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URBIS

HERITAGE IMPACT STATEMENT

98-104 Williamson Street,
Bendigo

Prepared for

**CERA STRIBLEY ARCHITECTS ON BEHALF OF THE
OWNER OF THE SITE**

8 October 2025

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1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by the owner of the subject site at 98-104 Williamson Street, Bendigo, to prepare this Heritage Impact Statement (HIS).

The subject site is partially included within the extent of registration of Bush's Store, a place currently included in the Victorian Heritage Register as VHR No.H1752. The current extent of registration includes the land, five buildings, and specified objects within select buildings. The subject site, which is largely vacant, contains part of Building 4, the Oil Shed, with the southwest corner of the site is within the extent of registration. The remaining area of the subject site is within City of Greater Bendigo heritage overlay HO9 Meyers Street Precinct.

A heritage permit is therefore required for the proposed works within this area.

A previous scheme for a six-storey hotel with two levels of basement parking on the subject site was endorsed by Council in 2021 (Application No. DU/274/2020). Works within the extent of registered land were granted a permit by Heritage Victoria. This current proposal is for a new five-storey hotel scheme.

This HIS discusses the significance of the place and assesses whether the proposed alterations and additions are acceptable in terms of their potential heritage impact of the significance of the place. A separate HIS to accompany a Planning Permit to Council has been prepared to assess impacts associated with potential impacts to HO9 Meyers Street Precinct.

A pre-application meeting with Heritage Victoria was undertaken on 23/09/2024 to provide initial comments on the new proposed scheme. Following this meeting, Heritage Victoria conveyed in a letter dated 26/09/2024 a 'general level of comfort' with the proposed design for the substation on the registered land. Heritage Victoria commented that the current proposal represented an 'improvement over previous schemes' specifically the proposed reduction in height.

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report.

1.2. SITE LOCATION

The site at 98-104 Williamson Street, Bendigo, is an 'L' shaped lot located on the south side of Williamson Street, Bendigo, towards the northwest corner of Williamson Street and Mollison Street. The site is comprised of two allotments being Lot A which is legally described as Lot 2 in Deposited Plan LP56980, and Lot B which is legally described as Allotment 9-Section 5C in Deposited Plan PP3473A.

The site is situated on Dja Dja Wurrung Country.



Figure 1 – The subject site at 98-104 Williamson Street, Bendigo, outlined in yellow.

Source: Nearmap aerial photograph, with overlay by Cera Stribley Architects.

Throughout this report, the various buildings included within the Bush's Store complex will be referred to with the following numbers as demonstrated in the aerial image above (Figure 1). These numbers correspond to the building numbering of the VHR registration.

- Building 1 – Bush/Backhaus Shop
- Building 2 – Original Bush's Shop, Tea Loft, Chaff House
- Building 3 – Stables
- Building 4 – Oil Store Building
- Building 5 – Bush's Shed.

1.3. PROPOSAL

The current application seeks approval for the construction of a 5-storey residential hotel at 98-104 Williamson Street, Bendigo. Specifically, it is proposed to construct a building which will include a function space, restaurant, pool, carparking, and hotel rooms. The majority of the proposed building would be located on the eastern portion of the site and would not be located within the area covered by the VHR extent of registration. A substation, outdoor courtyard and associated landscaping, and boundary fence is proposed within the area of VHR registration. Conservation works are proposed to the existing verandah.

These works are described in greater detail in Section 6.2.

1.4. METHODOLOGY

This Heritage Impact Statement has been prepared with regard to the philosophy and processes set out in the Australian ICOMOS Burra Charter 1999 (revised 2013) and is in general accordance with Heritage Victoria's Guidelines for Preparing Heritage Impact Statements in Victoria (June 2021) which were prepared and published under Section 19(1)(f) of the Heritage Act 2017.

It seeks to respond to the following key questions:

- Why is the place of cultural heritage significance to the State of Victoria?
- What options were considered in developing the proposal?
- What impact (positive and/or negative) will the proposed works have on that significance?
- If a negative impact is proposed, why the proposed option was chosen and why were other more sympathetic options not feasible?
- What measures are proposed to minimise and mitigate negative impacts?

- Why is the proposed approach preferable to alternatives?

1.5. SOURCES OF INFORMATION

This Heritage Impact Statement has been prepared by Urbis Ltd and is intended to be read in conjunction with the architectural documents by Cera Stribley Architects (Rev. D, dated 30/07/2025), landscape documents by Paul Bangay (Rev. A, dated 11/11/2024) and other documents submitted as part of this permit application.

The following assessment draws upon a site inspection undertaken on 23/05/2024. This inspection was general and non-invasive.

Other sources are referenced throughout and are listed in full in the bibliography in Section 9.

The following plans have informed the heritage impact assessment at Section 7.

Table 1 – Provided plans.

Author	Dwg. No.	Drawing Name	Rev.	Date
Cera Stribley Architects	-	Design Impressions	D	30/07/2025
Cera Stribley Architects	-	Material Schedule	D	30/07/2025
Cera Stribley Architects	TP.0100	Existing Site Plan	D	30/07/2025
Cera Stribley Architects	TP.1000	Proposed Site Plan	D	30/07/2025
Cera Stribley Architects	TP.1100	Lower Ground Floor Plan	D	30/07/2025
Cera Stribley Architects	TP.1101	Upper Ground Floor Plan	D	30/07/2025
Cera Stribley Architects	TP.1102	Level 01 Plan	D	30/07/2025
Cera Stribley Architects	TP.1103	Level 02 Plan	D	30/07/2025
Cera Stribley Architects	TP.1104	Level 03 Plan	D	30/07/2025
Cera Stribley Architects	TP.1105	Level 04 Plan	D	30/07/2025
Cera Stribley Architects	TP.1110	Roof Plan	D	30/07/2025
Cera Stribley Architects	TP.2000	Streetscape Elevations 01	D	30/07/2025
Cera Stribley Architects	TP.2100	North Elevation	D	30/07/2025
Cera Stribley Architects	TP.2101	East Elevation	D	30/07/2025
Cera Stribley Architects	TP.2102	South Elevation	D	30/07/2025
Cera Stribley Architects	TP.2103	West Elevation	D	30/07/2025
Cera Stribley Architects	TP.2200	Signage Detail	D	30/07/2025
Cera Stribley Architects	TP.3000	Building Sections – Sheet 01	D	30/07/2025
Cera Stribley Architects	TP.3001	Building Sections – Sheet 02	D	30/07/2025

