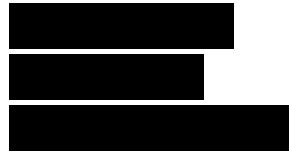

HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40676

Applicant:



NAME OF PLACE/OBJECT: COBDEN TERRACE

HERITAGE REGISTER NUMBER: H0158

LOCATION OF PLACE/OBJECT: 221 GORE STREET FITZROY, YARRA CITY

THE PERMIT ALLOWS: Alterations and additions to the existing dwelling including the construction of a new carport, a first-floor terrace with screening, installation of solar panels on the main roof, rear landscaping, new fencing, the addition of a swimming pool, internal upgrades, replacement of non-original windows, repairs to the front verandah, and new entrance paving, generally in accordance with the following documents:

- Structural Drawings for Proposed Alterations & Additions – 221 Gore Street Fitzroy prepared by PD Structures P/L
 - S00 Index
 - S001 General Notes
 - S02 Ground Floor Plan
 - S03 First Floor Plan
 - S04 Detail Sheet 1
- Set of Architectural Drawings (Town Planning Issue) prepared by Lisa Breeze Architecture and Interiors, dated 7 February 2025
 - TP01 Existing Condition Plan – Ground Floor
 - TP02 Existing Condition Plan – First Floor
 - TP03 Existing Condition Plan – Roof Plan
 - TP04 Existing Condition Plan – Ground Floor with Demolition
 - TP05 Existing Condition Plan – First Floor with Demolition
 - TP06 Existing Condition Plan – Roof Plan with Demolition
 - TP07 Proposed Ground Floor Plan
 - TP08 Proposed First Floor Plan
 - TP09 Proposed Roof & Site Plan
 - TP10 Ground – Part Plan 1
 - TP11 Ground – Part Plan 2

- TP12 First – Part Plan 3
- TP13 First – Part Plan 4
- TP14 Existing Conditions - Elevation Sheet 1
- TP15 Existing Conditions - Elevation Sheet 2
- TP16 Existing Conditions - Elevation Sheet 3
- TP17 Existing Conditions - Elevation Sheet 4
- TP18 Existing Conditions - Elevation Fences
- TP19 Existing Conditions - Elevation Sheet 1 Demolition
- TP20 Existing Conditions - Elevation Sheet 2 Demolition
- TP21 Existing Conditions - Elevation Sheet 3 Demolition
- TP22 Existing Conditions - Elevation Sheet 4 Demolition
- TP23 Existing Conditions – Fences Demolition
- TP24 Proposed Elevation Sheet 1
- TP25 Proposed Elevation Sheet 2
- TP26 Proposed Elevation Sheet 3
- TP27 Proposed Elevation Sheet 4
- TP28 Proposed Fences
- TP29 Proposed Section Sheets
- TP30 Material & Finishes Schedule

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. Commencement of the permit begins with onsite physical works.
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. 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.

5. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
6. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
7. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.
8. Prior to the commencement of any of the works approved by this permit, **a construction ready (marked as such) architectural and engineering set of drawings, revised to show:**
 - Retention of the door and fixed highlight window in the existing hallway at the rear of the property.
 - New tessellated tiles to verandah must be based on historical photographs, and physical evidence on site, especially within the same terrace row, to inform accurate reproduction.
 - New tiled paving should match the width of the original steps.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. Prior to the commencement of any works approved under this permit, **a full schedule of construction materials, techniques, colours and finishes to be used** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit.
10. Prior to the commencement of any repair works associated the works approved under condition 8, a **repair schedule/specification** must be submitted to the Executive Director Heritage Victoria for approval.
11. Following completion of the works approved under conditions 8 - 10, a **brief written report confirming that the works have been completed in accordance with the endorsed documentation** must be submitted to the Executive Director Heritage Victoria for approval. A Heritage Victoria representative may require a visit to the place to inspect and confirm the satisfactory completion of the works.

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 (\$23,710.80 FROM 1 JULY 2024) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$118,554 FROM 1 JULY 2024) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$948,432 FROM 1 JULY 2024) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,896,864 FROM 1

JULY 2024) 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:

15 May 2025

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



A handwritten signature in black ink, reading "Nicola Stairmand".

Nicola Stairmand
Manager, Statutory Assessments
Heritage Victoria