
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36446

Applicant: [REDACTED]

NAME OF PLACE/OBJECT: WHITBY HOUSE

HERITAGE REGISTER NUMBER: H0546

LOCATION OF PLACE/OBJECT: 28 WHITBY STREET BRUNSWICK, MORELAND CITY

THE PERMIT ALLOWS: Demolition of later porch additions to the dwelling, the construction of an upper storey to the garage, reconstruction of the original verandah, along the south, west and north elevations, additions on the north side of the dwelling and extensive landscaping including new fencing, a swimming pool, outdoor pergola and paved areas, generally in accordance with the following documents:

- A revised set of Architectural Drawings for 28 Whitby Street Brunswick West, prepared by New Dimensions Drafting
- Structural Drawings for 28 Whitby Street prepared by KNK Consulting Engineer P/L
- Proposed Landscape Design - 28 Whitby Street, Brunswick West, prepared by Mud Office Landscape Design, dated 14 June 2022

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit must 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. 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 6, 7 & 8, and in all instances where significant building fabric is impacted by adjacent works, refurbishment, conservation or repair works.
3. Prior to the commencement of any of the works approved by this permit, **a construction ready (marked as such) set of structural drawings for the house**, 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.
4. Prior to the commencement of any of the works approved by this permit, **a construction ready (marked as such) set of architectural drawings for the house (including services)**, 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.
5. Prior to the commencement of any demolition works approved by this permit, **documentation outlining the methodology for the protection of retained fabric** must be

submitted to the Executive Director, Heritage Victoria for approval. Once approved, the drawings/documents will be endorsed and will then form part of the permit. The methodology must detail the methodology required to adequately protect all remaining existing registered building fabric to be retained during the course of the works. The methodology must outline the dismantling process for each addition/porch that is to be removed, and any fabric adjoining significant fabric should be hand-removed.

6. Following demolition, a **specification of repair/conservation works** prepared by the Heritage Consultant endorsed under condition 2, is to be submitted for endorsement by the Executive Director and once endorsed becomes part of the permit. These conservation works must be completed as part of the actions under this permit to ensure the buildings are brought up to a high level of repair and restoration and must be completed within the period of validity of the permit. Based on a more detailed inspection the following must be provided:
 - o a) Full details of the reconstructed verandah based on historical images including all timber elements, flagstone floor and roof details (based on traditional sizes and detailing) must be submitted for the endorsement of the Executive Director Heritage Victoria. Once approved, the document(s) will be endorsed and will then form part of the permit.
 - o b) Repairs to slate roofing and associated timber bargeboards, fretwork and other decorative elements must be based historical, pictorial and physical documentation. All proposed details must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit.
 - o c) Prior to reconstruction of windows or doors that are missing, new works must be based historical, pictorial and physical documentation. All proposed details must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit. This will ensure that the feature will be accurately reconstructed.
 - o d) A resolved methodology for the repair of bricks, chimney, rendered surfaces and mortars. The methodology to repair deteriorated surfaces must use recognised conservation techniques.
7. Prior to the commencement of any of the works associated with final finishes and colour selection, a **Final Finishes and Colour Schedule** (the Schedule) 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 Schedule must include a summary of paint investigations and other relevant research conducted into the early building condition. Final selection of finishes and colours must be based on the findings of paint investigations and relevant research.
8. Prior to the commencement of any landscaping works, and based on the findings of condition 6, a **construction ready (marked as such) set of hard and soft 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.
9. At the conclusion of all conservation and repair works the Heritage Consultant is to advise in writing to the Executive Director the level of compliance of the works with best conservation practice.

10. 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.
11. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
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:
26 August 2022

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

HERITAGE
VICTORIA
HERITAGE
VICTORIA
HERITAGE
VICTORIA

A handwritten signature in black ink, appearing to read 'J Hood', written in a cursive style.

Jessica Hood
Principal Heritage Permits
Heritage Victoria