Author	Dwg. No.	Drawing Name	Rev.	Date
Cera Stribley Architects	TP.3002	Building Sections – Sheet 03	D	30/07/2025
Cera Stribley Architects	TP.3003	Building Sections – Sheet 04	D	30/07/2025
Cera Stribley Architects	TP.3004	Building Sections – Sheet 05	D	30/07/2025
Cera Stribley Architects	TP.3005	Building Sections – Sheet 06	D	30/07/2025
Paul Bangay Landscape	L101	Plan Schedule Site	A	11/11/2024
Paul Bangay Landscape	L102	Plant Schedule Level 1	A	11/11/2024
Paul Bangay Landscape	L104	Plant Schedule Level 3	A	11/11/2024
Paul Bangay Landscape	L105	Plant Schedule Level 4	A	11/11/2024
Paul Bangay Landscape	L200	Materials and Finishes	A	11/11/2024
Paul Bangay Landscape	L800	Details	A	11/11/2024

1.6. AUTHORSHIP

The following report has been prepared by Alexander Dunmill (Heritage Consultant). Dr Kim Roberts (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, Urbis have prepared all drawings, illustrations and photographs.

2. HISTORY

2.1. AREA HISTORY

The subject site forms part of the unceded traditional lands of the Dja Dja Wurrung People who have cared for their Country, including the area now known as Bendigo, for many thousands of years.¹ The ancestors of the Dja Dja Wurrung People were made up of 16 or more clans with similar dialects, making up part of the Kulin Nation.

Prior to the discovery of gold, the Bendigo area was part of a large agricultural area and had not yet been developed into a township.² In October 1851 gold was discovered in Bendigo following similar discoveries throughout Victoria at Clunes, Mount Alexander and Ballarat. A goldrush to the area ensued, domestic and international migrants rapidly made their way to Bendigo and established a makeshift mining settlement. The Gold Rush had a dramatic impact on the region's natural environment, turning the once wooded valleys of Bendigo's surrounds into treeless swamps.³ In the years that followed the discovery of gold, the settlement grew and temporary structures were replaced with more permanent buildings.

When the township was formally set out in 1854 the area was named Sandhurst. Railways were established to Melbourne in 1862 and to Echuca in 1864, with the township incorporating industrial and commercial businesses alongside its mining base. By the turn of the century the area began to decline due to increased costs, illness and gold production reducing. The population subsequently dropped but gradually increased after the 1920's as more varied industries developed.⁴

2.2. SITE HISTORY

The subject site was located towards the southeastern side of the Township of Sandhurst away from the early makeshift settlement that had developed along the southern side of Bendigo Creek around present day Pall Mall (Figure 2). The subject site is spread across what was originally two allotments – allotments 8 and 9 – of section 5C, being the block bounded by Myers Street, Williamson Street, Mollison Street and Mitchell Street. A two-acre reserve set aside for a 'National School' on land to the west, the northern portion of which would be subsequently occupied by St Paul's Cathedral. The Parish Plan shows that allotment 8 was first purchased by I. Edhouse and allotment 9 was first purchased by H. Backhaus, both in 1854. Edhouse and Backhaus both owned other allotments on the block as did Albert Bush, who purchased the allotment to the immediate north of the area occupied by the subject site (Figure 3).

In 1857 the first stage of the Albert Bush's store complex was constructed, with works continuing until 1890.⁵ The first building to be constructed was the Original Shop (Building 2) which fronts Williamson Street to the north of the subject site, followed by the Tea Loft (Building 2) (1881), the corner Bush/Backhaus Shop (Building 1) (1885), the Oil Store (Building 4) (1890), the Chaff House (Building 2) (1889-90) and Stables (Building 3) (1890). The Shed (Building 5) (c.1957-pre-1889) was originally located where the Chaff House presently exists. It was relocated to its current site in 1889-90 and has since been extensively altered. Early photographs of Bush's Store show the corner building and stable (Figure 4, Figure 6, Figure 7).

The name of the Bendigo locality was first included in the Sands & McDougall Directories in 1905. From that time until 1925, the Bush's Store was the only occupant of the block fronting Williamson Street.⁶ Between 1930 and 1960, additional retailers were occupying the northern corner of the block at the Williamson and Myer Street intersection, possibly as tenants within Bush's complex.⁷ The southern half of the site to the Williamson and Mollison Street corner remained unoccupied.

A c.1934 aerial photograph of Bendigo shows the southern half of the subject site as a vegetated, but otherwise vacant block (Figure 8). The verandah of the Oil Store (Building 4) is apparent as too is the Oil Store's northern early extension. A building on the northern half of the subject site is possibly Albert Bush's

¹ "Giyakiki Our Story," Dja Dja Wurrung, published 2021, <https://djadjawurrung.com.au/>.

² Bendigo, Victorian Places, 2015, <https://www.victorianplaces.com.au/bendigo>.

³ John Derbyshire and C. E. Sayers, *Old Gold & Mining Towns of Australia*, (Australia: International Limited Editions, 1975), p11.

⁴ Bendigo, Victorian Places, 2015..

⁵ Victorian Heritage Database, Bush's Store, <https://vhd.heritagecouncil.vic.gov.au/places/5235>, accessed 07/06/2024.

⁶ Sands and McDougall, 1905, p.697; Sands and McDougall, 1925, p.1051.

⁷ Sands and McDougall, 1930, p.772; Sands and McDougall, 1960, p.905.

original dwelling, since demolished.⁸ A subsequent aerial photograph from 1954 shows the southern half of the site still vacant with more mature vegetation (Figure 9). The built form to the north of the subject site is clearer in this aerial. A 1956 aerial shows the built form to the north still existing on the site (Figure 10). The Shed building (Building 5) to the west of the subject site is also visible in this image with an elongated rectilinear footprint.

