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

Permit No.: P31903

Applicant/s:



NAME OF PLACE/OBJECT: NORMAN LODGE

HERITAGE REGISTER NUMBER: H0321

LOCATION OF PLACE/OBJECT: 1225 NEPEAN HIGHWAY MT ELIZA

THE PERMIT ALLOWS: *Dismantling, relocation and reconstruction of the Gatehouse building on new footings plus construction of a rear extension, demolition of the existing garage and construction of a new free-standing garage, generally in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit: Set of nine drawing and information sheets by Lovell Chen Pty Ltd numbered HV00 to HV08 inclusive.*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Prior to commencing demolition of the Gatehouse the new reinforced concrete footings to support the relocated Gatehouse are to be completed. Photographic evidence of such completion is to be submitted to and endorsed by the Executive Director, Heritage Victoria, prior to continuation of the approved works.
2. Demolition of the Gatehouse shall be carefully managed to ensure the maximum quantity of salvaged material can be incorporated in the reconstructed building. Salvage is to include bricks, floorboards, fireplace surrounds, window frames and sashes, door frames and doors, roof framing timber, floorboards, hearth stones and decorative joinery.
3. Details of the stucco work are to be replicated in the reconstructed building including hard plaster to all visible brickwork, ashlar scribing to external wall surfaces and recreation of decorative stucco elements identifiable in extant photo-images.
4. Prior to commencing demolition of the Gatehouse a complete set of the demolition and new construction tender drawings is to be submitted in electronic format and approved by the Executive Director, Heritage Victoria.
5. Prior to the commencement of any of the works approved by this permit, a schedule of colours and finishes including for the exterior of the new addition and garage must be submitted for the endorsement of the Executive Director Heritage Victoria and when endorsed becomes part of the permit. The objective must be to select colours and finishes which complement and are recessive to the reconstructed Gatehouse building.
6. Prior to the commencement of any landscape works, a tender ready set of Landscape Plans prepared to a professional standard must be submitted for endorsement by the Executive Director and once endorsed becomes part of the permit. The Landscape Plans must show details of all proposed new works such as structures, landscape features, ground treatments and plantings.
7. Any minor details of the proposed works resulting from unforeseen site conditions, unavailability of specified materials, design resolution of site anomalies and the like are to be submitted with

rationale to, and approved in writing by, the Executive Director, Heritage Victoria, before implementation on site.



8. Prior to the commencement of any of the works approved by this permit a set of measured drawings for the Gatehouse must be lodged for endorsement by the Executive Director and used as a reference for the reconstruction of the building in its new location.
9. Prior to commencement of any of the works approved by this permit an archival quality photographic survey is to be prepared to record the existing condition of the Gatehouse. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled "Photographic Recording for Heritage Places and Objects" (available on the Heritage Council website or from Heritage Victoria on request). Two copies of the completed photographic survey are to be produced with one copy submitted to the Executive Director, Heritage Victoria, for approval in writing prior to commencement of any of the works approved by this permit. On approval of the first copy the second copy is to be lodged with the La Trobe Picture Collection, 328 Swanston Street Melbourne 3000, State Library of Victoria or delivered by courier to Despatch: 174 Little Lonsdale Street Melbourne 3000. Deliveries accepted from 7.30 to 4.30 (A receipt will be sent the day the material is received.)
10. 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.
11. The Executive Director, Heritage Victoria, is to be given five working days' notice of the intention to commence the approved works.
12. Prior to the commencement of any of the works approved by this permit, a Construction Management Plan (the Plan) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The 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, a work site layout plan and a tree/vegetation management and protection plan prepared in accordance with AS4970 *Protection of trees on development sites*.
13. 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 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.
14. 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.
15. 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.

Date Issued: 20 July 2020	Signed on behalf of the Executive Director, Heritage Victoria:  Janet Sullivan Principal Heritage Permits	
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Date of amendment	Brief description of amendment

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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

WHEN DOES THE PERMIT BEGIN?

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

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, 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/
