
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P35057

Applicant: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: GRANT HOUSE

HERITAGE REGISTER NUMBER: H2392

LOCATION OF PLACE/OBJECT: 14 PASADENA AVENUE BEAUMARIS, BAYSIDE CITY

THE PERMIT ALLOWS: Restoration/repair of the existing house including remodelling of the existing kitchen, laundry and bathroom, construction of a single storey rear addition, demolition of the garage and construction of a new pool, timber carport, fencing and associated landscaping, generally in accordance with the following documents:

- Landscape Concept Plan prepared by Davidson Design Studio Rev A (2 sheets)
- Architectural Drawings for 14 Pasadena Avenue, Beaumaris, prepared by Robert Harwood Architects, dated August 2022
 - CP Cover Page
 - EX 01 Site Analysis Plan
 - EX 02 Existing Ground Floor Plan (Before 1980 Renovation)
 - EX 03 Existing Ground Floor Plan (After 1980 Renovation)
 - EX 04 Existing Roof Plan
 - EX 05 Existing North And West Elevations
 - EX 06 Existing South And East Elevations
 - EX 07 Existing Sections S1 And S2
 - EX 08 Existing Sections S3 And S5
 - PR 01 Proposed Site Plan
 - PR 02 Proposed Ground Floor Plan
 - PR 03 Proposed And Demolition Ground Floor Plan
 - PR 04 Existing Ground Floor Plan With Addition (Before 1980 Renovation)
 - PR 05 Proposed Roof Plan
 - PR 06 Proposed Streetscape, North And West Elevations
 - PR 07 Proposed South And East Elevations
 - PR 08 Proposed Sections S1 And S2
 - PR 09 Proposed Sections S3 And S4
 - PR 10 Proposed Section S5

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.
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 on all demolition works, to assist with the preparation of the schedules required by conditions 7, 8, 9 and 11 and in all instances where significant building fabric is impacted by adjacent works, refurbishment, conservation or repair works.
4. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) **set of structural drawings** must be submitted for endorsement by the Executive Director, Heritage Victoria. Once approved, the drawings will be endorsed and will then form part of the permit. Details of the proposed connections between the existing building and the new addition must be included.
5. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) **set of architectural drawings** (including all services, new kitchen, bathroom and laundry fitouts/joinery within existing dwelling) must be submitted for endorsement by the Executive Director, Heritage Victoria. Once approved, the drawings will be endorsed and will then form part of the permit. These drawings must also include details of all proposed electrical upgrades, new heating and ventilation systems.
6. 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 Heritage Victoria who will advise on the approach to be taken to address these matters.
7. Prior to the commencement of any of the works approved by this permit, a **Final Schedule of Conservation Works** (the Schedule) must be submitted for endorsement by the Executive Director, Heritage Victoria. Once approved, the Schedule will be endorsed and will then form part of the permit. The Schedule must include details of the retention and reuse of as much original external and internal fabric as possible and also provide details for:
 - Methodology for the removal, relocation and installation of the conical hanging fireplace and flue (original central flue above roof to remain);
 - Details of proposed repair and conservation works to the roof, ceiling, trusses and external walls and windows;
 - A schedule of glazing and window and door repairs;
 - The approved conservation works must be completed within the period of validity of this permit.
8. Prior to the commencement of any **timber repair works** to existing windows and doors, a **specification** for these works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the specification will be endorsed and will then form part of the permit. Repair of extensively deteriorated window frames and sashes must be carried out

using recognised conservation techniques such as patching, splicing, consolidating or otherwise reinforcing the frame to original details. The windows and north entry to living room (W01), western entry and adjacent windows (W05) as well as rumpus room entry and adjacent windows (W06) must be retained, restored and only modified if they are returned to the original 1950s detail. The introduction of a large window in the southwest corner of the living room (W04) is to be deleted from works. This may be replaced by a small highlight window.

9. Prior to the commencement of any of the works approved by this permit, **a schedule of construction materials, colours and finishes** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule will be endorsed and will then form part of the permit.
10. Prior to the commencement of landscape works, a construction ready (marked as such) **set of landscape drawings** 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 Landscape Drawings must show details of all proposed new works such as structures, landscape features, new paving, ground treatments and plantings. The approved landscape works must be completed within the period of validity of this permit.
11. At the conclusion of all conservation and repair works the conservation architect is to advise in writing to the Executive Director, Heritage Victoria the level of compliance of the works with best conservation practice.
12. 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.
13. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
14. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
15. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

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:

09 September
2022

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

A handwritten signature in blue ink, appearing to read 'J Hood', is centered below the signature text.

Jessica Hood
Principal Heritage Permits
Heritage Victoria

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