A later 1963 aerial photograph appears to suggest that some alterations had been made to the subject site (Figure 11). By 1965 the Sands and McDougall Directory lists a car dealership, Premier Cars Bendigo, as occupying the southern edge of the site to the Williamson Street and Mollison Street corner.⁹ By 1970 that dealership had been converted into a service station.¹⁰

An aerial photograph from 1984 shows the redeveloped context of the subject site with the service station to the south-east corner, an apparent carpark to the northern half of the site, and grassed land to the south-west corner adjacent to the Oil Store (Building 4) (Figure 12). That aerial photograph still shows the Shed building (Building 5) as having an elongated rectilinear footprint.

A 1987 photograph shows the Oil Store (Building 4) and verandah against the grassed land to the west of the subject site (Figure 13). The service station or Shed (Building 5) is not visible in the photograph.

Contemporary aerial imagery shows the subject site has been vacant since at least 2010 (Figure 14, Figure 15). The existing condition of the Shed (Building 5) does not align with historical descriptions or mapped footprint of the building suggesting that it has been altered some time since the 1998 VHR registration and the 2010 aerials.

In 2021 a permit was granted for the development of a six-storey hotel on the site with two levels of basement carparking (DU/274/2020).

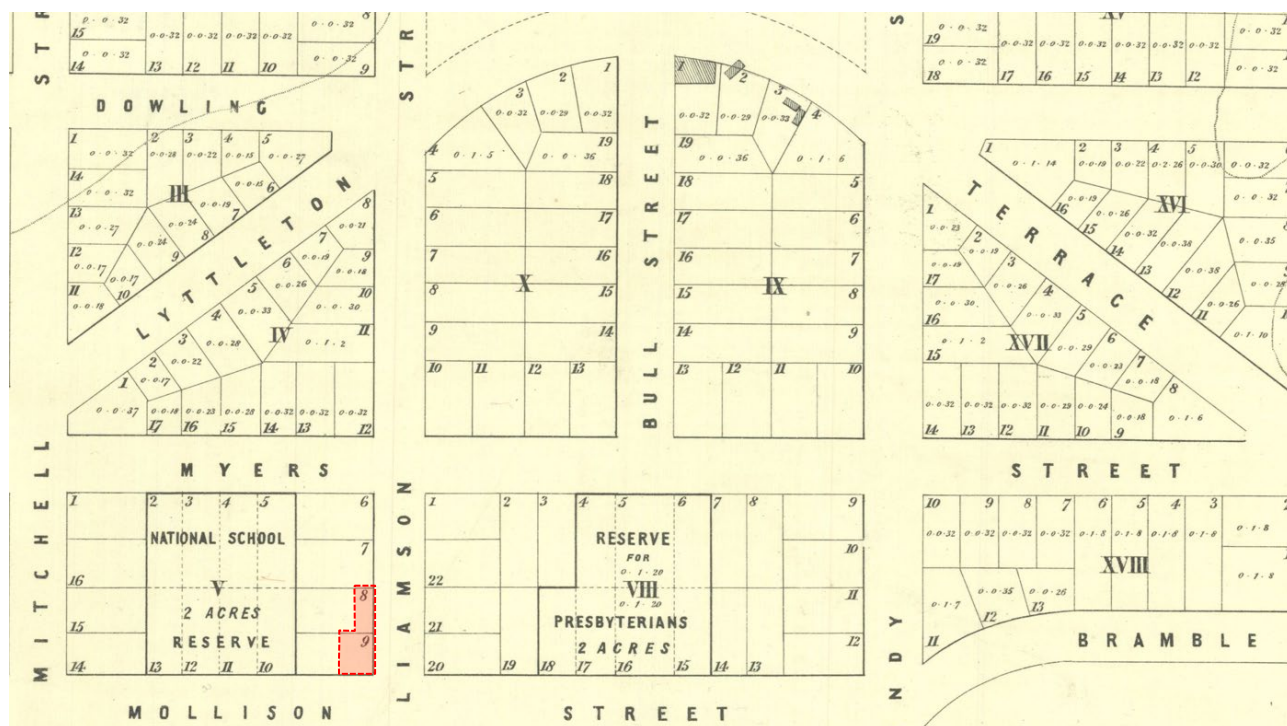


Figure 2 – Plan of the Township of Sandhurst, 1854. The indicative location of the subject site is indicated in red.

Source: PROV, VPRS 8168/P0002, SALE83.

⁸ Victorian Heritage Database, History: Bush's Store, <https://vhd.heritagecouncil.vic.gov.au/places/5235>, accessed 07/06/2024.

⁹ Sands and McDougall Directory, 1965, p.1122.

¹⁰ Sands and McDougall Directory, 1970, Bendigo section p.26.

