

**HERITAGE  
PERMIT  
GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017**

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Permit No.: P31579

Applicant/s:



**NAME OF PLACE/OBJECT:** CANTERBURY TERRACE  
**HERITAGE REGISTER NUMBER:** H0454  
**LOCATION OF PLACE/OBJECT:** 82-112 POWLETT STREET EAST MELBOURNE

**THE PERMIT ALLOWS:** *alterations to the rear of 110 Powlett Street and internal structural works, generally in accordance with the following documents:*

- **ARCHITECTURAL DRAWINGS TP00.00, TP01.00-TP01.04, TP02.00-TP02.03, TP03.00-TP03.08, TP04.00-TP04.04, TP05.00-TP05.01, TP06.00-TP06.01, TP07.01 (24 PAGES), '110 POWLETT STREET, EAST MELBOURNE – CANTERBURY TERRACE (H0454)', PREPARED BY ARCHITECTS EAT, DATED 13 NOVEMBER 2019**
- **STRUCTURAL REPORT 19130-1 (4 PAGES), 'RE: PROPOSED ALTERATIONS & ADDITIONS, 110 POWLETT STREET, EAST MELBOURNE', PREPARED BY IPSUM STRUCTURES, DATED 5 OCTOBER 2019**
- **LANDSCAPE DRAWINGS L01-L03 (3 PAGES), 'POWLETT RESIDENCE', PREPARED BY TNLA, DATED 16 OCTOBER 2019**

**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 date of issue of this permit, or 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, 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 set of construction-ready architectural plans, including a material and finishes schedule is to be provided for endorsement by the Executive Director, and once endorsed becomes part of the permit. The submitted plans must
  - 3.1. generally be in accordance with the architectural plans referred to above
  - 3.2. omit the rendering of the boundary walls to the rear yard
4. Prior to the commencement of any of the works approved by this permit, a set of construction-ready structural plans and engineering documentation, is to be provided for endorsement by the Executive Director, and once endorsed becomes part of the permit. The plans and documentation must:
  - 4.1. generally be in accordance with the architectural plans and structural report referred to above
  - 4.2. include a sequencing program for the approved structural works, details of any temporary infrastructure and services required and protection methods for the heritage place during the undertaking of the works
5. Prior to the commencement of any of the landscaping works approved by this permit, a set of construction-ready landscape plans, including a material and finishes schedule is to be provided for endorsement by the Executive Director, and once endorsed becomes part of the permit. The submitted plans must:
  - 5.1. generally be in accordance with landscape plans referred to above
  - 5.2. omit the rendering of the boundary walls to the rear yard


- 5.3. show adequate separation between proposed garden beds and hard landscaping structures from building and boundary walls to enable the introduced elements to be easily removed in future and to prevent salt damp damage.
6. If any of the works approved by this permit are to occur outside of the title boundary of 110 Powlett Street, consent in writing from owner/s of the affected property/properties forming part of the registered place, Canterbury Terrace (H0454) must be provided prior to the commencement of works.
7. 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.
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 (\$19,826 AS AT JULY 2019) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 AS AT JULY 2019) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$793,056 AS AT JULY 2019) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 AS AT JULY 2019) 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.**

<p>Date Issued:</p> <p>19 February 2020</p>	<p>Signed on behalf of the Executive Director, Heritage Victoria:</p> <p></p> <p>JANET SULLIVAN Principal Heritage Permits</p>	<p>HERITAGE VICTORIA HERITAGE VICTORIA HERITAGE VICTORIA</p>
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## **IMPORTANT INFORMATION ABOUT THIS PERMIT**

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### **WHAT HAS BEEN DECIDED?**

The Executive Director, Heritage Victoria has issued a permit under s102 of the *Heritage Act 2017*.

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### **WHEN DOES THE PERMIT BEGIN?**

The permit operates from the day the permit is signed by the Executive Director, Heritage Victoria or their delegate.

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### **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.

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### **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, Heritage Victoria on a permit issued under s102 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:

[www.heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/](http://www.heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/)

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