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

Permit No.: P33031

Applicant/s: 

NAME OF PLACE/OBJECT: STONINGTON

HERITAGE REGISTER NUMBER: H1608

LOCATION OF PLACE/OBJECT: 336 GLENFERRIE ROAD and 1-21 SOMERS AVENUE and
1-25 NORFOLK PLACE MALVERN

THE PERMIT ALLOWS: *Demolition of an existing addition, construction of a new addition connecting to the mansion at the ground and basement levels, refurbishment of the mansion and landscaping works associated with the proposed residential occupation of the place, generally in accordance with the following documents,:*

- Architectural drawings (18 pages) prepared by Spaces Design Group
 - Sheet A-02 (Revision -), dated 8 November 2018
 - Sheet A-03 (Revision C), dated 28 October 2020
 - Sheet A-04 (Revision -), dated 14 January 2018
 - Sheet A-05 (Revision G), dated 27 October 2020
 - Sheet A-07 (Revision -), dated 17 July 2018
 - Sheet A-08 (Revision D), dated 27 October 2020
 - Sheet A-10 (Revision -), dated 18 December 2020
 - Sheet A-11 (Revision E), dated 28 October 2020
 - Sheet A-12 (Revision -), dated 12 December 2019
 - Sheet A-13 (Revision A), dated 28 October 2020
 - Sheet A-14 (Revision -), dated 10 January 2019
 - Sheet A-15 (Revision A) dated 28 October 2020
 - Sheet A-16, (Revision -), dated 27 November 2018
 - Sheets A-17 – A-18 (Revision A), dated 28 November 2018
 - Sheet A-19 (Revision -), dated 17 September 2018
 - Sheets A-20 – A-21 (Revision A), dated 28 November 2018
- Defects and Damage Drawings (3 pages), INT-B004, INT-F008, INT-G008, prepared by Spaces Design Group, dated 21 September 2020
- Interiors drawing package, prepared by Spaces Design Group
 - Basement rooms (28 pages)
 - INT-B000 – INT-B003 (Revision -, A & B), dated October 2019 and April 2020
 - INT-B100 – INT-B101 (Revision A & B), dated April 2020
 - INT-B200 – INT-B203 (Revision - & B), dated October 2019 and April 2020
 - INT-B300 – INT-B303 (Revision - & B), dated October 2019 and April 2020
 - INT-B400 – INT-B404 (Revision - & B), dated January, October 2019, and April 2020
 - INT-B500 – INT-B501 (Revision -), dated October 2019
 - INT-B600 – INT-B604 (Revision - & B), dated October 2019 and April 2020

– INT-B700 – INT-B701, (Revision - & B), dated October 2019 and April 2020
Ground Floor Rooms (63 pages)

- INT-G000 – INT-G007 (Revision - & B), dated October 2019 and April 2020
- INT-G100 (Revision -), dated October 2019
- INT-G110 (Revision -), dated October 2019
- INT-G120 – INT-G121, (Revision - & B), dated October 2019 and April 2020
- INT-G130 – INT-G131 (Revision - & B), dated October 2019 and April 2020
- INT-G140 – INT-G141 (Revision - & B), dated October 2019 and April 2020
- INT-G150 – INT-G151 (Revision - & B), dated October 2019 and April 2020
- INT-G160 – INT-G161 (Revision - & B), dated October 2019 and April 2020
- INT-G170 – INT-G171 (Revision - & B), dated October 2019 and April 2020
- INT-G180 – INT-G183 (Revision - & B), dated October 2019 and April 2020
- INT-G190 – INT-G192 (Revision - & B), dated October 2019 and April 2020
- INT-G200 – INT-G201 (Revision - & B), dated October 2019 and April 2020
- INT-G210 – INT-G211 (Revision - & B), dated October 2019 and April 2020
- INT-G220 – INT-G222 (Revision - & B), dated October 2019 and April 2020
- INT-G300 – INT-G301 (Revision - & B), dated October 2019 and April 2020
- INT-G310 – INT-G311 (Revision - & B), dated October 2019 and April 2020
- INT-G320 – INT-G322 (Revision - & B), dated October 2019 and April 2020
- INT-G400 – INT-G401 (Revision - & B), dated October 2019 and April 2020
- INT-G410 – INT-G412 (Revision -, A & B), dated October 2019 and April 2020
- INT-G500 – INT-G503 (Revision - & B), dated October 2019 and April 2020
- INT-G510 – INT-G511 (Revision - & B), dated October 2019 and April 2020
- INT-G600 – INT-G606 (Revision - & B), dated October 2019 and April 2020
- INT-G610 – INT-G611 (Revision -), dated October 2019

First Floor Rooms (75 pages)

- INT-F000 – INT-F007 (Revision - & B), September 2018, December 2019 and April 2020
 - INT-F100 – INT-F101 (Revision B & C), April 2020
 - INT-F110 – INT-F114 (Revision A, B & C), November 2019 and April 2020
 - INT-F120 – INT-F122 (Revision A & C), November 2019 and April 2020
 - INT-F130 – INT-F133 (Revision A & C), November 2019 and April 2020
 - INT-F200 – INT-F201 (Revision A & B), April 2020
 - INT-F210 – INT-F212 (Revision -, A & B), September 2019 and April 2020
 - INT-F220 – INT-F223 (Revision - & B), September 2019 and April 2020
 - INT-F300 – INT-F302 (Revision A & C), November 2019 and April 2020
 - INT-F310 – INT-F314 (Revision A & C), November 2019 and April 2020
 - INT-F400 – INT-F401 (Revision - & B), September 2019 and April 2020
 - INT-F410 – INT-F414 (Revision - & B), September 2019 and April 2020
 - INT-F500 – INT-F501 (Revision A & B), September 2019 and April 2020
 - INT-F510 – INT-F514 (Revision -, A & B), September 2019 and April 2020
 - INT-F600 – INT-F602 (Revision -, A & B), September 2019 and April 2020
 - INT-F610 – INT-F613 (Revision -, A & B), September 2019 and April 2020
 - INT-F620 – INT-F623 (Revision - & B), September 2019 and April 2020
 - INT-F700 – INT-F701 (Revision A & B), April 2020
 - INT-F710 – INT-F712 (Revision - & B), September 2019 and April 2020
 - INT-F720 – INT-F721 (Revision - & B), September 2019 and April 2020
 - INT-F730 – INT-F732 (Revision -, A & B), April 2020
- Services drawings (9 pages), E000, E102–E104, E112–E114, H103–H104 (Revision P2),, prepared by Simpson Kotzman Pty Ltd, dated November 2019

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 drawings must be submitted for the endorsement of the Executive Director, Heritage Victoria and when endorsed becomes part of the permit. The drawings must be revised to show:
 - 3.1. the omission of the roof garden to the new addition and associated new opening to the south façade of the mansion at the first floor. The height of the addition must be revised to accord with the addition depicted in drawing A-13 (Revision -) EXISTING & PROPOSED WEST ELEVATIONS, prepared by Spaces Design Group, dated 10 January 2019.
 - 3.2. the omission of cobblestone paving to existing paths surrounding the mansion.
4. Prior to the commencement of any of the works approved by this permit, a schedule of construction materials, colours and finishes for both the exterior and interior of the registered place and the exterior of the approved addition must be submitted for the endorsement of the Executive Director Heritage Victoria and when endorsed becomes part of the permit.
5. Prior to the commencement of any landscape works associated with the approved addition, a tender 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 show details of all proposed new works such as structures, landscape features, ground treatments and plantings. All additions/alterations to a registered place such as landscaping, planting, fencing, gates, lamps, paving, materials, ground surfaces, ground levels, garden furniture and outbuildings make a contribution to the heritage significance of a place and should be carefully considered.
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:
 - 6.1. 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.
 - 6.2. A dilapidation report (including images) for the heritage building(s) to record its (their) condition prior to the commencement of works approved by this permit
 - 6.3. Prior to the commencement of any excavations adjacent to the foundations of the heritage building, a professionally prepared structural report outlining the precautions or required works to protect the stability of the registered place must be submitted for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit.
7. Prior to the commencement of any of the works approved by this permit, the following documents must be lodged and approved in writing by the Executive Director, Heritage Victoria:
 - 7.1. The name of an experienced heritage consultant to be engaged to fulfil the requirements of this permit;

- 7.2. A costed conservation schedule, and associated drawings, detailing any required conservation and repair works to the heritage building prepared by the approved heritage consultant.
 - 7.3. 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.
 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 in accordance with the permit condition for assessment by the Executive Director who will advise on the approach to be taken to address these matters. If the Executive Director consider the changes are not minor, an amendment to the permit or a new application will be required.
 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.
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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.

<p>Date Issued:</p> <p>1 March 2021</p>	<p>Signed on behalf of the Executive Director, Heritage Victoria:</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/