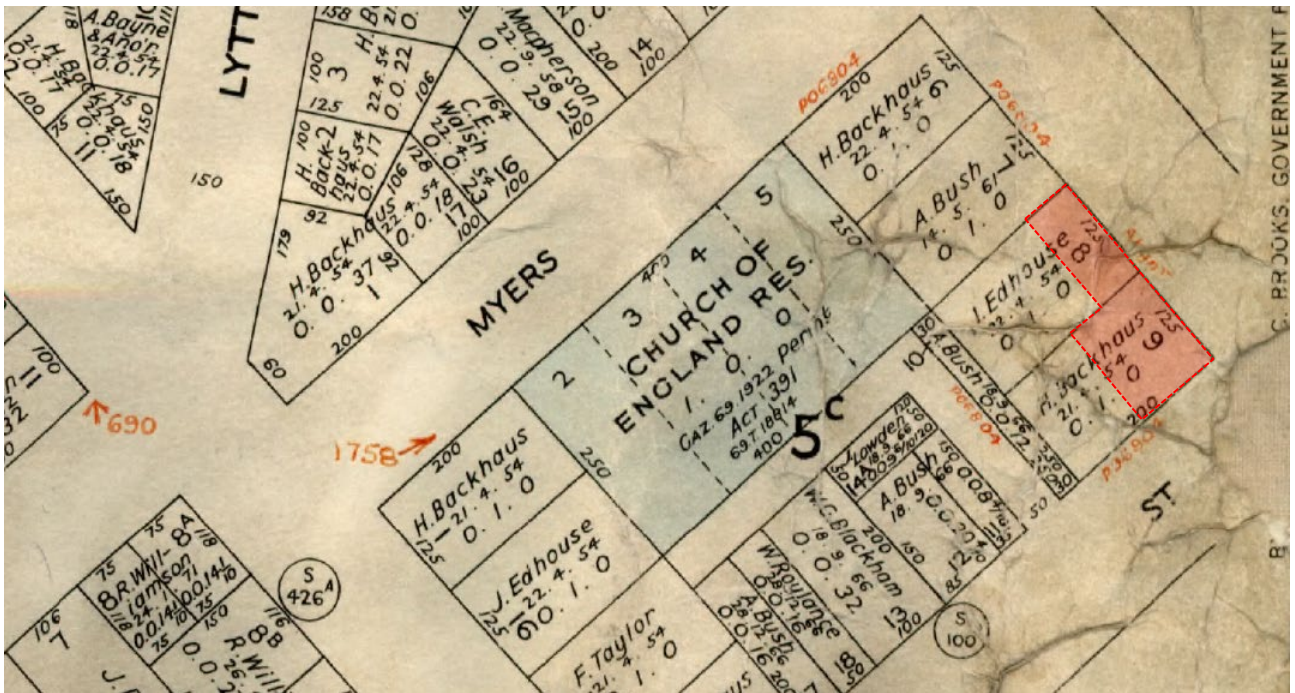


Figure 3 – Record Plan for the Parish of Sandhurst at Bendigo. The indicative location of the subject site is indicated in red showing the land it is sited on was originally purchased in 1854.

Source: Landata, Record Plan, S372118.



Figure 4 – Bush's General Store, 1890.

Source: Museums Victoria, Item MM 3931.

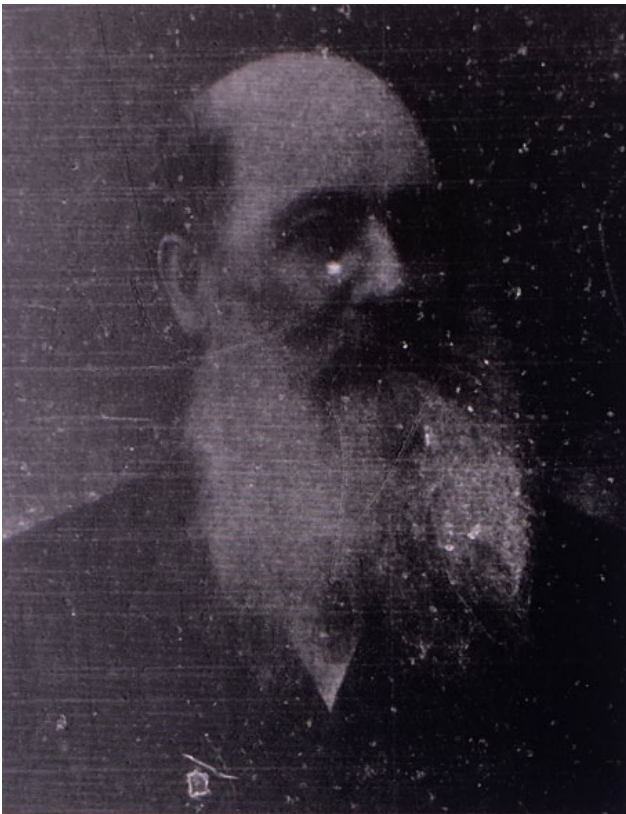


Figure 5 – Albert Bush, c.1902.

Source: *State Library of Victoria, Bendigo and district in 1902, GMF 91, Box 1.*



Figure 6 – Stables of the Bush's Store, c.1902.

Source: *State Library of Victoria, Bendigo and district in 1902, GMF 91, Box 1.*



Figure 7 – Bush's General Store, 1908.

Source: *SLV, 12 picturesque coloured views of Bendigo, RARELT 994.5 V66 (v.22).*



Figure 8 – Aerial view of Bendigo, c.1934, looking southward with the subject site generally indicated with a red arrow and the verandah of the Oil Store building indicated with blue. Since demolished built form to north of the subject site indicated with yellow arrow.

Source: *State Library of Victoria, H91.160/654.*

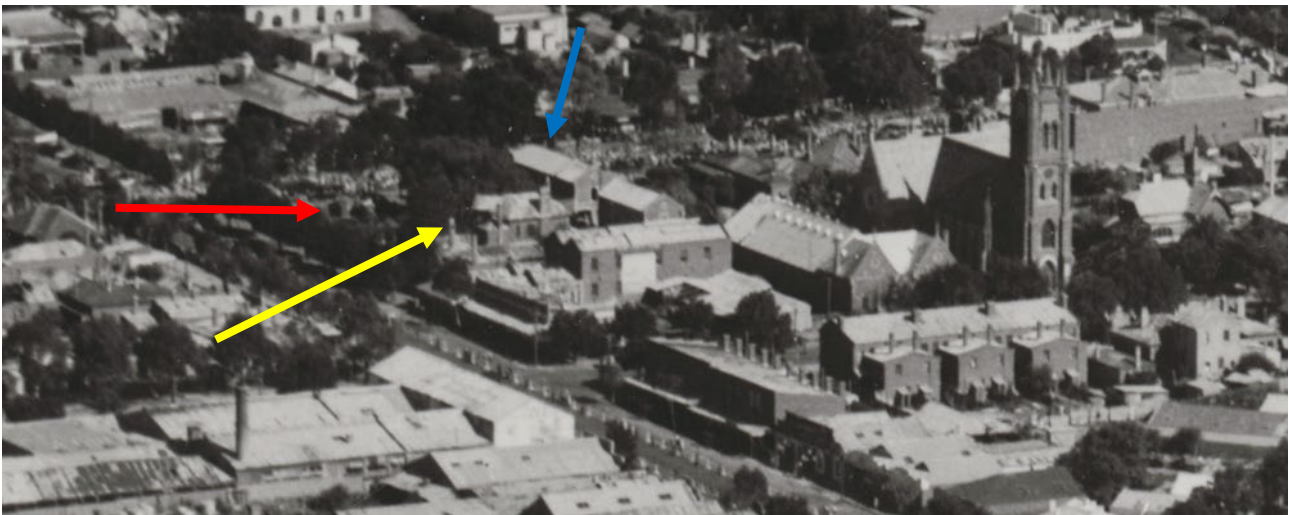


Figure 9 – Aerial view of Bendigo, 1954, with the subject site generally indicated with a red arrow and the Oil Store building indicated with blue. Since demolished built form to north of the subject site indicated with yellow arrow.

