
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38771

Applicant:



NAME OF PLACE/OBJECT: ROSEDALE HOTEL

HERITAGE REGISTER NUMBER: H0645

LOCATION OF PLACE/OBJECT: 29 - 31 LYONS STREET ROSEDALE, WELLINGTON SHIRE

THE PERMIT ALLOWS: Internal repair and refurbishment works to the Main Bar, Dining Area, Pool Room and Kitchen located on the ground floor of the Hotel, generally in accordance with the following documents:

- **A set of Structural Drawings for Rosedale Hotel - Proposed Strengthening of the existing opening**
 - **S1 Notes**
 - **S2 Floor Plan, elevations & Section**
 - **S3 Detailed Sections**
 - **S4 Construction Methodology**
- **Set of Architectural Drawings form Front Bar, Pool Room & Kitchen (25 Sheets) prepared by Zone Design dated 23 October 2023**
 - **D000 Title Page**
 - **D004 Perspective**
 - **D005 Perspective**
 - **D006 Perspective**
 - **D007 Perspective**
 - **D008 Perspective**
 - **D009 Perspective**
 - **D010 Perspective**
 - **D012 Finishes Schedule 1 Of 2**
 - **D013 Finishes Schedule 2 Of 2**
 - **D014 Light Fittings & Fixtures Schedule**
 - **D015 Existing Site Photos**
 - **D100 Location Plan**
 - **D102 Site Title Plan**

- **D103 Existing/Demo Plan 23.10.2023**
- **D200 Proposed Floor Plan 23.10.2023**
- **D201 Partitions & Finishes Plan 23.10.2023**
- **D202 Floor Finishes Plan 23.10.2023**
- **D203 Reflected Ceiling Plan O/A 23.10.2023**
- **D300 Internal Elevations 23.10.2023**
- **D301 Internal Elevations 23.10.2023**
- **D302 Internal Elevations**
- **D303 Internal Elevations**
- **D401 Details - Front Bar Detail 1 Of 2**
- **D500 Details - General Details 23.10.2023**

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. 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.
5. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
6. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
7. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.
8. 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 9, 10, 11, and 12 of this permit.

9. Prior to the commencement of any of the works approved by this permit, final **construction ready (marked as such) architectural, structural and service drawings** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit. The submitted drawings shall be generally in accordance with the documents shown above in the permit preamble with the following required:
 - all elements of the new kitchen fitout finalized,
 - reinstatement of Oregon floorboards to hallway,
 - the drawings to be revised to include the removal of stud wall in hallway and any repair works required to the pressed metal ceiling in this area.
10. Prior to the commencement of any of the conservation works, a specification including the scope of conservation works (and drawings as required) and descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place, must be submitted to the Executive Director Heritage Victoria for approval including: repair of extensively deteriorated window frames and sashes must be carried out using recognised conservation techniques such as patching, splicing, consolidating or otherwise reinforcing the frame to original details, additional investigation during the course of conservation works to determine the appropriate finish and details to floor, walls and ceiling is required. All new products must have breathability and porosity characteristics considered. Once approved, the document(s) will be endorsed and will then form part of the permit.
11. Prior to the commencement of any of the works approved by this permit, a final schedule of materials, colours and finishes must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the documentation will be endorsed and will then form part of the permit.
12. Following completion of the conservation works required under condition 10, the approved heritage conservation consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report 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.

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:

20 December
2023

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



A handwritten signature in black ink, which appears to read "Nicola Stairmand".

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria