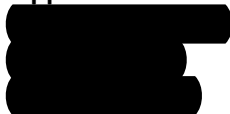

**HERITAGE
PERMIT
GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017**

Permit No.: P33865

Applicant:



NAME OF PLACE/OBJECT: GRACE PARK HOUSE

HERITAGE REGISTER NUMBER: H0730

LOCATION OF PLACE/OBJECT: 19 CHRYSTOBEL CRESCENT HAWTHORN

THE PERMIT ALLOWS: *Demolition of the existing non-original garage structure, removal of the Canary Island Date Palm, removal of the existing bitumen driveway, construction of a new garage structure with green roof, construction of new driveway surfacing, and landscaping works, generally in accordance with the following documents:*

- Heritage Impact Statement, Grace Park House, 19 Chrystobel Crescent, Hawthorn, prepared by MAArchitects, dated 28 October 2020
- Architectural Drawings, Alterations & Additions, 19 Chrystobel Crescent, Hawthorn, prepared by MAArchitects, dated 29 October 2020:
 - HV000_A COVER SHEET
 - HV005_A PERSPECTIVE 01
 - HV006_A PERSPECTIVE 02
 - HV030_A SITE PHOTOGRAPHS
 - HV040_A EXISTING/DEMOLITION SITE PLAN
 - HV050_A GROUND FLOOR DEMOLITION PLAN
 - HV051_A EXISTING ROOF DEMOLITION PLAN
 - HV055_A EXISTING/DEMOLITION ELEVATIONS SHEET 1
 - HV056_A EXISTING/DEMOLITION ELEVATIONS SHEET 2
 - HV100_A PROPOSED SITE PLAN
 - HV110_A GROUND FLOOR PLAN
 - HV111_A ROOF PLAN
 - HV200_A PROPOSED ELEVATIONS SHEET 1
 - HV201_A PROPOSED ELEVATIONS SHEET 02
 - HV300_A PROPOSED SECTION
- Landscape Concept and Planting Plan, 19 Chrystobel Crescent, Hawthorn, prepared by Jane Jones Landscapes, Drawings 1-4, dated 27 May 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 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 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 required and any protection measures for the heritage place during the undertaking of the works.
 4. Prior to the commencement of any of the works approved by this permit, a tender ready set of architectural drawings must be submitted for the endorsement of the Executive Director, Heritage Victoria and when endorsed becomes part of this permit. The final drawings must include the following details in particular:
 - a. Final schedule of materials and finishes for the new garage, including amendment of the use of 'white-tinted' concrete to a darker grey tint more consistent with the adjacent proposed metal cladding.
 5. Prior to the commencement of any landscaping works, a final landscape plan must be submitted for endorsement of the Executive Director, Heritage Victoria and when endorsed becomes part of this permit. The landscape plan should include the following details in particular:
 - a. Increased plantings to the south of the proposed garage to increase screening of this built form from the public realm.
 - b. No tall plantings which may obscure key views towards the main residence
 - c. Final resolution of the driveway surfacing, ensuring the use of materials do not detract from the heritage place and are consistent with the use of materials and colours already evident at the site
 - d. Written evidence to justify the approach taken to the landscape design, including commentary regarding the former ornamental landscape garden, which is now lost, including possible ways to reference this historic arrangement through the use of trees and plantings.
 6. 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 assessment by the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters.
 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. If evidence of the former layout, ornamental landscaped garden or use of the grounds is discovered in the course of the works, the Executive Director, Heritage Victoria must be notified of the details immediately, and this evidence should be professionally recorded.
 9. 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.
 10. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
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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: 1 March 2021	Signed on behalf of the Executive Director, Heritage Victoria:  NICOLA STAIRMAND Manager, Statutory Approvals Heritage Victoria	
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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/