Source: *State Library of Victoria, H2010.91/246.*



Figure 10 – Aerial photograph of the subject site, 1956.

Source: Landata, Bendigo Shepparton Project, Run 14, Frame 157.



Figure 11 – Aerial photograph of Bendigo, 1963, with the subject site outlined in red. Compared to the 1956 aerial it appears some change had been made to the original built form on the site.

Source: Geoscience Australia, CAD5, Run 7, Frame 138.



Figure 12 – Aerial photograph of the subject site (outlined in red) in 1984. The Oil Store verandah is indicated with a blue arrow and the shed indicated with a green arrow.

Source: Geoscience Australia, CAD/C2714, Run 3, Frame 765.



Figure 13 – 1987 photograph of the subject site.

Source: National Trust, B5987.

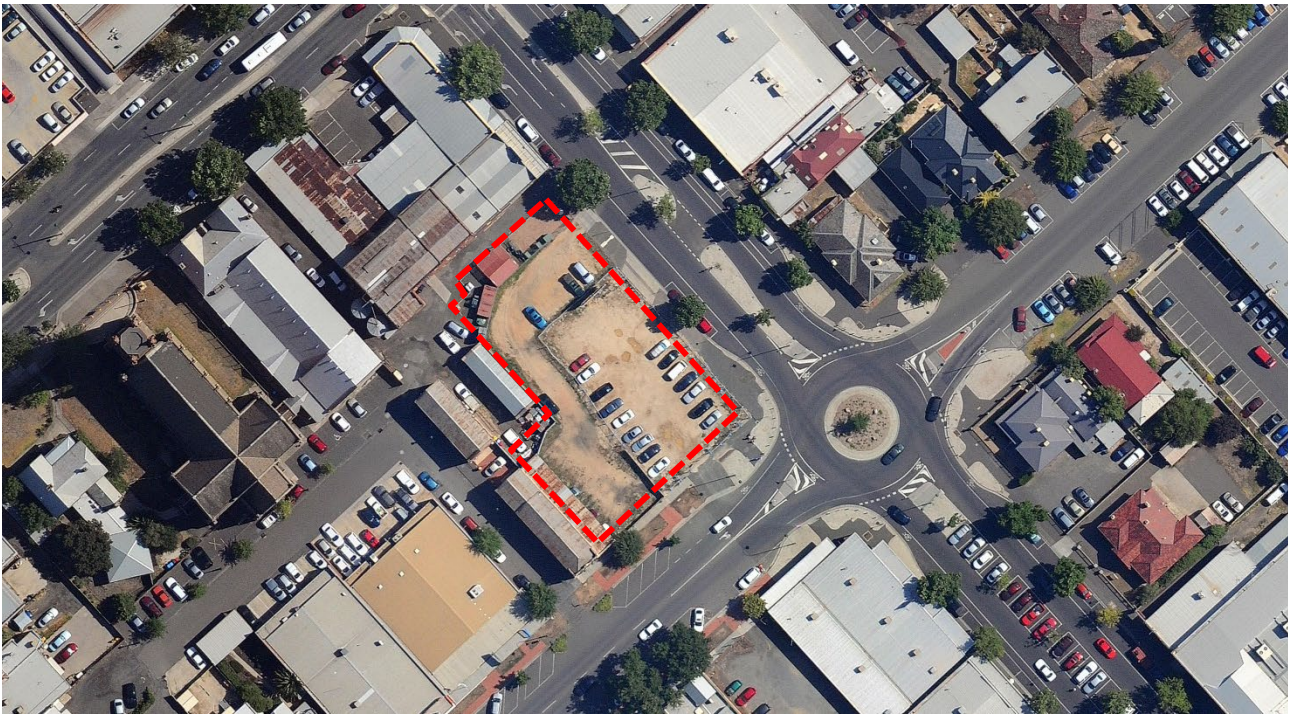


Figure 14 – Aerial photograph of the subject site, 2010.

Source: Nearmap, 30/01/2010.



Figure 15 – Aerial photograph of the subject site (outlined in red) in 2024. The Oil Store verandah is indicated with a blue arrow and the shed indicated with a green arrow.

Source: Nearmap, 20/04/2024.

3. SUBJECT SITE AND SURROUNDS DESCRIPTION

The subject site is a largely vacant, 'L' shaped site that fronts Williamson Street to the east and Mollison Street to the south (Figure 16). The only built form on the site is the skillion roofed verandah associated with the Oil Store Building (Building 4) at 2 Bushs [sic] Lane which is part of the with the Bush's Store complex.¹¹ The Oil Store Building (Building 4) is one of five buildings which make up the Bush's Store complex, a place of State significance included on the Victorian Heritage Register. The subject site is generally flat with no vegetation.

The annotated site plan shown at Figure 1 shows the subject site within its surrounding context.

Directly to the west of the subject site is the Oil Store (Building 4), a two-storey polychromatic brick building with a primary façade fronting Mollison Street to the south and a side façade to Bushs Lane to the west (Figure 17). Further to the west of the subject site is Bushs Lane (Figure 27) which provides access to the rear of St Paul's Cathedral (Figure 28). The Oil Store has two components: the main two storey red brick building with bi-chromatic brick detailing and a single storey red brick wall concealing the skillion roofed verandah within the subject site. The Mollison Street façade of the main built form has a stuccoed parapet concealing the hipped end of the corrugated sheet metal clad roof which extends to gable ended form at its northern end. The Mollison Street façade has a single central window at first floor and a central door flanked by two windows at ground floor level.

