
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39219

Applicant:



NAME OF PLACE/OBJECT: CANTERBURY TERRACE

HERITAGE REGISTER NUMBER: H0454

LOCATION OF PLACE/OBJECT: 82 - 112 POWLETT STREET EAST MELBOURNE,
MELBOURNE CITY

THE PERMIT ALLOWS: Demolition of the rear balcony, stairs and associated paving and landscaping at 108 Powlett Street and the construction of a new storage area (located under a new balcony) accessed through a new door opening from the existing basement level and associated new drainage and landscaping, generally in accordance with the following documents:

- **Architectural Drawings set for 108 Powlett Street East Melbourne Nos. A000- A004 Rev A, prepared by ds architects.**
- **Structural and Civil Drawings set for 108 Powlett Street East Melbourne, Nos. C011 - C012 & S011 - S016, prepared by Adams – Structural & Civil Engineering.**

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. 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. Prior to the commencement of any of the works approved by this permit, a set of construction-ready structural plans and engineering documentation, 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. The plans and documentation must generally be in accordance with the architectural plans and structural reports referenced in the permit preamble and include a sequencing program for the approved structural works, details of any temporary infrastructure and services required and protection methods for the heritage place during the undertaking of the works.

6. Prior to the commencement of any of the works approved by this permit, a full scope of the proposed repair works and finishes, must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the documentation will be endorsed and will then form part of the permit. New mortar to be used for the repair of masonry joints must match the previously existing mortar in strength, composition, colour and texture, and joint finish must match the existing width and profile.
7. Prior to the commencement of landscape works, a construction ready (marked as such) set of 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. The Landscape Drawings must show details of all proposed new works such as structures, landscape features, ground treatments and plantings
8. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
9. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
10. 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:

19 July 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 "Jessica Hood". The signature is fluid and cursive, with a large initial "J" and "H".

Jessica Hood
Principal, Heritage Permits
Heritage Victoria