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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P39875

Applicant:



**NAME OF PLACE/OBJECT:** CARLTON NORTH PRIMARY SCHOOL

**HERITAGE REGISTER NUMBER:** H1626

**LOCATION OF PLACE/OBJECT:** 60 LEE STREET CARLTON NORTH, YARRA CITY

**THE PERMIT ALLOWS:** *The construction of new multi-use hall in site's north-west corner, internal alterations to the 1878 & 1914 buildings and landscaping including a new outdoor deck to north of the 1878 building, generally in accordance with the following documents:*

- **Carlton North Primary School Landscaping Drawings prepared by Site Image Landscape Architects, dated 25/10/2024 (9 Sheets)**
- **Carlton North Primary School Proposed Modernisation & Upgrade Works Drawings prepared by Foreground Architecture (33 Sheets) dated 29/10/2024**
- **Structural Drawings prepared by Matter Consulting Engineers (11 Sheets) Preliminary Issue dated 04/10/2024**
- **Acoustic Report prepared by Octave Acoustics, dated 25/09/2024**

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### GENERAL

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. 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.

5. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
6. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
7. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

#### **ENGAGEMENT OF CONSULTANT**

8. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage 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 consultant must assist with the preparation of repair works to 1878 & 1914 buildings and in all instances where significant building fabric is impacted by adjacent works, refurbishment, conservation or repair works. This includes assistance in preparing documentation at conditions 9, 12, 13, 14 and 16.

#### **PRE-START CONDITIONS**

9. 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, and a work site layout plan.
10. 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 Tree Management and Protection Plan 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*. The Tree Management and Protection Plan must show:
  - A pruning analysis to determine the extent of pruning required to construct the proposed pavilion development
  - All tree protection zones and structural root zones;
  - All tree protection fenced off areas and areas where ground protection systems will be applied;
  - All demolition and excavation activities within the TPZ is to be supervised by an arborist.

#### **MANAGEMENT OF HISTORICAL ARCHAEOLOGY**

11. Prior to the commencement of any works that may affect historical archaeological remains at the place an Historical Archaeology Management Plan (HAMP) must be produced by a qualified historical archaeologist and submitted to the Executive Director Heritage Victoria for approval. Once approved, the HAMP will be endorsed and will then form part of the permit. The HAMP must identify any historical archaeological features and/or deposits that may be

affected by the works and provide details of any recommended program of archaeological investigations, monitoring and reporting of finds (including details of an Unexpected Finds Protocol). The HAMP must provide details of project methodologies; project team expertise; project recording and reporting, and artefact management (including cataloguing, analysis, artefact retention and discard, and conservation). Note: 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 retained artefacts.

## **DOCUMENTATION**

12. Prior to the commencement of any of the works approved by this permit, a construction-ready set of architectural, structural & service 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.
13. Within 3 months of the commencement of works approved by this permit, a Finalised Schedule of Conservation Works must be submitted by the approved heritage consultant at condition 8 to the Executive Director, Heritage Victoria for approval. Once approved, the Finalised Schedule of Conservation Works will be endorsed and will then form part of the permit. The approved conservation works must be completed within the period of validity of this permit.
14. Prior to the commencement of any of the works approved by this permit a specification which includes a brief scope of works and descriptions of the proposed materials and techniques used for 1878 & 1914 Buildings prepared by the approved heritage consultant at condition 8 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.
15. Prior to the commencement of any landscaping, decking and fencing works/elements within the school grounds and surrounding Multi-Purpose Hall, a construction-ready set of Landscape Drawings must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the Landscape Drawings will be endorsed and will then form part of the permit.
16. Following completion of the works the approved heritage consultant at condition 8 must submit to the Executive Director Heritage Victoria, for their approval, a brief written report including photographs confirming that the works have been completed in accordance with the endorsed drawings.

**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 December  
2024

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



A handwritten signature in black ink, appearing to read "Nicola Stairmand". The signature is fluid and cursive.

**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria