
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P37668

Applicant: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: WARRA

HERITAGE REGISTER NUMBER: H0521

LOCATION OF PLACE/OBJECT: 3 MURDOCH ROAD WANGARATTA, WANGARATTA
RURAL CITY

THE PERMIT ALLOWS: Demolition, construction and conservation works to the main (1908) bathroom at Warra, generally in accordance with the following documents:

- *Heritage Impact Statement, Robyn and Guy Robertson (14 June 2023)*
- *Drawing Set, Cook Design (27 June 2023)*
- *Letter in Response to RFI, Robyn and Guy Robertson (7 August 2023)*
- *Letter in Response to RFI, Robyn and Guy Robertson (10 October 2023)*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

___START_NUMBERED_LIST___

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, an **archival quality photographic survey** is to be prepared to record the main (1908) bathroom at Warra. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled "Specification for the submission of archival photographic records" (available on the Heritage Council website or from Heritage Victoria on request). Two copies of the completed photographic survey are to be produced with one copy submitted to the Executive Director Heritage Victoria for approval in writing prior to commencement of any of the works approved by this permit. On approval of the first copy the second copy is to be lodged with the La Trobe Picture Collection, 328 Swanston Street Melbourne 3000, State Library of

Victoria or delivered by courier to Despatch: 174 Little Lonsdale Street Melbourne 3000.
Deliveries accepted from 7.30 to 4.30 (A receipt will be sent the day the material is received.)

5. Prior to the commencement of any of the works approved by this permit, a **suitably qualified and experienced wallpaper conservator**, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary and to provide relevant advice to the permit holder during the carrying out of all works associated with the original sanitary paper. In particular, the wallpaper conservator must help fulfil conditions 6 and 7.
6. Prior to the commencement of any of the works approved by this permit, the wallpaper conservator approved under condition 5 must prepare a **report for the preservation and conservation of the sanitary paper in the main (1908) bathroom**, including:
 - (a) Advice on the appropriateness of the proposal to retain the original sanitary wallpaper behind battening, including the long term impacts on the wallpaper.
 - (b) If 6(a) is recommended, a methodology for retaining and stabilising (not full conservation) all extant sanitary paper in situ behind battening.
 - (c) A methodology for removing, conserving and storing a sample piece of sanitary paper for archival storage in a location at Warra to be determined by the wallpaper conservator and owners; and
 - (d) A methodology for conserving and retaining a visible sample (from dado to floor) of sanitary paper in situ in the main (1908) bathroom in a location to be determined by the wallpaper conservator and the owner.

The report must be submitted for approval and endorsement by the Executive Director Heritage Victoria. Once endorsed the works methodology will become part of the permit and the works must be completed by or with the guidance of the wallpaper conservator approved under condition 5 within the period of validity of the permit.
7. Following the completion of works approved by the permit, the approved wallpaper conservator endorsed under condition 5 must submit to the Executive Director Heritage Victoria, for their approval, a **brief written final report in regard to the wallpaper works** confirming that the works to the sanitary paper have been completed in accordance with the permit and the extent to which the completed works conformed to good practice in their professional judgement.
8. Prior to the commencement of any of the works approved by this permit, a **suitably qualified and experienced heritage conservation consultant**, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of the documentation and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular, the heritage conservation consultant must help fulfil conditions 9 through 13.
9. 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 and a work site layout plan. The Heritage Protection Plan must detail how the significant elements of the bathroom to be retained (in the bathroom and in storage) and all other significant elements in any access route to the bathroom and all rooms adjoining the bathroom will be protected during works. The Heritage Protection Plan must also include the methodology for removing and relocating the linen cupboard, including the new location within Warra.

10. Prior to the commencement of any of the works approved by this permit, the heritage conservation consultant approved under condition 8 must prepare a **costed schedule of conservation works**, including a brief scope of works and descriptions relating to conditions 11, 12 and 13 for the approval and endorsement by the Executive Director Heritage Victoria and once endorsed these works become part of the permit and must be completed within the period of validity of the permit. The schedule must include the required conservation works for all bathroom fittings, fixtures and architectural detailing including but not limited to the removal and relocation of the linen cupboard, the pressed metal ceiling (be painted in a matte colour to match lead white), the original shower screen (to be conserved and reinstated). An appropriate on-site storage location and methodology must be provided for the original shower rose and piping.
11. Prior to the commencement of any of the works approved by this permit, a **single construction ready (marked as such) demolition and construction drawing set**, largely based on Option Plan 1 and revised to show:
 - (a) simple timber panelling (not in a pattern matched to the hallway design) to the height of the existing timber capping, capped with the existing or a like-for like replacement timber capping (dado rail);
 - (b) retention/reinstatement of the original door, architraves, skirtings, dado rails and the like;
 - (c) relocation of the shelving from its current location under the window to another location within the bathroom;
 - (d) detailing of the treatment of the flower room window; and
 - (e) reinstatement of the original hand basin, bath and shower surround and associated original fittings and fixtures (where surviving) in their current/original location,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 tiling to the shower recess may be to the standard height for a shower.
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. The schedule must reference the extant colour scheme or a colour scheme based on a historic paint analysis. The schedule must include:
 - (a) the bath resurfacing colour;
 - (b) any new taps, fittings and the like, which must be appropriate and sympathetic to the

original features of the main (1908) bathroom;

(c) colour and design for the wall panelling. The design should be simple and should not aim to match the hallway design and the colour should be a natural (not stark) white or a colour scheme based on a historic paint analysis;

(d) colour scheme for all other surfaces, either a neutral colour such as natural (not stark) white or a colour scheme based on a historic paint analysis; and

(e) matte grey floor tiles.

The schedule must record the location of the original corrugated metal shower surround and all other original features as shown in the photographic record for permit P27239, removed without approval from Heritage Victoria, and include the conservation and reinstatement of these features.

13. The approved heritage conservation consultant endorsed under condition 8 must submit to the Executive Director Heritage Victoria, for their approval:
 - (a) Prior to any works for the installation of the shower, a **brief written final report confirming that the damp problem in the bathroom has been rectified.**
 - (b) Following the completion of works approved by the permit, a **brief written final report confirming that the works have been completed in accordance with the permit** and the extent to which the completed works, including conservation works, conformed to good practice in their professional judgement.Once approved, the documents will be endorsed and will then form part of the permit.
14. 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.
15. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
16. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
17. 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:

24 November
2023

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



A handwritten signature in black ink that reads "Janet Sullivan".

Janet Sullivan
Manager Strategic Projects and Operations
Heritage Victoria