
HERITAGE PERMIT

Permit No: P40483

Applicant: 


GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

NAME OF PLACE/OBJECT: NEPEAN TERRACE

HERITAGE REGISTER NUMBER: H0053

LOCATION OF PLACE/OBJECT: 128-132 GIPPS STREET EAST MELBOURNE,
MELBOURNE CITY

THE PERMIT ALLOWS: Infilling the existing arch opening above 2140mm and the removal of the decorative plasterwork to the ground floor arch opening inserted in the party wall between 130 and 132 Gipps Street, in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:

- **Revised Set of Architectural Drawings for 132 Gipps Street (9 Sheets) Rev F prepared by Templeton, dated December 2024**
 - **HV01 Site Plan; HV02 Ground Floor Plan; HV03 First Floor Plan; HV04 Ex/Demo Section – 130 Gipps Street; HV05 Proposed Section- 130 Gipps Street; HV06 Ex/Demo Section 132 Gipps Street; HV07 Proposed Section – 132 Gipp Street.**

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. Commencement of the permit begins with onsite physical works.
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. The name of an experienced **heritage conservation architect** is to be nominated by the permit holder and approved in writing by the Executive Director, Heritage Victoria prior to commencement of the permitted works. The nominated heritage conservation architect must advise the permit holder on the repair works component of the project and to assess the compliance of these works.
5. Prior to the commencement of any of the works approved by this permit, a **specification** for these works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the specification will be endorsed and will then form part of the permit. The specification must specify component colours, paint types and preparatory work details.

6. Following completion of the repair works required under Condition 5, the heritage conservation architect must submit to the Executive Director, Heritage Victoria a **brief written report/letter** confirming that the works have been completed and the extent to which the completed works conformed to good practice in their professional judgement.
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. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
9. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
10. 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 (\$23,710.80 FROM 1 JULY 2024) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$118,554 FROM 1 JULY 2024) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$948,432 FROM 1 JULY 2024) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,896,864 FROM 1 JULY 2024) 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 February
2025

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



A handwritten signature in black ink, appearing to read "J. Hood", written in a cursive style.

Jessica Hood
Principal, Heritage Permits
Heritage Victoria