
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40212

Applicant:



NAME OF PLACE/OBJECT: COTTAGE

HERITAGE REGISTER NUMBER: H0689

LOCATION OF PLACE/OBJECT: 82 BELL STREET COBURG, MORELAND CITY

THE PERMIT ALLOWS: Partial rear demolition, construction of rear linking element and conservation works, in accordance with the following documents endorsed by the Executive Director and forming part of this permit:

Clarke Hopkins Clarke, Coburg Bluestone Museum Town Planning Application Revision B 1
December 2024 (PRELIMINARY ISSUE)

- TP000 SITE PLAN - CONTEXT PLAN
- TP002 SITE PLAN - PROPOSED
- TP004 STREET ELEVATIONS
- TP10 FLOOR PLAN EXISTING CONDITIONS & DEMO
- TP11 PROPOSED GROUND FLOOR PLAN
- TP12 PROPOSED ROOF PLAN
- TP13 SECTIONS
- TP14 ELEVATIONS
- TP15 ELEVATIONS
- TP330 SIGNAGE/WAYFINDING & STORYTELLING

Bryce Raworth 82 Bell Street - Schedule of Conservation Works

- 01 INTRODUCTION
- 02 FLOOR PLANS
- 03 BLUESTONE COTTAGE - DEMOLITIONS
- 04 BLUESTONE COTTAGE - PROPOSED
- 05 KITCHEN BUILDING

Bryce Raworth, Schedule of Conservation Works dated 10 February 2025 (18 pages)

Fitzgerald Frisby Landscape Architecture Coburg Bluestone Cottage 82 Bell Street (Revision SK1)

- 2075-002-L100xx CONTEXT LANDSCAPE CONTEXT
- 2075-002-L1000 LANDSCAPE PLAN
- MATERIALS AND PLANTING PLANS (4 SHEETS)

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. 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 of this permit.
5. Prior to the commencement of any of the works approved by this permit, options for the treatment of the remnant wallpaper must be submitted to the Executive Director Heritage Victoria for approval. All opportunities to retain a portion of the early wallpaper in situ must be explored in the first instance with options for interpretation a secondary option only. Once the final treatment is approved, the document(s) will be endorsed and will then form part of the permit.
6. Prior to completion of the conservation works approved by this permit a full scope of works for the hydraulic and plumbing design, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit.
7. Prior to completion of the conservation works approved by this permit, details of the new verandah floor must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit.
8. Prior to completion of the conservation works approved by this permit, details of the proposed paint colour for all timber posts, trims, windows and fencing must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit.
9. Following completion of the conservation works as permitted, the approved heritage conservation architect must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the conservation works have been completed

and the extent to which the completed conservation works conformed to good practice in their professional judgement.

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:

21 May 2025

**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, sweeping 'N' and a long, trailing flourish at the end.

Nicola Stairmand

Manager, Statutory Assessments
Heritage Victoria