
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36197

Applicant: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: ROCHESTER TERRACE

HERITAGE REGISTER NUMBER: H0813

LOCATION OF PLACE/OBJECT: 33-51 ST VINCENT PLACE ALBERT PARK, PORT
PHILLIP CITY

THE PERMIT ALLOWS: To undertake demolition works, alterations and additions to replace and extend the rear two-storey wing at 35 St Vincent Place and undertake landscaping works and alterations to introduce an off-street car space accessible from Bevan Street, generally in accordance with the following documents:

- Architectural Drawings for 35 St Vincent Place South, prepared by Finnis Architecture
 - TP100 Site Analysis
 - TP101 Design Response
 - TP200 Basement/Garage Existing & Demolition
 - TP201 Ground Floor- Existing & Demolition
 - TP202 First Floor- Existing & Demolition
 - TP203 Roof Plan-Existing & Demolition
 - TP204 Basement/Garage Proposed
 - TP205 Ground Floor Proposed
 - TP206 First Floor Proposed
 - TP207 Roof Plan Proposed
 - TP400 North Elevation
 - TP401 West Elevation
 - TP402 South Elevation
 - TP403 East Elevation
 - TP404 Courtyard Elevations
 - TP250 Ground Floor RCD – Existing & Proposed
 - T251 First Floor RCP - Existing & Proposed
 - TP300 Short Sections
 - TP301 Long Sections 1
 - TP302 Long Sections 2

- Proposed Alterations – 35 St Vincent Place, prepared by CIR Consulting Engineers P/L
 - S1.2 General Notes
 - S2.1 Footing Plan
 - S3.1 Footing Details
 - S4.1 First Floor Framing Plan
 - S4.2 Roof Plan

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 full set of construction ready documentation 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 submitted set of drawings must include structural and engineering drawings documenting the extent of the works to the rear service wing related to the method of supporting the retained first floor accommodation over the expanded floor plate of the ground floor kitchen and living areas.
4. It is expected that design details will be developed in consultation with a suitably qualified heritage consultant, and wherever possible, the re-use of original building fabric will be prioritised.
5. 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 that the changes are not minor, an amendment to the permit or a new application will be required.
6. Prior to the commencement of any of the works approved by this permit, a Schedule of Conservation and Repair Works (the Schedule) 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 Schedule must include but not be limited to;
 - Brick and mortar repairs;
 - Glazing, window and door repairs;
 - Methodology for protection and conservation of in situ items.
7. Prior to the commencement of any works approved by this permit, a Construction Management Plan (the Plan) must be provided for endorsement by the Executive Director 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 and a work site layout plan. The Plan must also include a dilapidation report (including images) for the heritage building to record its condition prior to the commencement of any of the works approved by this permit.

8. Prior to the commencement of landscape works, Landscape Plans, drawn to scale and dimensioned 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.
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.

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:
15 May 2022

**Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
Delegation**

A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

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