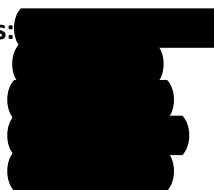

HERITAGE
PERMIT
GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No.: P34139

Applicant/s:



NAME OF PLACE/OBJECT: THE PINES

HERITAGE REGISTER NUMBER: H2364

LOCATION OF PLACE/OBJECT: 10 MIDDLE CRESCENT BRIGHTON

THE PERMIT ALLOWS: *Demolition of the timber and brick northern additions and conservation works to the main building generally in accordance with the following documents:*

- *Drawings prepared by Bryce Raworth Conservation Heritage numbered 01 to 05 inclusive (dated 28 October 2020)*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

PERIOD OF VALIDITY

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.

CONDITIONS TO BE MET PRIOR TO THE COMMENCEMENT OF ANY WORKS APPROVED BY THIS PERMIT

1. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
2. Prior to the commencement of any of the works approved by this permit, a set of **tender-ready architectural drawings** must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. 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 for assessment by the Executive Director who will advise on the approach to be taken to address these matters. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
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 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 (for trees on the site and adjacent

street trees) prepared in accordance with AS4970 Protection of trees on development sites. The Plan must also include a dilapidation report (including images) for the main concrete house to record its condition prior to the commencement of works approved by this permit

4. Prior to the commencement of any of the works approved by this permit, the **name of an experienced Heritage Consultant** must be provided in writing to the Executive Director, Heritage Victoria. The nominated Heritage Consultant is to be engaged to provide advice to assist with the preparation of the schedules required by conditions 5 & 7, and in all instances where significant building fabric is impacted by adjacent works, refurbishment, conservation or repair works.
5. Prior to the commencement of any of the works approved by this permit, a Final Schedule of Conservation Works (the Schedule) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Schedule must include details of the retention and reuse of as much original external and internal fabric as possible and also provide details for:
 - Methodology for the demolition of the rear brick and timber additions;
 - Methodology for rectifying damp in the concrete walls, in accordance with the approach outlined in the 'Condition assessment of lime concrete walls' prepared by David Young (April 2015);
 - Methodology and documentation for the rear chimney repair/demolition/reconstruction works as advised by a Structural Engineer;
 - Methodology and documentation for all required concrete repairs to the main building following the removal of the additions;
 - A schedule of glazing and window, door repairs;
 - Details of how the two outbuildings will be made secure.
 - Details of the new verandah, front fence and landscaping

The approved conservation works must be completed within the period of validity of this permit.

CONDITIONS TO BE MET DURING WORKS APPROVED BY THIS PERMIT

6. Prior to commencement of the demolition works to the rear brick and timber additions approved by this permit an **archival quality photographic survey** is to be prepared to record. 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.)
7. Prior to the commencement of any of the works associated with final finishes and colour selection, a **Final Finishes and Colour Schedule** (the Schedule) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The Schedule must include a summary of paint investigations and other relevant research conducted into the early building condition. Final selection of finishes and colours must be based on the findings of paint investigations and relevant research.

GENERAL CONDITIONS

8. At the completion of the works and within the period of validity of this permit, the high timber fence surrounding the building must be removed.
9. 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.
10. 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.
11. 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: 5 June 2021	Signed on behalf of the Executive Director, Heritage Victoria:  Nicola Stairmand Manager Statutory Approvals	
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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/
