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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P34912

Applicant:



**NAME OF PLACE/OBJECT:** GUILDFORD PRIMARY SCHOOL NO. 264

**HERITAGE REGISTER NUMBER:** H1030

**LOCATION OF PLACE/OBJECT:** 6 FRANKLIN STREET GUILDFORD, MOUNT  
ALEXANDER SHIRE

**THE PERMIT ALLOWS:** *Upgrade and refurbishment works to Guildford Primary School and grounds prior to re-opening as a school, generally in accordance with the following documents:*

- Guildford Primary School – Architectural Drawings and Schedules prepared by MSM & Associates
  - A000 - Cover Sheet, Drawing List & General Notes, Rev C, 11/06/21
  - A100 - Existing Site Context/ Heritage Registration Plan, Rev D, 26/05/21
  - A102 - Proposed Site Plan, Rev B, 11/06/21
  - A103 - Demolition Plan, Rev F, 11/06/21
  - A200 - Proposed Scope of Works Site Plan, Rev D, 11/06/21
  - A201 - Area 1 - Proposed & Demolition Plan, Rev D, 11/06/21
  - A301 - Ground Floor Plan, Rev G, 11/06/21
  - A310 - Ground Reflected Ceiling Plan, Rev G, 11/06/21
  - A311 - Floor Finishes and FFE Plan, Rev A, 11/06/21
  - A320 - Roof Plan, Rev E, 11/06/21
  - A401 - Area 3 - Portable Toilets Proposed and Demolition Plan, Rev D, 11/06/21
  - A501 - Area 4 - Oval and External Porch, Rev D, 11/06/21
  - A502 - Area 4 - Oval and External Porch Photos, Rev B, 11/06/21
  - A601 - Area 5 - Playground, Rev D, 11/06/21
  - A701 - Area 6 - Driveway, Rev D, 11/06/21
  - A800 - Wall, Door, & Window Schedule/Details, Rev D, 11/06/21
  - A900 - Internal Elevations – Sheet 1, Rev H, 11/06/21
  - A901 - Internal Elevations – Sheet 2, Rev H, 11/06/21
  - A910 - Joinery Details - Sheet 1, Rev E, 11/06/21
  - A911 - Joinery Details Sheet 2, Rev E, 11/06/21
  - A920 - Proposed Details to External Ramps & Steps, Rev E, 11/06/21
  - A930 - Existing Conditions & Proposed Works (Photos), Rev A, 11/06/21
  - A931 - Existing Conditions & Proposed Works (Photos), Rev A, 11/06/21
  - A932 - Existing Conditions & Proposed Works (Photos), Rev A, 11/06/21
  - A933 - Existing Conditions & Proposed Works (Photos), Rev A, 11/06/21
  - A934 - Existing Conditions & Proposed Works (Photos), Rev A, 11/06/21
  - A1003 - 3D Perspective Views, Rev F, 11/06/21
  - A1004 - 3D Perspective Views, Rev D, 11/06/21

- Appendix 1 - Materials, Colour & Finishes Schedule, Rev A, 12-page PDF dated 11/06/2021
- Appendix 2 - Fittings & Fixtures Schedule, Rev A, 9-page PDF dated 11/06/2021
- PROLUDIC 'Kanope' Technical Fact Sheet for Main Proposed Playground
- Guildford Primary School – Civil Drawings, prepared by Prototype Services Pty Ltd
  - Drawings C1-C5 inclusive, Rev 0, April 2021
- Guildford Primary School - Electrical & Mechanical Drawings, prepared by BRT Consulting Pty Ltd
  - BS001 - Ground Floor Plan Building Services Demo Layout, Rev 00, 03/05/2021
  - E101 - Proposed Floor Plan Electrical Services Proposed Lighting Layout, Rev 00, 03/05/2021
  - E102 - Proposed Floor Plan Electrical Services Proposed Power & Comms Layout, Rev 00, 03/05/2021
  - M101 - Proposed Floor Plan Mechanical Services Proposed Ac & Ventilation Layout, Rev 00, 03/05/2021
- Guildford Primary School – Hydraulic Drawings, prepared by Prototype Services Pty Ltd
  - Drawings H1-H4 inclusive, Rev 0, April 2021

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit shall 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. Prior to the commencement of any of the works approved by this permit, construction-ready sets of the following drawings and documents must be submitted for the endorsement of the Executive Director, Heritage Victoria and once endorsed become part of this permit:
  - Architectural Drawings
  - Appendix 1 - Materials, Colour & Finishes Schedule, Rev A, amended to nominate that the timber trusses in the south wing will be repainted the same colour as at present, not Dulux Bracken Fern as proposed
  - Technical Fact Sheets for both pieces of play equipment
  - Civil Drawings
  - Electrical Drawings
  - Hydraulic Drawings
  - Mechanical Drawings - note: attention is to be paid to ensuring that the installation of piping to connect the outdoor and indoor air-conditioning units does not damage significant fabric.
4. Prior to the commencement of any of the works approved by this permit, a 'Heritage Protection Plan' (the Plan) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Plan must include a sequencing program for the approved works, details of any temporary infrastructure and services required, protection methods for the school building and its significant heritage fabric during the undertaking of the works, and a work site layout plan.

5. Prior to the commencement of any of the works approved by this permit a Specification including a concise scope of works, and descriptions of the required materials and techniques to be used in any repairs and maintenance measures proposed to be undertaken on the heritage fabric of the registered place, must be submitted for the endorsement of the Executive Director Heritage Victoria and once endorsed becomes part of the permit.
6. Prior to the commencement of any of the works approved by this permit, a standalone 'Tree Management and Protection, and Tree Removal Plan' (the Plan) prepared by a suitably qualified experienced arborist must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Plan is to be based on the recommendations of the Preliminary Arboriculture Assessment report produced by Tree Logic Pty Ltd, 18 February 2021, and must be prepared in accordance with AS4970 *Protection of trees on development sites* and AS4373 *Pruning of Amenity Trees* to ensure the protection, and health and viability of the retained trees during construction and associated works. The Plan is also to include the recommended measures for maintenance or removal of trees within the site to ensure public safety.
7. 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 for assessment by the Executive Director who will advise on the approach to be taken to address these matters.
8. 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.
9. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
10. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

**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 (\$19,826 AS AT JULY 2019) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 AS AT JULY 2019) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$793,056 AS AT JULY 2019) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 AS AT JULY 2019) 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:**

27 June 2021

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

A handwritten signature in black ink, appearing to read "Nicola Stairmand". The signature is written in a cursive, flowing style.

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

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