
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36838

Applicant:



NAME OF PLACE/OBJECT: FORTUNA VILLA

HERITAGE REGISTER NUMBER: H2211

LOCATION OF PLACE/OBJECT: 22-48 CHUM STREET GOLDEN SQUARE, GREATER BENDIGO CITY

THE PERMIT ALLOWS: Five house development and associated landscaped reserve, generally in accordance with the following documents:

- Drawing set 21-0677 1-16 (Issue E), Thomas Anderson Design, 21 October 2022.
- Historical Heritage Assessment, Heritage Insight P/L, 19 April 2023.
- Heritage Impact Statement, Heritage Insight P/L, 3 May 2023.
- Landscape drawings L0-L7 (Rev B), Peninsula Landscape Architects, 16 November 2022.
- Landscape masterplan (Rev F), Peninsula Landscape Architects, April 2022.
- Earthworks plan (Issue P2), Lanigan Civil, 9 June 2022.
- Stormwater Management Plan (Issue P4), 9 June 2022.
- Fortuna Residential Development Plan (Version 2), Conceptz Town Planners, December 2022.
- Long Term Environmental Management and Monitoring Plan, Edwards Environmental, June 2022.
- Construction Environmental Management Plan, Edwards Environmental, June 2022.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit will 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. 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 endorsement by the Executive Director Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. Prior to the commencement of any sub-surface works an Archaeological Management Plan (AMP) must be submitted to, and endorsed by, the Executive Director, Heritage Victoria (the Executive Director). The AMP must include (but is not limited to): a relevant place history;

assessment of the site's historical archaeological condition, values and potential; a proposal for the site's archaeological management (which may include monitoring or investigation/excavation); and details relating to site recording; project reporting; artefact management, custodianship and conservation; and site interpretation. Once endorsed, the works outlined in the AMP must be undertaken to the satisfaction of, and within the timeframes specified by, the Executive Director.

5. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural drawings, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The schedule must be limited to development wholly or in part within the extent of registration.
6. Prior to the commencement of any of the works approved by this permit, a schedule of external construction materials, colours and finishes must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule will be endorsed and will then form part of the permit. The schedule must be limited to housing wholly or in part within the extent of registration.
7. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of landscape drawings, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The drawings must include any fencing and must be limited to houses wholly or in part within the extent of registration. Once approved, it will be endorsed and will then form part of the permit. The Fencing Drawing/s must outline the construction method for determining fence post locations, fence height, fence material/s and general fence installation.
8. Within 12 months of the permit being issued, a Heritage Interpretation Plan for interpretation signage within the block designated as open space/parkland be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Interpretation Plan will be endorsed and will then form part of the permit. The Heritage Interpretation Plan for the installation of interpretive devices within the registered land must be prepared by a suitably qualified and experienced practitioner. The Heritage Interpretation Plan must include proposals for the appropriate interpretation of the history of the site and in particular the links between Fortuna Villa and the on-site gold mines.
9. Prior to the implementation of the on-site interpretation, a construction ready (marked as such) set of drawings documenting works generally in accordance with the Heritage Interpretation Plan approved at condition 8, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. After its approval the interpretation works are to be implemented on site prior to the expiration of the permit.
10. 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.

11. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
12. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
13. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

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 (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) 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:
14 August 2023

**Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
Delegation**

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A handwritten signature in black ink, appearing to read 'Nicola Stairmand', written in a cursive style.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria