
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P34729

Applicant:



NAME OF PLACE/OBJECT: RUPERTSWOOD

HERITAGE REGISTER NUMBER: H0275

LOCATION OF PLACE/OBJECT: 3-5 MACEDON STREET SUNBURY, HUME CITY

THE PERMIT ALLOWS: *Part demolition, construction and conservation works to the former Drill Hall and construction of a new double height gable roofed linking structure and a two-level gable roofed building at the rear of the Hall, generally in accordance with the following documents:*

- **Architectural drawings prepared by McIldowie Partners dated 24 June 2021, all Rev D except where indicated**
 - TP005 Location Plan – Proposed
 - TP006 Setbacks from Title, Rev A
 - TP010 Existing Site Plan
 - TP011 Proposed Site & Roof Plan
 - TP015 Site Image Plan
 - TP016 Site Image Sheet 1
 - TP017 Site Image Sheet 2
 - TP018 Site Image Sheet 3
 - TP020 Existing Condition & Demo Ground Floor Plan
 - TP021 Existing Conditions & Demo First Floor Plan
 - TP025 Existing & Demolition Section
 - TP030 Existing West & East Elevations
 - TP031 Existing North Elevation
 - TP032 Existing South Elevation
 - TP101 Ground Floor Plan
 - TP102 First Floor Plan
 - TP201 Proposed West Elevation
 - TP202 Proposed East Elevation
 - TP203 Proposed North & South Elevations
 - TP301 Proposed Cross Sections
 - TP302 Proposed Long Section
 - TP305 Design Intent Section
 - TP400 Materials
 - TP405 Perspective View 01
- **Landscape plans prepared by Orchard Design, dated dated 29 June 2021, Revision 03**
 - L001 - Site Plan & Drawing Index
 - L002 - Existing Conditions Plan
 - L100 - Landscape Plan
 - L200 - Planting Plan

• **Arboricultural Impact Assessment Report' prepared by Arborcraft, dated 12 May 2021**

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, the **name of an experienced Heritage Consultant** must be provided in writing to the Executive Director, Heritage Victoria. The nominated Heritage Consultant is to be engaged to provide advice to assist with the preparation of further documentation and to provide advice through the construction period.
4. Prior to the commencement of any of the works approved by this permit, a **construction ready set of architectural and structural drawings** must be submitted for the endorsement of the Executive Director, Heritage Victoria and once endorsed become part of the permit. These drawings are to include:
 - (a) an amended height for the baffle ceiling to the classrooms in the Hall so that it sits under the bottom chords of the trusses with a reasonable gap between that enables the trusses to be visually understood from ground level and from the truss walk as complete structural elements,
 - (b) a timber frame for the new window behind the timber screen on the west façade
 - (c) details for the repair and/or replacement of the original multi-pane and altered timber windows and frames in the Hall determined in consultation with the nominated Heritage Consultant, and
 - (d) a full schedule of materials and finishes. Note: the paint finish and colour to the timber elements on the Hall and the coating thickness to the galvanised items (Z450 or Z600) are to be determined in consultation with the nominated Heritage Consultant
5. Prior to the commencement of any works approved by this permit, a construction ready set of **landscape drawings** including a planting schedule and details for hard landscaping (bench seating, paths, ramps etc where not included in architectural drawings), must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of this permit.
6. Prior to the commencement of any works approved by this permit, an updated **arborist report** including tree management and tree protection requirements prepared in accordance with *AS4970 Protection of trees on development sites* and *AS4373 Pruning of Amenity Trees*, and particularly for the mature Peppercorn Tree at the southwest corner of the former Drill Hall, must be submitted for the endorsement of the Executive Director, Heritage Victoria and once endorsed become part of the permit.
7. Prior to the commencement of any works approved by this permit, a **Schedule of Conservation Works** prepared by the nominated Heritage Consultant and comprising a succinct scope of works and descriptions of the required methodologies and materials to be used on the heritage fabric of the registered place must be submitted for the endorsement of the Executive Director Heritage Victoria and when endorsed becomes part of the permit.

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 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.
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 (\$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.

Date Issued:

01 September
2021

**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 large initial 'N' and a long, sweeping underline.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

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