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

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**Permit No.:** P34424

**Applicant/s:** [REDACTED]

**NAME OF PLACE/OBJECT:** FORMER LALOR HOUSE

**HERITAGE REGISTER NUMBER:** H0211

**LOCATION OF PLACE/OBJECT:** 293 CHURCH STREET RICHMOND

**THE PERMIT ALLOWS:** *Alterations and conservation works to the existing house and demolition of outbuildings and part of the service wing to accommodate a family residence, in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:*

- Drawings prepared by March Studio Architecture numbered –
  - A001, A010, A011, A012, A021 to A024, A041, A042, A0100, A101, A0100 to A103, A111 to A113, A141 to A143, A201 to A204, A301 to A303 (all rev I, dated 04.06.2018),
  - A401 to A411, A414 to A418, A420, A421, A701 to A703, A820 (rev E, dated 20.03.2017)
  - A801, A802, A810 (rev I, dated 28.05.2018)
  - A413 (rev G, 18.04.2017)
  - A419 (rev H, 26.09.2017)
  - A501, A502 (rev I, dated 04.06.2018)
- Conservation Works Schedule prepared by Nigel Lewis Pty Ltd (dated 10.08.2017)
- Conservation Schedule of Work prepared by Cathedral Stone (dated 2.10.2018)
- Report on the Condition of Stained and Leaded Glass Windows at 293 Church Street Richmond prepared by Robery Rusev Stained Glass (dated July 2018)

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

**PERIOD OF VALIDITY**

1. This permit shall expire if 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.

**FINANCIAL SECURITY**

2. A Bank Guarantee to the amount of sixty thousand dollars (\$60,000.00) was lodged with the Executive Director Heritage Victoria as a requirement of condition 2 in permit P25346. This was an unconditional Bank Guarantee in favour of the Heritage Council of Victoria (ABN 87 967 501 331) to ensure satisfactory completion of the conservation works approved by permit P25346. The Bank Guarantee held by Heritage Victoria for permit P25346 will now be held for permit P34424. The Bank Guarantee shall be released on written application to the Executive Director; subject to completion

of the approved conservation works to his/her satisfaction, in compliance with the requirements of condition 6 below.

3. The Bank Guarantee shall be forfeit to the Heritage Council of Victoria if the approved conservation works are not completed to the satisfaction of the Executive Director within the period of validity of this permit.

#### **CONSERVATION WORKS**

4. Prior to the commencement on the registered land of any of the works approved by this permit an experienced consulting conservation architect is to be nominated in writing to the Executive Director Heritage Victoria who shall approve the nomination in writing. The nominated and approved conservation architect shall then be appointed by the permit holder to provide advice during the carrying out of the permit approved site-wide works in all instances where significant building fabric is impacted by refurbishment, conservation or repair works and the nominated and approved conservation architect shall advise the permit holder on appropriate means of achieving minimal detriment to significant building fabric by compliance with best conservation practice.
5. At the conclusion of the full complement of conservation works approved under this permit, the nominated consulting conservation architect referred to in Condition 4 above shall provide the Executive Director with a concise written assessment of the extent to which the conservation works were carried out in conformity with best heritage conservation practice.
6. The substitution of areas of the existing slate roofing with galvanised metal roofing of any form or type, is not permitted.

#### **GENERAL CONDITIONS**

7. The Executive Director is to be given five working days notice of the intention to commence the approved works.
8. 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 shall immediately cease. The Executive Director shall 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.
9. 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.
10. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
11. The development approved by this permit is to be carried out in accordance with the endorsed drawings, unless otherwise agreed in writing by the Executive Director, Heritage Victoria.

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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.**

<b>Date Issued:</b> 05 April 2021	Signed on behalf of the Executive Director, Heritage Victoria:  Nicola Stairmand Manager Statutory Approvals	
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Date of amendment	Brief description of amendment

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## **IMPORTANT INFORMATION ABOUT THIS PERMIT**

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### **WHAT HAS BEEN DECIDED?**

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

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### **WHEN DOES THE PERMIT BEGIN?**

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

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### **WHEN DOES A PERMIT EXPIRE?**

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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.

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### **WHAT ABOUT REVIEW OF THE DETERMINATION?**

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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/](http://www.heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/)

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