
**HERITAGE
PERMIT
GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017**

Permit No.: P31366

Applicant: 

NAME OF PLACE/OBJECT: BEEHIVE BUILDING COMPLEX

HERITAGE REGISTER NUMBER: H0686

LOCATION OF PLACE/OBJECT: 306-314 HARGREAVES STREET and 18-26 PALL MALL and
2-11 ALLANS WALK and 1-5 BEEHIVE PLAZA BENDIGO

THE PERMIT ALLOWS:

Demolition of part of the ground and first floor including the Hargreaves Mall facades, the Allan's Walk façade, internal walls, floors, and roof, modification and refurbishment of part of the ground and first floor and construction of a six storey hotel (ground floor plus five levels), including partial basement level incorporating water storage and fire protection pumps, generally in accordance with the following documents:

Drawings set by De Nova group as follows:

- TP100 Location Plan Dec 2019
- TP101 Site analysis Dec 2019
- TP102 Existing conditions Dec 2019
- TP103 Demolition Plan Dec 2019
- TP200 Development Site Plan Dec 2019
- TP201 Proposed Beehive Internal Title Configuration Dec2019
- TP202 Ground Floor Plan Dec2019
- TP203 First Floor Plan Dec2019
- TP204 2nd-4th and 5th Lvl Flr Plans Dec 2019
- TP205 Basement and Roof Plan Dec 2019
- TP206 Elevations Dec 2019
- TP207 Streetscape Dec 2019
- TP208 Shadow Diagrams Dec 2019
- TP209 Sight Lines Dec 2019
- TP300 Design Precedents and Materials Palette Dec 2019
- TP301 Artist's impression Dec 2019
- TP302 3D Views Dec 2019
- TP400 Signage Elevations Dec 2019

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit shall 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 unless otherwise agreed in writing by the Executive Director, Heritage Victoria.

2. Prior to the commencement of any of the works approved by this permit, a revised set of plans, largely in accordance with the revised set of plans submitted on 9 April, 2020, (Rev A to TP102, TP202, TP204, TP205, TP206, TP207, TP300, TP301, TP302, TP400) is to be submitted for the written approval of the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The plans must be revised to show:
 - An overall reduction in the height of the building of between 2.1 metres and 2.8 metres. The reduction in height should be maximised, while ensuring proportions of the overall design, and quality of internal spaces are not adversely impacted.
 - A change in the stone cladding from limestone to sandstone (or other stone historically used in Bendigo) and a revised canopy detail to Hargreaves Mall at a lowered height.
 - Screening of roof mounted mechanical equipment.
 - Signage details, with no internally illuminated signage being visible from Pall Mall or View Street.
3. Should 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 this permit condition for assessment by the Executive Director Heritage Victoria who will advise on the approach to be taken to address these matters.
4. Prior to the commencement of any of the works approved by this permit an external materials and finishes schedule for the new development, must be submitted for endorsement by the Executive Director Heritage Victoria and when endorsed becomes part of the permit.
5. Prior to the commencement of any of the works approved by this permit, a conservation architect endorsed by the Executive Director Heritage Victoria, is to be appointed to carry out periodic inspections during the demolition phase to ensure that any previously hidden earlier fabric that is uncovered during the demolition works is identified and documented. (Refer also Condition 12 below)
6. Prior to the commencement of any of the works approved by this permit, details of the proposed structural measures to ensure the stability of the brick wall fronting Mitchell Lane are to be submitted for endorsement by the Executive Director, Heritage Victoria and when endorsed becomes part of the permit. The wall is to be adequately supported at all times during demolition and construction works to ensure that it remains structurally sound.
7. Bricks removed for the creation of new openings in the brick wall on Mitchell Lane are to be carefully removed (by hand), so that they can be used in the bricking up of the other openings in the same location.
8. A conservation strategy for the brick wall fronting Mitchell Lane is to be prepared by a conservation architect, which identifies necessary works (such as desalination and repointing), to ensure the wall is properly conserved. The conservation strategy is to be submitted for the written approval of the Executive Director, Heritage Victoria, and the identified works are to be carried out prior to the completion of the new hotel construction.
9. Prior to the commencement of any of the works approved by this permit, an Archaeology Management Plan (AMP) must be submitted and when endorsed must be implemented to the satisfaction of the Executive Director, Heritage Victoria. The AMP must include an evaluation of the place history and the potential of the site to contain historical archaeological features and deposits. If the site is likely to contain historical archaeological features and deposits it may be necessary for it to be included on the Heritage Inventory. In this case, a Consent (under Part 6 of Act) will be required to authorise the disturbance of any archaeological remains that may be affected by the proposed site works.


10. An interpretation panel is to be designed for installation in the wall fronting Allan's Walk, which outlines the use as Beehive Stores. It should be designed by a cultural heritage professional with interpretation expertise and should be a minimum size of 2 square metres. A draft of the proposed interpretation panel, including design, text, images, materials and location is to be submitted for the written approval of the Executive Director prior to its installation. The installation is to be completed by the completion of the works approved by this permit.
11. Prior to the commencement of any of the works approved by this permit, a Construction Management Plan (the Plan) must be provided for endorsement by the Executive Director, Heritage Victoria and once endorsed becomes part of the permit. The 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. The Plan must also include a dilapidation report (including images) for the heritage building to record its condition prior to the commencement of works approved by this permit.
12. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
13. 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.
14. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
15. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

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 (\$19,826 AS AT JULY 2019) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 AS AT JULY 2019) UNDER s104 *THE HERITAGE ACT 2017*.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$793,056 AS AT JULY 2019) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 AS AT JULY 2019) 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.

<p>Date Issued:</p> <p>18 May 2020</p>	<p>Signed by the Executive Director, Heritage Victoria:</p> 	<p>HERITAGE VICTORIA HERITAGE VICTORIA HERITAGE VICTORIA</p>
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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Executive Director, Heritage Victoria has issued a permit under s102 of the *Heritage Act 2017*.

WHEN DOES THE PERMIT BEGIN?

The permit operates from the day the permit is signed by the Executive Director, Heritage Victoria or their delegate.

WHEN DOES A PERMIT EXPIRE?

A permit expires if -

- * the development or any stage of it does not start within the time specified in the permit; or
- * the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEW OF THE DETERMINATION?

The applicant or the owner of a registered place or registered object may ask the Heritage Council of Victoria to review any condition of a permit imposed by the Executive Director, Heritage Victoria on a permit issued under s102 of the *Heritage Act 2017*.

A request must -

- * be in writing; and.
- * be lodged within 60 days after the permit is issued.

Review request forms can be downloaded at:

www.heritagecouncil.vic.gov.au/hearings-appeals/permit-appeals/permit-appeals-explained/