The building's eastern elevation faces the subject site, with the upper level containing a series of five blind windows with bi-chromatic brick detailing (Figure 18). The northern end of the building appears to be an early extension, as suggested by the intermediate bi-chromatic brick quoining and dual gabled ends – the upper floor opening to this section of the building has a timber framed double hung window (Figure 19). At the ground level the open skillion roofed verandah extends the full length of the east façade above unfinished ground (Figure 20). The verandah is bookended to the north and south with solid redbrick brick walls with bi-chromatic brick detailing. Below the verandah the ground floor of the main built form of the Oil Store Building has one blind opening to the northern end of the building (Figure 21). There are no intact ground floor openings to the southern section of the building, with evidence of an opening in this part of the building having previously infilled (Figure 20). There are two air-conditioning units mounted to the southern end of the wall beneath the verandah.

The verandah roof is clad in corrugated iron sheets, beneath which are timber shingles (Figure 22). The verandah is supported by timber joists, rafters and weathered timber posts (Figure 23, Figure 24). The timber posts and fascia have been subject to ad hoc repairs.

Also west of the subject site (to the north of the Oil Store) is Bush's Shed (Building 5) (Figure 25, Figure 26), a single storey brick building with a gable roof and weatherboard cladding to its western elevation. The building is described in the Victorian Heritage Register Statement of Significance as:

*single storey, **skillion roofed, timber framed** Shed was relocated from where the Chaff House was erected in 1889-90 to its current location. The building is **clad in well weathered weatherboards on the elevation facing Williamson Street and clad with iron elsewhere.***

The current Bush's Shed building has a gable roof, brickwork to the Williamson Street elevation (which differs from the other brickwork used throughout the site), no apparent iron cladding, and a footprint that appears shorter than those from early aerial photographs. It is assumed that the existing shed building has been significantly altered from that which was identified on the Victorian Heritage Register.

To the north of the subject site and separated by a laneway continues the Bush's Store complex. The building directly to the north of the subject site is the Original Bush's Shop, Tea Loft and Chaff House (Building 2) (Figure 29, Figure 30). The Original Bush's Shop is a single storey painted masonry building with a prominent non-original solid parapet and street verandah to Williamson Street. The Tea Loft and Chaff House are two storey brick buildings with double gable roofs connected to the Original Bush's Shop. To the north of the Original Bush's Shop is the Bush/Backhaus Shop (Building 1) fronting the corner of Myers Street and Williamson Street (Figure 31). The Bush/Backhaus Shop is a single storey polychromatic brick building with stucco detailing and a returning street verandah (Figure 31).

¹¹ Bushs Lane, without an apostrophe, is the commonly accepted spelling for the rear laneway and has been used throughout this report. Elsewhere, where referring to Bush's Store, an apostrophe is used.

To the south of the site is a Modernist single storey retail store (Figure 32). This sits outside the extent of the Myers Street Precinct (HO9). Further west down Mollison Street, and also outside the extent of HO9, the streetscape transitions into a commercial context which has little heritage fabric.

The properties to the east of the subject site exist within the extent of HO9. Along this side of Williamson Street are primarily commercial buildings with some heritage examples exhibiting varying states of integrity, reproduction heritage buildings and a single brick and roughcast rendered Federation style building residential building at 108 Mollison Street (Figure 33). Further east and south-east of the subject site along Mollison Street within HO9 exhibits a primarily residential character with primarily freestanding residential villas dispersed throughout (Figure 34).

To the northwest of the subject site and outside HO9 is St Paul's Cathedral which fronts Myer Street (Figure 28).



Figure 16 – The subject site, looking west from the opposite side of Williamson Street.



Figure 17 – The southern (Mollison Street) and western (Bushs Lane) elevations of the Oil Store building.



Figure 18 – The Oil Store Building and the verandah viewed from the east.



Figure 19 – The subject site looking southwest toward the northern end of the Oil Store Building.



Figure 20 – The Oil Store Building verandah and ground beneath. Infilled opening indicated by red arrow.



Figure 21 – Blind window to the northern end of the Oil Store Building.



Figure 22 – Timber shingles beneath the corrugated sheet metal cladding of the verandah.



Figure 23 – Early timber posts and eaves. Non-original eaves gutter.



Figure 24 – Weathered timber post.



Figure 25 – The subject site, looking northwest.

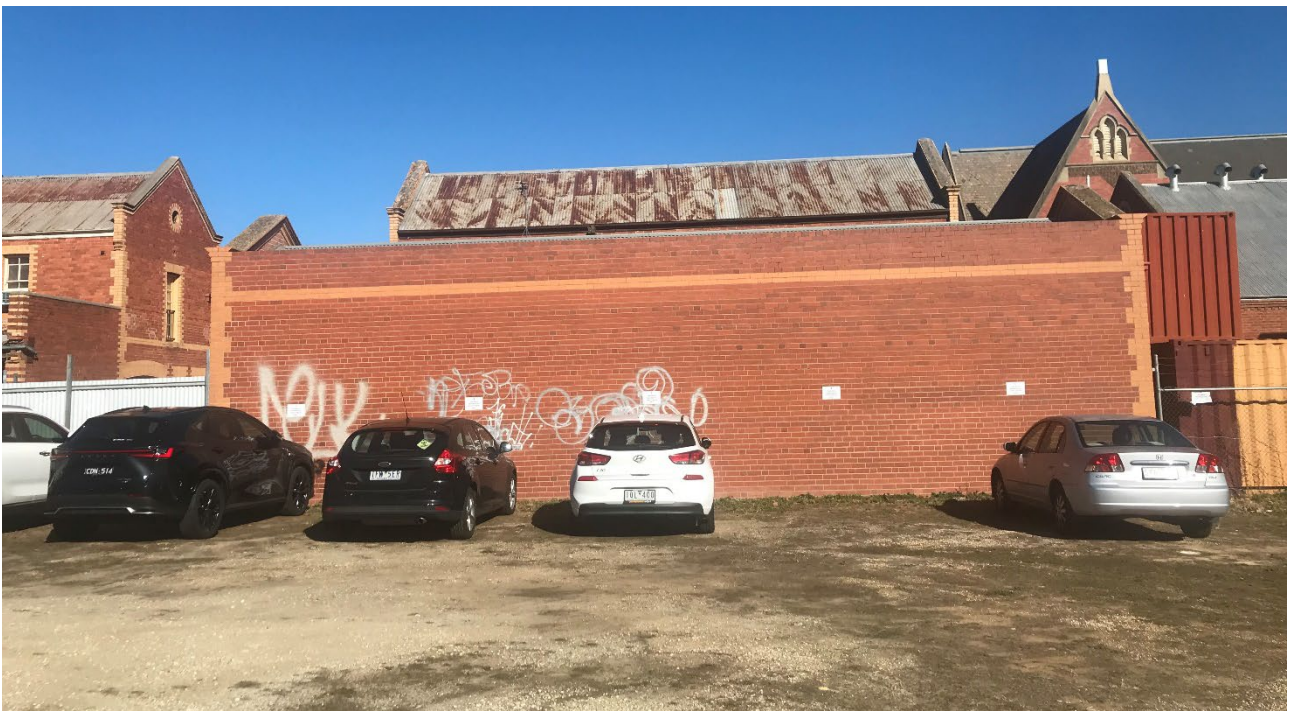


Figure 26 – Brick wall of the Shed to the western boundary of the subject site.



Figure 27 – Bushes Lane to the west of the subject site.



Figure 28 – St Paul's Cathedral to the west of the subject site.



Figure 29 – The northern end of the subject site. A laneway divides the site from the southern wall of the Bush's Store.



Figure 30 – The Bush's Store to the north of the subject site fronting Williamson Street.



Figure 31 – The Bush's Store building fronting Williamson Street and Myers Street.



Figure 32 – The Williamson Street and Mollison corner opposite the subject site to the south.



Figure 33 – Residential building within HO9 on the north-east corner of Williamson and Mollison Street.

Source: Google Maps.



Figure 34 – Residential building within HO9 on the south-east corner of Williamson and Mollison Street.

Source: Google Maps.

4. HERITAGE LISTINGS AND CONTROLS

The following heritage listings and controls apply to the site at 98-104 Williamson Street, Bendigo.

4.1. NATIONAL HERITAGE LIST

The site is not included on Australia's National Heritage List.

4.2. VICTORIAN HERITAGE REGISTER

The site at 98-104 Williamsson Street, Bendigo, is identified as being partially located within the extent of registration for a place of State significance being the former Bush's Store at 94 Williamson Street, Bendigo, included on the Victorian Heritage Register as VHR No.H1752.

The current extent of registration includes:

1. *All of the buildings known as Bush's Store marked as follows on Diagram 603961 held by the Executive Director.*

*B-1 Bush/Backhaus Shop
B-2 Original Shop, Tea Loft and Chaff House
B-3 Stables
B-4 Oil Store
B-5 Shed*
2. *All of the land marked L-1 on Diagram 603961, held by the Executive Director being:*
 - i. *all of the land described in Certificate of Title Volume 8417, Folio 037*
 - ii. *part of the land described in Memorial No. 28 Book 627*
 - iii. *part of the land described in Memorial No. 603, Book 695.*
3. *All of the specified objects: Bag Elevator located in B-2; Running Gear (pulleys, shafts, chains, timber guides and covers, secured timber ladders, brake pulleys, cathead and all associated joinery for the running gear) located in B-2 and B-3, Bag Chutes located in B-2; Grain Bins, Counter with Bins/drawers under, 20 small drawer unit over and early shelving, all located in B-2.*

Of the above extent of registration, the south-western corner of the subject site is located with the boundary of L1 and contains the verandah of B4.



Figure 35 – The extent of VHR registration for the former Bush's Store shaded in blue with the subject site identified with a red outline.

Source: VHD, <https://vhd.heritagecouncil.vic.gov.au/places/5235>.

The VHR citation is listed in full in Appendix A.

4.3. GREATER BENDIGO PLANNING SCHEME

4.3.1. Heritage Overlays

A portion of the site at 98-104 Williamson Street, Bendigo, is also located within an individual heritage overlay identified as HO301 in the schedule to the heritage overlay of the Greater Bendigo Planning Scheme. HO301 is a heritage overlay which reflects the extent of the VHR registration for H1752.

The balance of the site at 98-104 Williamson Street, Bendigo, which is not located within the VHR extent of registration is located within a local precinct heritage overlay identified as HO9 in the schedule to the heritage overlay of the Greater Bendigo Planning Scheme.

