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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P37027

Applicant:



**NAME OF PLACE/OBJECT:** MANDEVILLE HALL

**HERITAGE REGISTER NUMBER:** H0676

**LOCATION OF PLACE/OBJECT:** 10 MANDEVILLE CRESCENT TOORAK, STONNINGTON CITY

**THE PERMIT ALLOWS:** Roofing works (Main Roof, St George Roof & Chapel Roof), including associated flashings, ridge cappings and box gutters, rebuilding of the sacristy roof (to east side of the Chapel) with concealed HVAC plant, render & parapet repairs, reinstatement of missing orb finials, reconstruction of a missing chimney and reinstating an original window in place of a non-original door, generally in accordance with the following documents:

- **Architectural Drawings prepared by Bryce Raworth P/L**
  - **01 Existing Roof Plan**
  - **02 Proposed Roof Plan**
  - **03 Chapel Elevation**
  - **04 Proposed Orb Finals**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit will 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. 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 in accordance with the permit condition for endorsement by the Executive Director Heritage Victoria. 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 each stage of the works approved by this permit, a **Heritage Protection Plan** must be provided for endorsement by the Executive Director Heritage Victoria and once endorsed becomes part of the permit. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary infrastructure and services required and protection methods for the heritage place during the undertaking of the works. A Heritage Protection Plan for multiple stages can be provided.

5. Prior to the commencement of any of the works approved by this permit, a suitably experienced **heritage conservation architect**, endorsed in writing by the Executive Director, must be engaged to advise and assist as necessary with the preparation of the documentation where any intervention to built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular the heritage conservation architect must help fulfil conditions 6, 7, 8, 9, 10, 11 & 12 of this permit.
6. Prior to the commencement of any of the works approved by this permit, a **Staging Plan** which provides an overview of the order in which approved works will be undertaken, including the procurement of Canadian and Welsh slate (where available) must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit. The Staging Plan must itemise dates for actions related to procurement of Welsh Slate for stages associated with the Servants Quarters roof and Chapel roof.
7. Prior to the commencement stages associated with the **Servants quarters roof and the Chapel roof**, should Canadian slate be proposed, evidence related to the attempt to procure Welsh slate for these roofs, and reasons why it was not able to be procured in accordance with the staging plan must be provided to the satisfaction of the Executive Director, Heritage Victoria.
8. Prior to the commencement of each relevant stage of the works approved by this permit, **Construction ready (marked as such) architectural, structural and hydraulic drawings** (as necessary) 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. Construction materials, colours and finishes must be included on the relevant plans.
9. Prior to the commencement of the stage of works associated with the **sacristy roof** approved by this permit, a report prepared by a suitably qualified Structural Engineer, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the report will be endorsed and will then form part of the permit. The report must demonstrate the means by which the sacristy roof is structurally capable of supporting the HVAC.
10. Prior to the commencement of the stage of works associated with **render and parapet repair** works, 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. The specification must specify component colours, paint types and preparatory work details.
11. Prior to the commencement of each stage of works associated with **roof works**, 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. Works to slate roofing must be carried out using slates that are an identical size to the originals and from the same country of origin where possible. The specification must also include replacement of guttering, downpipes and flashings if required, and must ensure the roof plumbing products and materials are of like for like profile and chemically compatible with the remaining/new parts of the roof.
12. Following **completion of the works**, the approved heritage conservation architect must submit to the Executive Director, Heritage Victoria a brief written report and photographs outlining the extent to which the approved works have been completed and the extent to

which the completed conservation works conformed to good practice in their professional judgement.

13. 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.
14. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
15. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
16. 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 (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) 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:**

12 May 2023

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

A handwritten signature in blue ink that reads "J Sullivan". The signature is written in a cursive style with a large initial "J" and a clear surname.

**Janet Sullivan**  
Principal Heritage Permits  
Heritage Victoria

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