
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P35027

Applicant:



NAME OF PLACE/OBJECT: ARUNDEL

HERITAGE REGISTER NUMBER: H1948

LOCATION OF PLACE/OBJECT: 42 ROSS STREET COBURG, MORELAND CITY

THE PERMIT ALLOWS: Reconstruction of the front verandah, external alterations to windows, internal alterations to the ground and first floor, external painting and construction of a new side boundary fence, generally in accordance with the following documents:

Set of Architectural Drawings for 42A Ross Street, Coburg drawings, prepared by Fink & McMahon Architects, 42A Ross Street, Coburg drawings:

- o EC01 Existing Plan – Ground Rev C
- o EC02 Existing Plan – First Rev C
- o P01 Ground – Rev C
- o P02 First Floor Plan Rev C
- o P03 Roof Plan Rev C
- o P04 North & West Elevations Rev C
- o P05 South & East Elevations Rev C
- o P06 Section A Rev C
- o P07 Verandah Rev C
- o P08 Ground Floor Kitchen Rev C
- o P09 Ground Floor Dining Rev C
- o P10 First Floor Kitchen Rev C
- o P11 Ground Ceiling Rev C
- o P12 Demolition Plan Ground Rev C
- o P13 Demolition Plan First Rev C

Perrett Simpson Engineering drawings for 42A Ross Street, Coburg, dated 14/10/2019

- o SK1 (B), SK2 (B), SK3 (A), SK4 (B) SK5 (B) SK6 (B) SK7 (B)

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, **a Heritage Protection Plan** must be provided for endorsement by the Executive Director Heritage Victoria and once endorsed becomes 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.
4. Prior to the commencement of any of the works approved by this permit, **a suitably experienced heritage conservation architect**, 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 principal during the carrying out of those works.
5. Prior to the commencement of any of the works approved by this permit, **a set of construction ready architectural and structural drawings** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. 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. The submitted plans must generally be in accordance with the plans referred to above provided at lodgement.
6. Prior to the commencement of any of the works associated with the verandah works including demolition and repair, **a revised verandah section** including all timber members and roof details (based on traditional sizes and detailing) and a colour scheme must be prepared by the conservation architect approved under condition 4 and submitted for approval and endorsement by the Executive Director Heritage Victoria and once endorsed these works become part of the permit. Revised structural drawings must support the details prepared under this condition.
7. Prior to the commencement of any of the works approved by this permit, the conservation architect approved under condition 4 must prepare **a specification for all the repair/conservation works** and descriptions of the proposed materials and techniques to be used as required for the heritage place, 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. 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. The Executive Director must be informed when the approved works have been completed.

10. 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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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: Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
16 August 2022 Delegation



Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

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