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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P35231

Applicant:



**NAME OF PLACE/OBJECT:** CANTERBURY TERRACE

**HERITAGE REGISTER NUMBER:** H0454

**LOCATION OF PLACE/OBJECT:** 82 - 112 POWLETT STREET EAST MELBOURNE,  
MELBOURNE CITY

**THE PERMIT ALLOWS:** Upgrade and refurbishment of the lower ground floor, in order to provide sufficient head height for habitable rooms including the removal of stairs, lowering of the FFL and the introduction of a new lift , in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:

A Set of Architectural Drawings for 108 Powlett Street East Melbourne, prepared by ds architects, dated 20 December 2021

- A000 Cover & Site Location Rev C
- A001 Existing Site Plan Rev C
- A002 Existing & Demolition Plan, Elevation Rev C
- A003 Proposed Lower Ground Floor Plan, Elevation Rev C
- A004 Proposed Ground Floor Rev B

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 set of construction-ready structural plans and engineering documentation, are to be provided for endorsement by the Executive Director, and once endorsed becomes part of the permit. The plans and documentation must:
  - generally be in accordance with the architectural plans and structural reports submitted at lodgement;
  - include a sequencing program for the approved structural works, details of any temporary infrastructure and services required and protection methods for the heritage place during the undertaking of the works.

4. 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.
5. If any of the works approved by this permit are to occur outside of the title boundary of 108 Powlett Street, consent in writing from owner/s of the affected property/properties forming part of the registered place, Canterbury Terrace (H0454) must be provided to the Executive Director, Heritage Victoria prior to the commencement of works.
6. 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.
7. 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.
8. 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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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:**

21 December  
2021

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

A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a large initial 'N' and a long, sweeping underline.

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

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