
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38761

Applicant: [REDACTED]

NAME OF PLACE/OBJECT: HALSTEAD

HERITAGE REGISTER NUMBER: H0450

LOCATION OF PLACE/OBJECT: 23 BAMBRA ROAD CAULFIELD NORTH, GLEN EIRA CITY

THE PERMIT ALLOWS: *Works to Lot 1, including: construction of new vehicle crossover and driveway from 67 Halstead Street; landscaping works including a new circular driveway; removal of a Moreton Bay Fig (*Ficus macrocarpa*); and, fencing repair works, in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:*

- Arboricultural assessment and report, Treelogic, 1 February 2024.

and generally in accordance with the following documents:

- Proposed concept plan, Andrew L Straube, October 2023.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Prior to the commencement of any of the works approved by this permit, **amended plans** must be submitted for the written approval of the Executive Director, Heritage Victoria (**Executive Director**). The plans must be generally in accordance with the plans identified in the preamble to this permit but modified to show:
 - Removal of any works to Lot 4, as these would be subject to separate permit approval.
2. Prior to the commencement of any of the works approved by this permit, a **construction ready (marked as such) set of landscape drawings and planting plan**, must be submitted to the Executive Director for approval. Once approved, the drawings and planting plan will be endorsed and will then form part of the permit. The landscape drawings and planting plan must show:
 - Details of all new works such as the reconfigured driveway, landscape features, ground treatments and plantings.
 - Tree protection zones and measures to protect significant plantings during works.
 - Plantings to the circular drive which are consistent with the historical landscape character of Halstead, based on historical evidence such as *Photograph of Halstead, circa 1890 (identifier P0029.31)*, available at Victorian Collections (courtesy Glen Eira Historical Society).

The submitted drawings must be in accordance with the documents approved under condition 1 of this permit.

3. Prior to the commencement of any of the works approved by this permit, **construction-ready drawings (including elevations) documenting fence works**, must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The drawings must show:
 - Required repairs, such as clearing damaged vegetation, like for like replacement of fence members, repainting.
 - Resolution of the new gates, either re-using removed sections of fence as new gates or having new gates designed to match the existing fence.
 - Elevations and/or details clearly showing how the new pedestrian and vehicular gates relate to the fence panels.

The submitted drawings must be in accordance with the documents approved under condition 1 of this permit.
4. Prior to removal of the Moreton Bay Fig tree, **advice prepared by a suitably qualified Structural Engineer**, must be submitted to the Executive Director for approval. Once approved, the advice will be endorsed and will then form part of the permit. The advice must demonstrate that the tree removal will not impact the footings of the residence, and/or how the heritage building will be supported during tree removal works to ensure its protection.
5. 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.
6. The Executive Director is to be given five working days' notice of the intention to commence the approved works.
7. 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. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
8. 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 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.
9. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
10. The Executive Director must be informed when the approved works have been completed.
11. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director.

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 by the Executive Director, Heritage
Victoria**

08 November
2024



A handwritten signature in black ink, appearing to read "Steven Avery".

Steven Avery
Executive Director
Heritage Victoria