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# HERITAGE PERMIT



HERITAGE  
COUNCIL  
VICTORIA

P35228

Applicant:



GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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**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:** Tree removal, excavation works, construction of two storey dwelling plus basement, a pool, and other hard and soft landscaping at 3130 Point Nepean Road, Sorrento, generally in accordance with the following documents:

- Site Analysis, AABS Group Pty Ltd (May 2016).
- Architectural drawings and proposed materials palette, SJB Architects (25 May 2021 and 30 April 2021).
- Aboricultural Assessment Report, Otto Leenstra & Associates (12 October 2017).
- Landscape Plan, memLa (dated 13 September 2021).
- Heritage Impact Statement, Archaeology at Tardis (21 September 2021).
- Response to Request for Further Information, Phil Borelli, UPCO (6 December 2021)

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, finalised construction drawings must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit.
4. Prior to the commencement of any of the works approved by this permit, finalised landscape drawings prepared in line with the arborist's report must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit.
5. 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.

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GPO BOX 527, Melbourne VIC 3001 E: [heritage.council@delwp.vic.gov.au](mailto:heritage.council@delwp.vic.gov.au) T: 03 9194 0868

W: [heritagecouncil.vic.gov.au](http://heritagecouncil.vic.gov.au) ABN: 87 967 501 331 DX: 250639

6. All works must cease, and Heritage Victoria must be contacted 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.**
7. If any historical archaeological features, artefacts and/or deposits are discovered under condition 6, 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. If any historical archaeological features, artefacts and/or deposits are discovered under condition 6, 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.
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.
10. 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 (\$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.**

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**Date Issued:**

28 January  
2022

**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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