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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P37406

Applicant:



**NAME OF PLACE/OBJECT:** ANSELM

**HERITAGE REGISTER NUMBER:** H1795

**LOCATION OF PLACE/OBJECT:** 4 GLENFERRIE STREET CAULFIELD NORTH, GLEN  
EIRA CITY

**THE PERMIT ALLOWS:** Works to the original B2 Garage, including conservation and restoration works, generally in accordance with the following documents:

- *Draft Heritage Impact Statement, Heritage Alliance (2023, no date of issue)*
- *Structural drawings, First Talone Pty Ltd Consulting Structural Engineers (January 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 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 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 through 13.
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 be prepared in consultation with the heritage conservation consultant endorsed under condition 4 and 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 a tree/vegetation management and protection plan prepared in accordance

with AS4970 *Protection of trees on development sites* (if required). The Heritage Protection Plan must also include a dilapidation report (including images) for the B2 Garage to record its condition prior to the commencement of works approved by this permit.

6. 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 be approved in writing and submitted to Heritage Victoria by the approved heritage conservation consultant. The drawings must carry a note stating, "Cut up concrete slab from above and lift out by crane in minimum 4 sections". The colourbond roof must be matte grey. Guttering, downpipes, fixings and the like for the garage must be unpainted galvanised metal.
7. Prior to the commencement of any of the works approved by this permit, the heritage conservation consultant approved under condition 4 must prepare a schedule, methodology and drawings of conservation works identified as required for the Garage (B2) 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.
8. 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, colours, finishes and techniques to be used on the heritage fabric of the registered place prepared in consultation with the approved heritage conservation consultant 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.
9. Replacement glass to the front garage doors must form part of the works and must be manufactured by a firm approved by the heritage conservation consultant.
10. New mortar used for the repair of masonry joints must match the previously existing mortar in strength, composition, colour and texture, and joint finish must match the existing width and profile, and be approved by the heritage conservation consultant.
11. Introduced bricks must be visually and chemically compatible in dimensions, colour and texture with the remaining parts of the brickwork and be approved by the heritage conservation consultant.
12. Within one month of installation, the proposed reconstructed elements of the registered place must be permanently marked in an inconspicuous place (inside the B2 Garage) with the month and year of installation in a manner recommended and approved by the approved heritage conservation consultant.
13. Following completion of works to the B2 Garage, the approved heritage consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the works have been completed and the extent to which the completed works conformed to good practice in their professional judgement.
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:**

08 December  
2023

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



A handwritten signature in black ink that reads "Nicola Stairmand". The signature is written in a cursive style with a large, sweeping initial 'N'.

**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria