
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38231

Applicant: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: COMBE MARTIN

HERITAGE REGISTER NUMBER: H1900

LOCATION OF PLACE/OBJECT: 819-820 ESPLANADE MORNINGTON, MORNINGTON
PENINSULA SHIRE

THE PERMIT ALLOWS: *Minor demolition and construction works associated with an internal refurbishment, hard and soft landscaping, and other associated works, generally in accordance with the following documents:*

- Revised drawings prepared by DNB Design Group Pty Ltd dated 26 May 2023
- Landscaping plan, drawing no. ES02, rev. H, prepared by Plume dated 19 May 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. Prior to the commencement of any of the works approved by this permit, a **suitably experienced heritage conservation consultant**, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of the documentation where any intervention to built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular the heritage conservation consultant must help fulfil conditions 5, 6, 7, 8, 9, and 10 of this permit.
5. Prior to the commencement of any of the works approved by this permit, a **Heritage Protection Plan** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works, a work site layout plan and a

tree/vegetation management and protection plan prepared in accordance with AS4970 Protection of trees on development sites. The Heritage Protection Plan must also include a dilapidation report (including images) for the heritage building(s) to record its(their) condition prior to the commencement of works approved by this permit .

6. Prior to the commencement of any of the works approved by this permit, a **construction ready (marked as such) set of architectural drawings revised to show:**

- Removal of ensuite to Bedroom 2;
- Retention of external door to Bedroom 5 ensuite, fixed shut in a reversible manner, and providing plasterboard sheeting internally to allow for tiling and a towel rail;
- Detailed works required to facilitate conversion of fireplaces to gas;
- New glazing to be steel framed;
- Details showing reversible connection points to brickwork where glazing is proposed to enclose the courtyard verandah, cellar portico and porch near garage

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. These drawings must show all demolition works as well as proposed works. The approved Heritage Consultant under condition 4 must be involved in the preparation of documentation to fulfil this condition.

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. These drawings must show all demolition works as well as proposed conditions. Once approved, the drawings will be endorsed and will then form part of the permit. The approved Heritage Consultant under condition 4 must be involved in the preparation of documentation to fulfil this condition. These drawings must be **revised** to show:

- Planting palette and landscape design consistent with the era of Combe Martin, including historically appropriate features/plantings and/or include species consistent with the historic landscape character of Combe Martin. New plantings must have consideration to the physical impacts of any root system on heritage fabric, including but not limited to the house, driveway, fencing, drainage systems, etc.
- Removal of the Jacaranda tree proposed in close proximity to the original driveway and fence,
- Removal of the Italian Cypress trees proposed to the front garden, unless they are demonstrated to be part of an original or early planting scheme.
- Retention of brick paving to the southeastern part of the site.
- Resolution of planting and any required paving in the location of the new external access from Bedroom 6.
- Removal of section of limestone paving between the red brick paving at the entry porch and front lawn.

- Retention of red brick edging to front lawn and removal of reference to steel edging to front lawn.
8. Prior to the removal of the original garage doors and original bricks, a **long-term on-site storage plan** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Storage Plan will be endorsed and will then form part of the permit. This plan must include the physical location for storage on site and methods for protecting the item from disassociation, physical impact, theft or vandalism, fire, water, and pests. The approved Heritage Consultant under condition 4 must prepare the documentation to fulfil this condition.
 9. Prior to the commencement of any of the works approved by this permit, a **full audit of all heritage fabric being held in on-site storage** must be submitted to the Executive Director Heritage Victoria for approval. This storage audit must include the physical location for storage on-site and methods for protecting the item from disassociation, physical impact, theft or vandalism, fire, water, and pests. The approved Heritage Consultant under condition 4 must prepare the documentation to fulfil this condition.
 10. Prior to any restoration works to the iron gates, a **restoration methodology** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the methodology will be endorsed and will then form part of the permit. The approved Heritage Consultant under condition 4 or a suitably qualified heritage conservation specialist must prepare the documentation to fulfil this condition.
 11. Prior to the commencement of any of the works approved by this permit, a **digitised copy of the original blueprints for Combe Martin** must be submitted to Heritage Victoria. This must include all pages of the original blueprints.
 12. 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.
 13. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
 14. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
 15. 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: Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
17 August 2023 **Delegation**



Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

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