

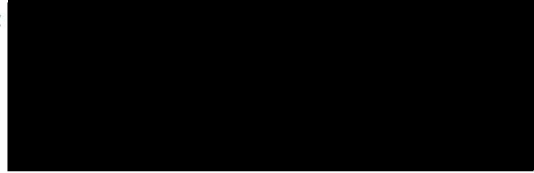
---

HERITAGE  
PERMIT  
GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

---

Permit No.: P29796

Owner/s:



NAME OF PLACE: HAZELWOOD TERRACE

HERITAGE REGISTER NUMBER: H0223

LOCATION OF PLACE/OBJECT: 48 HOWE CRESCENT SOUTH MELBOURNE

**THE PERMIT ALLOWS:** *Undertake demolition works to the c. 2000 rear wing to permit the construction of a new two-level rear addition comprising new accommodation and incorporating an elevator, new rear garden landscaping works and installation of an in-ground swimming pool, in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:*

**MILLS GORMAN ARCHITECTS 48 HOWE CRESCENT, SOUTH MELBOURNE**

1. TP00 COVER PAGE 31 07 2018;
2. TP01 SITE ANALYSIS 31 07 2018;
3. TP02 SITE PLAN & DESIGN RESPONSE 31 07 2018;
4. TP03 EXISTING & DEMOLITION PLAN 31 07 2018;
5. TP4.3 ELEVATIONS – EXISTING AND DEMOLITION 31 07 2018;
6. TP05 PROPOSED GROUND & FIRST FLOOR PLANS REVISION A 23 11 18;
7. TP06 ELEVATIONS 31 07 2018;
8. TP07 SECTIONS REVISION A 23 11 18;
9. TP08 ROOF PLAN & SHADOW DIAGRAMS – 22<sup>ND</sup> SEPTEMBER 31 07 2018;
10. TP08.1 ROOF PLAN & SHADOW DIAGRAMS – 22<sup>ND</sup> SEPTEMBER 31 07 2018;
11. TP08.2 ROOF PLAN & SHADOW DIAGRAMS – 22<sup>ND</sup> SEPTEMBER 31 07 2018.

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

1. This permit shall expire if the permitted works have not commenced within two (2) years of the date of issue of this permit, and are not completed within four (4) years of the date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
2. The Executive Director 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 the permit, the owner of the property must appoint a recognised conservation architect/heritage consultant to assist with the undertaking of the proposed façade conservation and repair works and provide details of the proposed conservation architect/heritage consultant in writing for approval in writing by the Executive Director.
4. Within six (6) months of the approval in writing of the conservation architect/heritage consultant by the Executive Director, the conservation architect/heritage consultant must prepare and lodge with the Executive Director a modest schedule of conservation works which will address the issue of cracks which have opened up at ground and first floor level to the building's façade to Howe

Crescent and identify appropriate craftsmen/trades people who are qualified to undertake the works under the supervision of the conservation architect/heritage consultant. Once the schedule has been approved and endorsed by the Executive Director, the works must be carried out in full during the period of the permit, by the identified craftsmen/tradespeople, under the supervision of the conservation architect/heritage consultant approved by Condition 3 of this permit.

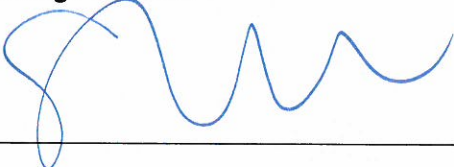

5. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place / object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. 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. 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.
7. The Executive Director, Heritage Victoria must be informed when the approved works, including the conservation works required by Condition 4 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 (\$19,028 AS AT NOVEMBER 2017) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$95,142 AS AT NOVEMBER 2017) UNDER SECTION 104 THE HERITAGE ACT 2017 (THE ACT).**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$761,136 AS AT NOVEMBER 2017) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,522,272 AS AT NOVEMBER 2017) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE ACT.**

**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.**

<b>Date Issued:</b> 29 Jan 2019	<b>Signed on behalf of the Executive Director, Heritage Victoria:</b> 	
------------------------------------	---	---

Date of amendment	Brief description of amendment



## IMPORTANT INFORMATION ABOUT THIS PERMIT

---

### WHAT HAS BEEN DECIDED?

The Executive Director has issued a permit under section 102 of the *Heritage Act 2017*.

---

### WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit.

---

### WHEN DOES A PERMIT EXPIRE?

A permit expires if -

- \* the development or any stage of it does not start within the time specified in the permit; or
- \* the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

---

### WHAT ABOUT REVIEW OF THE DETERMINATION?

The applicant or the owner of a registered place or registered object may ask the Heritage Council of Victoria to review any condition of a permit imposed by the Executive Director on a permit issued under Section 102 of the Heritage Act 2017.

A request must -

- \* be in writing; and.
- \* be lodged within 60 days after the permit is issued.

Review request forms can be downloaded at:

<http://heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/>

---