
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P35172

Applicant: 



NAME OF PLACE/OBJECT: ARMADALE HOUSE

HERITAGE REGISTER NUMBER: H0637

LOCATION OF PLACE/OBJECT: 117 KOOYONG ROAD ARMADALE, STONNINGTON CITY

THE PERMIT ALLOWS: Landscaping, new construction and internal works (ground and first floor) including restoration, generally in accordance with the following documents:

- Drawings prepared by Trethowan Architecture numbered AX-001, AX-010, AX-032, AX-130 to AX-133, AX-230 to AX-232, AX-330 & AX-331, AD-130 to AD-132, AD-230 to AD-232, AD-330 & AD-331, SK-131 to SK-132, SK-252, SK-329, SK-350, SK-400 to SK-402, SK-405 & SK-406, SK-410 & SK-411, SK-415 & SK-416, SK-420 & SK-421, SK-430 to SK-432, SK-440 to SK-442, SK-450 & SK-451, SK-462 & SK-463, SK-465, SK-470, SK-480 & SK-481, SK-485 to SK-488, SK-700 & SK-701, SK-710 and SK-711 (all rev TP01, all dated 17.06.2021)
- Drawing prepared by Paul Bangay, Sheet 1 of 1 (rev CP-4, dated 12 August 2021)
- Drawings prepared by Trethowan Architecture numbered AA-000, AX-015, AX-150, SK-012, SK-129, SK-130, SK-136, SK-230 to SK-233, SK-240, SK-250 to SK-251, SK-257, SK-330 to SK-332, SK-340 & SK-341, SK-351 to SK-353, SK-425 to SK-427, SK-435 & SK-436, SK-550 & SK-551, SK-702 & SK-703 and SK-800 (all rev TP02, all dated 20.08.2021)

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 (the Executive Director).
2. The Executive Director is to be given five (5) working days' notice of the intention to commence the approved works. Contact details of the head contractor, registered building surveyor and project manager must be provided to Heritage Victoria at this time.
3. Prior to the commencement of any of the works approved by this permit, final detailed design/tender set of drawings must be submitted to the Executive Director, for review and written approval and once endorsed becomes part of the permit. The drawings must include:
 - Interior works -
 - Retention of the chimney breasts and hearths in rooms at ground floor (R.G-07.1) and first floor (R.1-09) as they are considered significant 1888 features

- Colours and finishes to internal walls, doors, ceiling, window frames etc
- Colours and finishes to new joinery
- Product details for kitchen including surface materials, joinery finishes etc
- Details of services such as air conditioning
- Joinery detail for the new windows – Munro stained glass, central door / window detail to verandah, double glazing etc.
- Details as to place of relocation of lead lighting from first floor
- Landscaping -
 - Details of planting plan and species to be used
 - Details of the pool fencing including an elevation drawing and materials & colour schedule
 - Details of the hard surfacing associated with the basketball hoop including materials & colour schedule to be in keeping with surrounding landscaping
- New construction -
 - External materials and colour schedule of Guest House
- Fully scoped details of the roof plant platform.

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, details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works, a work site layout plan and a tree/vegetation management and protection plan prepared in accordance with AS4970 Protection of trees on development sites. The Plan must also include a dilapidation report (including images) for the heritage building to record its condition prior to the commencement of works approved by this permit.

5. Prior to the commencement of any of the works approved by this permit, a suitably qualified and experienced Structural Engineer must prepare a detailed report that must be submitted to the Executive Director, for review and written approval and once endorsed become part of the permit. The report must include:

- Details of underpinning and basement construction
- Details of the support system for the new plant platform on roof
- Details of the support for the chimney stack once chimney breasts are removed to rear chimney

6. Should further minor changes in accordance with the intent and approach of the permitted works and/or endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged for assessment by the Executive Director. More fulsome or major changes to the permit may require the submission of a permit amendment application to Heritage Victoria.

7. 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 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.

8. 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.

9. 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 UNTIL 30 JUNE 2020; \$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 UNTIL 30 JUNE 2020; \$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 (\$793,056 UNTIL 30 JUNE 2020; \$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 UNTIL 30 JUNE 2020; \$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:

22 October
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, sweeping initial 'N'.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

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