
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38578

Applicant:



NAME OF PLACE/OBJECT: RESIDENCE

HERITAGE REGISTER NUMBER: H0836

LOCATION OF PLACE/OBJECT: 112 GLADSTONE STREET SOUTHBANK, PORT PHILLIP CITY

THE PERMIT ALLOWS: Alterations to the rear portion of the house including a new kitchen, living/dining room including removal of the recently constructed infill walls and openings, installation of a new wall to bedroom 3 and a new bathroom addition to the rear of the existing dwelling, generally in accordance with the following documents:

- Revised Heritage Impact Statement prepared by John Briggs, JBA
- **PROPOSED ADDITIONS & ALTERATIONS AT 112 GLADSTONE STREET SOUTHBANK 3006 FOR D. & R. BOGUSZ, issue B August 2023**
 - Title Sheet
 - Existing/Demo Floor Site Plan
 - Existing/Demo North West & Existing South East Elevations
 - Existing South West Elevation
 - Proposed Floor Site Plan
 - Proposed North West & South East Elevation
 - Proposed South West Elevation
 - Propose Electrical Plan
 - Section A-A & Construction Notes
 - Construction Notes & Fire Rated Wall Detail
 - General Notes

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 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 and 9 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 and details of any temporary infrastructure and services required.
6. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural and structural drawings revised to show:
 - New lightweight wall to Bedroom 3
 - Details of the reconstructed timber window and door along the southern wall of family room.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. These drawings must show all demolition works as well as proposed conditions. The approved Heritage Consultant under condition 4 must be involved in the creation of documentation to fulfil this condition.
7. 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 must be submitted to the Executive Director Heritage Victoria for approval. The repair of rendered/stucco surfaces also must be carried out using recognised conservation techniques such as patching or consolidating. Once approved, the document(s) 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 schedule of construction materials, new lighting, 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.
9. Following completion of the works, the approved heritage conservation architect must submit to the Executive Director Heritage Victoria a brief written report and photographs confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to good practice in their professional judgement.
10. 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.

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

22 September
2023

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

A handwritten signature in black ink, appearing to read 'J Hood', is centered on the page.

Jessica Hood
Acting Manager Statutory Approvals
Heritage Victoria

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