
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39335

Applicant:



NAME OF PLACE/OBJECT: SAGES COTTAGE

HERITAGE REGISTER NUMBER: H0302

LOCATION OF PLACE/OBJECT: 85 SAGES ROAD BAXTER, MORNINGTON PENINSULA
SHIRE

THE PERMIT ALLOWS: Construction of a new building (to be known as the EcoHub), construction of additional car parking spaces and driveway access, installation of a 12000L watertank, and associated landscaping, generally in accordance with the following documents:

- *Architectural Drawing Set, Lewis Building Design (25 January 2024)*

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 Tree Management and Protection Plan prepared by a suitably qualified and experienced arborist 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 and address all construction and permanent impacts on trees impacted by the approved works.
5. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural 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 drawings must be revised to show:
 - Relocated carparking, driveway and watertank to avoid impacting views and significant trees.

6. Prior to the commencement of any of the works approved by this permit, a schedule of external construction materials, colours and finishes must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule will be endorsed and will then form part of the permit.
7. Within twelve months of commencement of works, a schedule of conservation works to the Sages Cottage complex must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule will be endorsed and will then form part of the permit. Any conservation works assessed as being urgent must be completed within the period of validity of the permit. The schedule of conservation works must be prepared by an experienced heritage consultant approved by the Executive Director Heritage Victoria.
8. 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 including hard and soft landscaping and the Tree Management and Protection Plan endorsed at condition 4. The landscape drawings must include:
 - Landscaping to mitigate the visual impacts of the EcoHub and the new carparking.
 - Hard surfaces should be reduced as far as practicable.
9. Within two years of commencement of works, a Heritage Interpretation Plan be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Interpretation Plan will be endorsed and will then form part of the permit. The Heritage Interpretation Plan for the installation of interpretive devices within the registered land must be prepared by a suitably qualified and experienced practitioner. The Heritage Interpretation Plan must include proposals for the appropriate interpretation of the history of the site.
10. Prior to the implementation of the on-site interpretation, a construction ready (marked as such) set of drawings documenting works generally in accordance with the Heritage Interpretation Plan approved at condition 9, 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. After its approval the interpretation works are to be implemented on site prior to the expiration of the permit.
11. 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.
12. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
13. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
14. 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: Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
17 June 2024 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