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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P34122

Applicant:



**NAME OF PLACE/OBJECT:** FORMER QUEENS ARMS HOTEL

**HERITAGE REGISTER NUMBER:** H1827

**LOCATION OF PLACE/OBJECT:** 330-334 DORCAS STREET SOUTH MELBOURNE, PORT  
PHILLIP CITY

**THE PERMIT ALLOWS:** Additions and alterations to 334 Dorcas Street including demolition of the existing additions beyond the front room and construction of a new ground floor rear wing with addition of one bedroom behind the room at first floor including a new stair along with associated landscaping, generally in accordance with the following documents:

A set of revised architectural drawings for Former Queens Arm Hotel - 334 Dorcas Street South Melbourne, prepared by Winter Architecture dated October 2021

- o HV01 Title Sheet/Drawing List Rev E
- o HV02 Existing Site Analysis Rev A
- o HV03 Existing & Demolition Plans Rev C
- o HV04 Existing Demolition Roof Plan Rev A
- o HV05 Design Response/Site Plan Rev C
- o HV06 Proposed Ground Floor Plan Rev C
- o HV07 Proposed First Floor Plan Rev C
- o HV08 Proposed Roof Plan Rev C
- o HV09 Proposed Elevations Rev E
- o HV10 Proposed Elevations Rev C
- o HV11 Proposed Sections Rev C
- o HV12 Proposed Sections Rev C
- o HV13 Sectional Perspectives Rev C
- o HV14 Proposed Details Rev E

Structural Drawings for 330-334 Dorcas Street South Melbourne– Quatrefoil Consulting

- o SK01-B Preliminary Part Floor Framing Plan
- o SK02-B Preliminary Part Roof Framing Plan
- o SK03-B North Wall Schematic Junction Details

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 set of **tender-ready architectural and structural drawings** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. 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.
4. 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 a sequencing program for the approved works and details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works.
5. 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 the schedules required by conditions 6, 7 & 8, and in all instances where significant building fabric is impacted by adjacent works, refurbishment, conservation or repair works.
6. The preliminary architectural documentation has not resolved the detail of the connection between the north wall of the registered building and the new works. This construction detail is to be resolved in collaboration with the Executive Director, Heritage Victoria and the conservation consultant nominated at condition 4 above prior to its inclusion in the documents to be endorsed by the Executive Director, Heritage Victoria, at condition 3 above.
7. Prior to the commencement of any of the works approved by this permit, a **Final Schedule of Conservation Works** (the Schedule) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Schedule must also provide details for:
  - o Methodology for the demolition of the rear brick addition;
  - o A schedule of window and door repairs;
  - o Floorboard repairs
  - o Restoration works to the stairs
  - o Details of all external render and brick repairs.
  - o Details of roofing works including guttering and downpipes

The approved conservation works must be completed within the period of validity of this

permit.

8. Prior to the commencement of any of the works associated with final finishes and colour selection, a **Final Finishes and Colour Schedule** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Schedule must include a summary of paint or finishes investigations and other relevant research conducted into the early building condition. The original external northern wall must have its existing finishes retained and conserved.
9. Prior to the commencement of any landscaping works, a set of **landscaping drawings** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the 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.**

**Date Issued:**

01 December  
2021

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

A handwritten signature in dark ink, reading 'Nicola Stairmand', written in a cursive style.

**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria

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