
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40080

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: 3110-3118 Point Nepean Road, Sorrento - Installation of a domestic swimming pool, terrace and a single-storey pool house and associated landscaping, generally in accordance with the following documents:

- *Drawings prepared by Miles Baldwin Design numbered 720_TP_01 to 720_TP_03, 720_TP_010, 720_TP_45 and 720_TP_50 (issue A, 05/06/25)*
- *Drawings prepared by Powell & Glenn numbered TP00 to TP06, TP20, TP30, TP40, TP60 and TP61 (all dated 29/05/25)*

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 once all permit conditions requiring satisfaction prior to the commencement of works have been approved.
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 construction ready (marked as such) set of architectural 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.
5. 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 the Moonah trees on the property that may be impacted by the works.

6. All subsurface works required as part of the installation of the swimming pool and associated services and landscaping must be conducted or closely supervised by a qualified historical archaeologist at all times. All works must cease and this office must be contacted immediately if any 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, Heritage Victoria may determine that the archaeological remains must be retained, and site development plans amended. All on-site workers and contractors must be made aware of these notification/reporting requirements and inducted by the project archaeologist.
7. 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 on-site works.
8. If any historical archaeological features, artefacts and/or deposits are discovered at any time a program of historical archaeological investigations, recording, reporting and artefact management (artefact retention/discard, 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.
9. 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. 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 significant artefacts that are retained. This fee is payable to Heritage Victoria and will be required prior to the lodging of the collection with Heritage Victoria.
10. 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.
11. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
12. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
13. 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:

09 September
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 "Jessica Hood".

Jessica Hood
Principal, Heritage Permits
Heritage Victoria