
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39766

Applicant:



NAME OF PLACE/OBJECT: KIORA

HERITAGE REGISTER NUMBER: H0621

LOCATION OF PLACE/OBJECT: 81 SOUTH ROAD BRIGHTON, BAYSIDE CITY

THE PERMIT ALLOWS: The demolition of the rear verandah structure, internal refurbishment of the dwelling, including new openings, the demolition of internal walls to create a new rear living space and alfresco area, upgrading of existing 1990s bathrooms, installation of new heating/cooling/lighting, installation of a pool (with 120mm glass fencing), brick pool house and associated hard and soft landscaping, generally in accordance with the following documents:

- Schedule of Conservation Works, prepared by Fraser Brown Quadratum Architecture, dated August 2024
- Heritage Impact Statement - Kiora, 81 South Road Brighton, prepared by Fraser Brown, Quadratum Architecture, dated August 2024
- Set of Architectural Drawings (14 Sheets) prepared by Peter Harris, Arki Design Studio

1. Proposed Site Plan
2. Demolition Ground Floor
3. Demolition First Floor Plan
4. Existing & Demolition Roof Plan
5. Elevations
6. Proposed Ground Floor Plan
7. Proposed First Floor Plan
8. Proposed Roof Plan
9. Proposed Elevations
10. Section/Details
11. Sections/Details
12. Shadow Diagram
13. Electrical Plans
14. Heating/Cooling Plans

- Set of Structural Drawings for 81-83 South Road Brighton (11 sheets), prepared by K.B Engineering Consultants, dated 1 August 2024
- Arboricultural Impact Assessment for 81 South Road, Brighton Report, prepared Arbkey dated 12 August 2024

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. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage 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 6 & 7 of this 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 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.
5. Prior to the commencement of any of the works approved by this permit, a **Heritage Protection Plan** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form 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, and a work site layout plan.
6. Prior to the commencement of any of the works approved by this permit, a **construction ready (marked as such) set of architectural, structural, mechanical & hydraulic drawings**, 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. These must be revised to show:
 - A detailed lighting plan including a revised layout for downlights within the main part of the house that minimises impacts on original fabric, features and is consistent with the character of the heritage interior. This must consider lighting in relation to features such as cornices and ceiling roses.
 - Detailed works required to facilitate conversion of former laundry to gym.
 - Details of original external walls and finishes. Original windows to have recessed infill panels.
 - Kitchen wall to retain a nib and bulkhead

7. Prior to the commencement of any of the works approved by this permit, the heritage consultant approved at condition 3 must prepare a schedule and drawings of conservation works including a specification and associated repair documentation and descriptions of the proposed materials and techniques to be used (as required) must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule and drawings will be endorsed and will then form part of the permit. Repair of extensively deteriorated plaster surfaces must be carried out using recognised conservation techniques such as patching or consolidating. The works approved in this condition must be completed within the period of validity of the permit.
8. Prior to the commencement of any of the works approved by this permit, a schedule of construction materials, colours and finishes must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule will be endorsed and will then form part of the permit.
9. Prior to the commencement of landscape works, a **construction ready (marked as such) set of landscape drawings** 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. The Landscape Drawings must show details of all proposed new works such as structures, landscape features, ground treatments and plantings with further development of pool , pool fencing and materials selections finalised.
10. 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.
11. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
12. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
13. 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 (\$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:

07 November
2024

**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 fluid and cursive.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria