

---

# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

---

Permit No: P37431

Applicant:



**NAME OF PLACE/OBJECT:** ST VINCENT PLACE PRECINCT

**HERITAGE REGISTER NUMBER:** H1291

**LOCATION OF PLACE/OBJECT:** 1-99 ST VINCENT PLACE SOUTH AND 2-94 ST VINCENT PLACE NORTH AND 10 MERTON STREET AND ST VINCENT GARDENS EAST AND ST VINCENT GARDENS WEST AND MONTAGUE STREET (PART) ALBERT PARK, PORT PHILLIP CITY

**THE PERMIT ALLOWS: 1 St Vincent Place South - construction of a rear addition to the existing two storey residence and construction of a two storey detached parking garage/studio., in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:**

- HV000-COVER PAGE
- HV003-LAND SURVEY
- HV004 EXISTING FLOOR PLANS
- HV005 EXISTING ROOF PLAN
- HV010 EXISTING ELEVATIONS
- HV020 EXISTING ELEVATION IMAGES
- HV095 DEMOLITION FLOOR PLANS
- HV096 DEMOLITION ELEVATIONS
- HV100 PROPOSED FLOOR PLANS
- HV110 PROPOSED FLOOR PLANS
- HV120 PROPOSED ROOF PLAN
- HV200 PROPOSED SECTIONS

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 construction ready (marked as such) set of architectural drawings, structural drawings and structural certification, and finishes schedule must be submitted to the Executive Director for approval

and once approved form part of the permit. The construction ready set of architectural drawings must include, but be not limited to: the restoration methodology and scope to the front 19th century cast iron fence and specifications for the two skylights .

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. 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.
6. 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 (\$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:**

30 October  
2024

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



A handwritten signature in black ink that reads "J Sullivan". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

**Janet Sullivan**  
Manager Strategic Projects and Operations  
Heritage Victoria