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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P37906

Applicant:



**NAME OF PLACE/OBJECT:** COLLINS SETTLEMENT SITE

**HERITAGE REGISTER NUMBER:** H1050

**LOCATION OF PLACE/OBJECT:** 2700-3148 POINT NEPEAN ROAD SORRENTO,  
MORNINGTON PENINSULA SHIRE

**THE PERMIT ALLOWS: 3148 Point Nepean Road - demolition of existing residence, excavation and construction of a new two-storey plus basement residential dwelling and landscaping, generally in accordance with the following documents:**

- Drawings prepared by Powell & Glenn numbered TP00, TP01 to TP03, TP10 to TP12, TP20 & TP21, TP30 to TP33, TP50 & TP51, TP80, TP82 to TP87, TP89 (all rev 3, 06.07.2023), TP60 (rev 1, 08.11.2022), TP81 (rev 4, 06.07.2023), TP88 and TP90 (rev 2, 06.07.2023), TP93 (rev 1, 06.07.2023)
- Vegetation Assessment drawing prepared by Jane Burke Bush Restoration (3 February 2023)
- Landscape Plan prepared by Fiona Brockhoff Design (dated 3.02.2023)

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. 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.

5. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
6. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.
7. All subsurface works required as part of the building, landscaping and other works must be conducted or closely supervised by a qualified historical archaeologist at all times. The details (qualifications and expertise) of the project archaeologist must be submitted to, and endorsed by, the Executive Director, Heritage Victoria prior to the commencement of any on-site works approved by this permit.
8. All works must cease, and Heritage Victoria must be contacted immediately, if historical archaeological features, artefacts and/or deposits are discovered during any phase of the site works. In this case (and if the archaeological remains relate to the historic settlement), the Executive Director may determine that the archaeological remains may need to be retained, and site development plans amended. All onsite workers and contractors must be made aware of the notification/reporting requirement.
9. If any historical archaeological features, artefacts and/or deposits are discovered under condition 8 the Executive Director, Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and evaluate the finds, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
10. If any historical archaeological features, artefacts and/or deposits are discovered under condition 8, all historical archaeological investigations, recording, reporting and artefact management (cataloguing, analysis and conservation) must be conducted in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites, and to the satisfaction of the Executive Director, Heritage Victoria. The applicant is liable for all costs arising from the conservation of any historical archaeological artefacts that are recovered, to the satisfaction of the Executive Director, Heritage Victoria.
11. A collection storage fee of \$100 per artefact box (standard size accepted by Heritage Victoria) will be required for the permanent storage and curation of any retained historical archaeological artefacts. This fee is payable to the Heritage Victoria and will be required prior to the lodging of the collection with Heritage Victoria.
12. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural, engineering and 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.
13. Prior to the commencement of any of the works approved by this permit, a Tree Management and Protection Plan prepared by a suitably qualified professional must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the plans will be endorsed and will then form part of the permit. The Tree Management and Protection Plan must be prepared in accordance with AS4970 Protection of trees on development sites. This plan must address protection measures for native vegetation (especially the Moonah woodland) on the property and external to but near property boundaries that may be impacted by the works.

**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:**

17 October  
2023

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



**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria

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