>Proposed Deck Level-Part 2</i>	03
WD 200	<i>Proposed East elevation</i>	04

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. This permit requires that conservation works are completed as part of the proposal and the house is brought up to a high level of repair and restoration as part of the redevelopment. As provided under s.103 of the *Heritage Act 2017* and prior to the commencement of any works approved by this permit, a financial security in the form of an unconditional Bank Guarantee in the amount of Twenty Thousand Dollars is to be lodged with the Executive Director for this permit. The Bank Guarantee is to be in favour of the Heritage Council of Victoria ABN 87 967 501 331 and the period of validity is to be unspecified. The Bank Guarantee shall be released on written application to the Executive Director, subject to the satisfactory completion of the permitted works including the conservation works required by condition 4 to their satisfaction. Forfeit of the Bank Guarantee to the Heritage Council of Victoria shall occur if the permitted works are not satisfactorily completed within the validity period of this permit.
3. A suitably experienced conservation architect is to be involved in documenting and in certifying the satisfactory completion of all works affecting the external fabric of this Heritage Place and of all internal works involving any original building fabric. At the conclusion of the conservation works the approved architect shall submit to the Executive Director a brief written report on the extent to which the completed conservation works conformed to good practice in his/her professional judgement.
4. The conservation architect appointed as a consequence of condition 3 of this permit shall prepare a comprehensive specification and detailed construction drawings for stage 2 works. A schedule of conservation works for stage 2 works is also to be submitted for endorsement. All of this documentation must be submitted to and approved in writing by the Executive Director prior to the commencement of any of the documented works.
5. In conjunction with condition 3, an early works package of documentation (stage 2) is to be submitted to and approved in writing by the Executive Director prior to commencement of any conservation, general or demolition works. The following is required:
 - Solar panels are to be removed from the northern face of the servants' wing
 - Fully resolved structural drawings

On endorsement, this documentation will form stage 2 works under this permit.
6. Prior to the commencement of Stage 3 works, a set of detailed architectural plans including plans, elevations, and locations of services are to be submitted to the Executive Director, Heritage Victoria for approval and endorsement. The following is also required:
 - Fully resolved stormwater layout, and associated inground services
 - Repair detail to boundary brick fence
 - Fully resolved engineering details and excavation details for the garage and pool.
7. Prior to the commencement of works of each stage of works, a schedule of external finishes for all new buildings is to be submitted and approved in writing by the Executive Director, Heritage Victoria, prior to the commencement of works.
8. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.



9. Prior to the commencement of each stage of 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*. The Plan must also include a dilapidation report (including images) for the heritage building to record its condition prior to the commencement of works approved by this permit
10. 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.
11. 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.
12. 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>29 June 2020</p>	<p>Signed on behalf of the Executive Director, Heritage Victoria:</p>  <p>JANET SULLIVAN Principal Heritage Permits</p>	
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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/
