
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P41200

Applicant:



NAME OF PLACE/OBJECT: SHOP AND RESIDENCE

HERITAGE REGISTER NUMBER: H0150

LOCATION OF PLACE/OBJECT: 13 BRUNSWICK STREET FITZROY, YARRA CITY

THE PERMIT ALLOWS: Internal and external works to facilitate a new commercial tenancy specialising in andrology (men's health), generally in accordance with the following documents:

- *Drawings prepared by Content Studio numbered TP000 (rev 3, 09/07/25), TP001 to TP003, TP005 (all dated 25/06/25), TP004 (rev 2, 08/05/25), TP006 (rev 5, 09/07/25), TP007 and TP008 (rev 2, 09/07/25), TP009 and TP010 (rev 1, 12/03/25), TP011 (rev 4, 09/07/25), TP012 (rev 2, 08/05/25) and TP013 (25/06/25)*

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 once all permit conditions requiring satisfaction prior to the commencement of works have been approved.
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 construction ready (marked as such) architectural set of drawings revised to show the following 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.
 - Elevation drawings of the two new openings at ground floor level, including a door schedule to show the new doors that are reflective but not mimicking the age of the place.
 - Elevation drawing of the new server style pass through window at ground floor level
 - Proposed first floor reflected ceiling plan showing the retention of the Meeting Room ceiling rose – as shown notated in the existing first floor reflected ceiling plan.
 - Flooring finishes plan showing:
Areas where the original tiling in the former chemist shop are to be revealed and an

associated methodology of conservation works

Retention of skirting with coving of new flexible flooring material over the top.

5. 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.
6. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
7. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
8. 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 (\$23,710.80 FROM 1 JULY 2024) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$118,554 FROM 1 JULY 2024) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$948,432 FROM 1 JULY 2024) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,896,864 FROM 1 JULY 2024) 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 September
2025

**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", written in a cursive style.

Jessica Hood
Principal, Heritage Permits
Heritage Victoria