
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36281

Applicant:



NAME OF PLACE/OBJECT: CRANLANA

HERITAGE REGISTER NUMBER: H1293

LOCATION OF PLACE/OBJECT: 62 & 62A CLENDON ROAD TOORAK, STONNINGTON CITY

THE PERMIT ALLOWS: Demolition, construction and landscaping works, including a one and a half-storey rear addition to the house, basement and underground carparking, rooftop services and solar panels, swimming pool, tennis court and pavilion, generally in accordance with the following documents:

- ***Heritage Impact Statement, Trethowan Architecture (27 April 2023)***
- ***Addendum to Heritage Impact Statement, Trethowan Architecture (28 August 2023)***
- ***Revised Architectural Drawing Set, Trethowan Architecture (22 August 2023)***
- ***Letter from Ingegnaria Consultants to Trethowan Architecture (28 August 2023)***
- ***Structural Schematic Drawing Set, [Ingegnaria Consultants] (July 2023)***

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 any of the works approved by this permit, a Heritage Protection Plan must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form 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, protection methods for the heritage place during the undertaking of the works, a work site layout plan and (if required) a tree/vegetation management and protection plan prepared in accordance with AS4970 *Protection of trees on development sites*.

5. Prior to the commencement of any dismantling and removal works to the section of brick fence and the low stone walls bounding L1 and L2, documentation outlining the methodology for the protection and offsite storage 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 Executive Director, Heritage Victoria must be notified in writing when the dismantling and temporary relocation of the section of brick fence and the low stone walls bounding L1 and L2 has been completed.
6. A dismantling record of the section of brick fence and the low stone walls bounding L1 and L2, including overall photographic documentation and details of significant issues encountered, must be submitted to Executive Director, Heritage Victoria within one month of satisfying condition 5.
7. The Executive Director, Heritage Victoria must be notified in writing when the rebuilding of the section of brick fence and the low stone walls bounding L1 and L2 has been completed, including a condition report by a suitably experienced and qualified heritage professional. Once approved, the drawings/documents will be endorsed and will then form part of the permit.
8. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural 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 drawings must include details of the proposed connections between the heritage building and the new addition.
9. Prior to the commencement of any of the works 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, report will be endorsed and will then form part of the permit. The report must demonstrate the means by which the heritage building will be supported during all demolition and construction works to ensure its protection.
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, ground treatments and plantings all hard and soft landscaping, including the brick fence to the east of the ballroom and the low stone wall between L1 and L2 and the like-for-like replacement of the same species of wisteria to the border of L1 and L2 in its current location.
11. Prior to the commencement of any of the works approved by this permit, a specification including a brief scope of works and descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place 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.
12. 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.

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 October
2023

**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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