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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P35804

Applicant:



**NAME OF PLACE/OBJECT:** MENTONE RAILWAY STATION AND GARDENS

**HERITAGE REGISTER NUMBER:** H2099

**LOCATION OF PLACE/OBJECT:** BALCOMBE ROAD MENTONE, KINGSTON CITY

**THE PERMIT ALLOWS:** the undertaking of fitout works to the former 'up' and 'down' side railway station buildings to equip them to an operable state for use as a food and beverage venue, also including changes to the plaza area and landscaping to the north and west sides of the 'up' side station building to partly enclose space beneath the station canopy and the construction of a new deck area and boardwalk to facilitate outdoor dining, and internal works include the demolition of existing floor coverings in both the up and down-side station buildings, the creation of one new penetration in an existing internal wall at the up-side building, and proposed new fitout including interior finishes, furnishings and fixtures, and provision for two indicative signs for restaurant use, generally in accordance with the following documents:

**COHENLEIGH ARCHITECTS MENTONE RAILWAY STATION RE-DEVELOPMENT HV1 ISSUE 7  
March 2022**

- A101 Coversheet & Site Locality
- A102 Fixtures & Finishes Schedule - Sheet 01
- A103 Fixtures & Finishes Schedule - Sheet 02
- A201 Proposed Site Plan
- A301 Demolition Floor Plans
- A302 Proposed Floor Plans
- A303 Furniture Layout - Indicative Only
- A501 Reflected Ceiling Plans
- A601 Elevations
- A701 Sections
- A801 North-Bound Building Details - Sheet 01
- A802 North-Bound Building Details - Sheet 02
- A803 South- Bound Building Details - Sheet 01
- A901 Window Schedule

**ROBINSON ENGINEERING CONSULTANTS MENTONE RAILWAY STATION  
REDEVELOPMENT**

• **M1 Mechanical Services Feb 2022**

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. Prior to the commencement of any of the works approved by this permit, construction ready architectural drawings showing all of the approved works must be lodged with the Executive Director, Heritage Victoria for approval. Once approved, the drawings will be endorsed and a copy of the endorsed documentation will be provided to the applicant for their records and another set will form part of the documentation associated with the permit.
3. Prior to the installation of signage, a final Signage Plan generally in accordance with the proposed business signage ('Sign 01' and 'Sign 02') shown on the drawings lodged with the permit application must be lodged with the Executive Director, Heritage Victoria for approval. Once approved, the Signage Plan will be endorsed and a copy of the endorsed documentation will be provided to the applicant for their records and another copy will form part of the documentation associated with the permit.
4. 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 assessment by the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters.
5. The proposed deck and adjoining boardwalk to the north and west of the 'up' side station building are not to be enclosed by screening, balustrading, or roofing/canopies whether of a permanent or demountable form; the installation of umbrellas for shade and weather protection is allowed, provided they are lowered and packed away at close of business on a daily basis.
6. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
7. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place. 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.
8. 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.
9. 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 (\$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  
14 June 2022 Delegation



**Erin Williams**  
Manager Strategic Projects and Operations  
Heritage Victoria

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