

---

# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

---

Permit No: P37836

Applicant: [REDACTED]  
[REDACTED]  
[REDACTED]

**NAME OF PLACE/OBJECT:** ZETLAND

**HERITAGE REGISTER NUMBER:** H0477

**LOCATION OF PLACE/OBJECT:** 16 YARRA STREET HAWTHORN, BOROONDARA CITY

**THE PERMIT ALLOWS:** *Internal and external alterations and associated minor demolition works, construction of a mezzanine to the rear, construction of rear addition with connections to the house, construction of pool to the side of the house, alterations to the stables, new landscaping and conservation works, generally in accordance with the following documents:*

- Drawings DA01 - DA12 prepared by Luigi Rosselli dated 16 June 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. 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. Prior to the commencement of any of the works approved by this permit, a suitably 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 where any intervention to built fabric of heritage significance is involved 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 5, 6, 7, 8, 9, 10 of this permit.
5. 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 necessary a tree/vegetation management and protection plan prepared in accordance with AS4970 *Protection of trees on development sites*.

6. Prior to the commencement of any of the works approved by this permit a **construction ready (marked as such) architectural set of drawings** revised to show the following 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.
  - Final roof cladding to approved mezzanine library and atrium. This must be recessive in presentation and complementary to the historic slate roof.
  - Either the retention of the bedroom door from approved walk-in-robe into hallway fixed shut with no original/early fabric to be removed, or relocation of this element within the house, with associated interpretation of the historic opening expressed to the hallway. The approved opening from the master bed to the walk-in-robe must be confined to a doorway opening only.
7. 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, plantings, and hydraulic systems and drainage associated with the pool.
8. Prior to the commencement of any of the works associated with the rear addition and/or the pool, 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 house will be protected and/or supported during the excavation and construction works to ensure its retention. The works must also include monitoring to be employed for the excavation and post excavation stages as necessary. All recommendations made by the structural engineer including any additional underpinning or setbacks must be reflected in the respective construction ready drawings required by the permit.
9. Prior to the commencement of the conservation works approved in this permit, a **schedule and construction-ready (marked as such) drawings of conservation works** 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 conservation schedule must include reinstatement of original verandah tiles and suite of works to the stables building. The conservation works must be completed within the period of validity of the permit.
10. Prior to the commencement of any of the pool and landscape works, the Heritage Conservation Consultant approved under condition 4 must provide a report which demonstrates the **mitigation and protection measures** required to ensure the main house is protected from water and damp issues associated with the pool and pool infrastructure. These measures should include but are not limited to drainage and protective barriers. These recommendations must be reflected in the landscape drawings required under condition 7.
11. 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.

12. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
13. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
14. 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:**

08 February  
2024

**Signed by the Executive Director, Heritage  
Victoria**

A handwritten signature in black ink, appearing to read "Steven Avery". The signature is fluid and cursive, with a long horizontal stroke at the bottom.

**Steven Avery**  
Executive Director  
Heritage Victoria