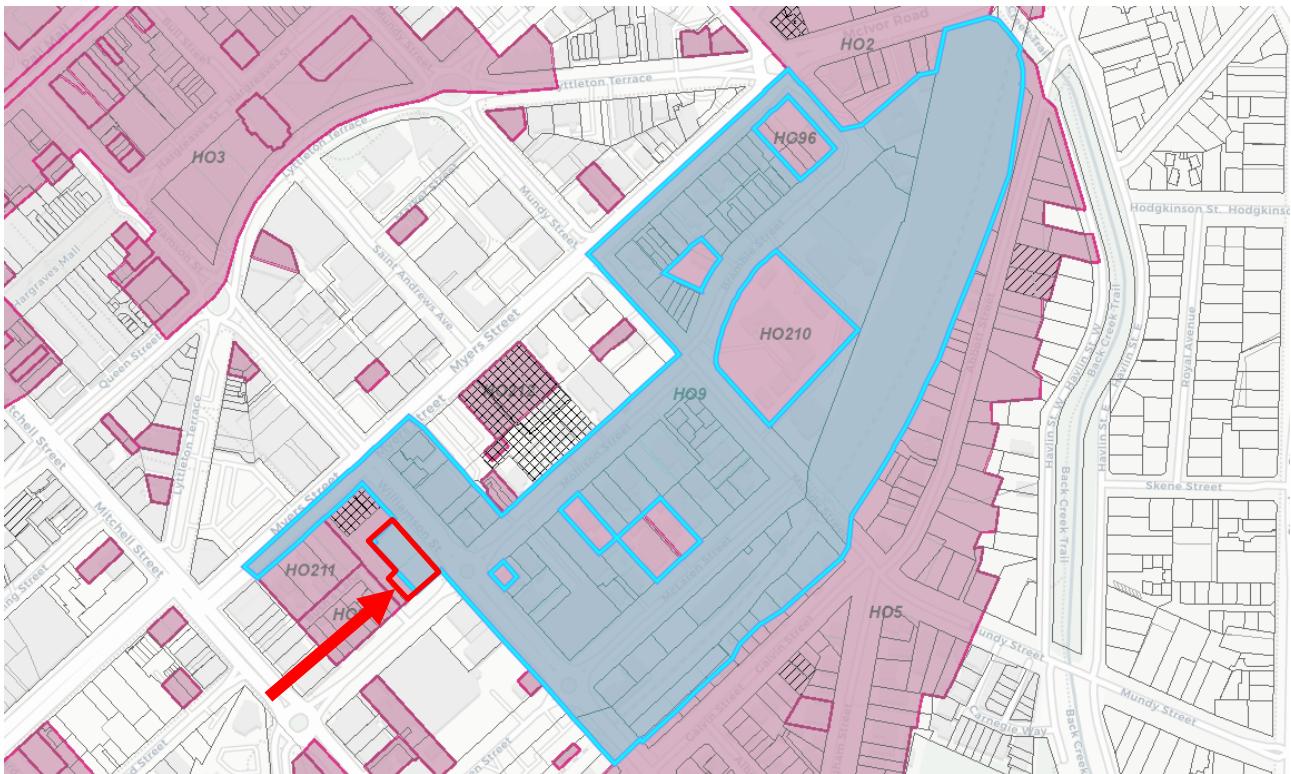


Figure 36 – The extent of HO9 with the subject site identified with a red outline.

Source: VicPlan, <https://mapshare.vic.gov.au/vicplan/>.

4.3.2. Design and Development Overlay

In addition to the applicable local heritage overlays associated with the subject site, a Design and Development Overlay, DDO5, covers the full extent of the site. Although not explicitly heritage policy, DDO5 includes built form controls that respond to the heritage character of the area.

The design objectives of DDO5 include (but are not limited to) allowing for increased development densities, ensuring the heights of new buildings are generally consistent to the low rise character of the Bendigo CBD, and to promote active frontages to streets. DDO5 has building controls in place regarding building height, building frontages and setbacks, and weather protection. A permit can be granted to vary the preferred maximum building height subject to conditions.

The subject site at 98-104 Williamson Street, Bendigo, has a H3 Medium scale building height specification which sets a maximum height of 12m. Any building above 3 storeys in a H3 area should set back upper levels to avoid overshadowing. The subject site is also within a S1 area which sets out a preferred no front or side setback control.

4.4. VICTORIAN HERITAGE INVENTORY

The site at 98-104 Williamson Street, Bendigo, is not included in on the Victorian Heritage Inventory.

Although the site is not listed on the Victorian Heritage Inventory, it is possible that archaeological evidence associated with the early occupation of the site may be present within the site.

If works on the site uncover archaeological artefacts dating to 75 years or older statutory requirements under The Heritage Act 2017 would apply. It is recommended at archaeological advice is obtained to manage project risks in this regard.

4.5. NATIONAL TRUST OF AUSTRALIA (VIC)

The site at 98-104 Williamson Street, Bendigo, is not classified by the National Trust of Australia (Vic), however, the former Bush's Produce Store Complex at 94 Williamson Street, Bendigo, is classified (File number: B5987). As part of the subject site contains structures associated with the former Bush's Store, it

can be assumed that similar to the VHD extent of registration, the National Trust listing would incorporate all of the complex's fabric.

The National Trust is an advisory body with no statutory powers although it is expected to play an advisory role and provide input into proposals for classified sites. No statutory requirements arise as a consequence of classification.

4.6. REGISTER OF THE NATIONAL ESTATE

Similar to the above, the site at 98-104 Williamson Street, Bendigo, is not included on the Australian Heritage Commission's Register of the National Estate but the former Bush's Store at 94 Williamson Street, Bendigo is (Place IS 101542, Place File No. 2/06/200/0061). The Register of the National Estate was frozen in 2007 and now serves only as a publicly available archive of information and educational resource rather than as a statutory register.

5. STATEMENT OF SIGNIFICANCE

5.1. VICTORIAN HERITAGE REGISTER

The current Statement of Significance for the former Bush's Store (VHR H1752) – as provided in the Victorian Heritage Database – reads as follows:

Bush's Store complex was constructed in stages from 1857 to 1890 during the first generation of settlement at Bendigo. It was built for Albert Bush, one of Bendigo's leading storekeepers in the nineteenth century. Ownership remained in the Bush family and descendants for 140 years until 1997. Much of the original function remains to this day.

The complex comprises a group of Victorian style buildings, mostly designed by John Bain. The corner 1885 building is a single storey brick structure with a brick parapet with cornice and a prominent corner entrance in polychrome brickwork, now painted. The Albert Bush building, built in 1857, is a simple solid brick single storey building with a non original verandah and facade. Some original or early shop fittings remain inside. The two storey double gabled Tea Loft was constructed in 1881 behind the original shop. The original roof was clad in bark and is still in-situ and visible from inside with corrugated iron over. The water well survives between the original 1857 building and Tea Loft building. The 1889-90 two storey bi-chromatic brick Chaff House attached to the rear of the Tea Loft has 'M' shaped king post roof structure lined with weatherboarded 'ceilings'. Most early brick flooring on the ground remains in-situ, upper floors are of timber. The Stable is a two storey, single gabled Victorian polychrome brick building built around 1890. The Oil Store, erected in 1889, is very similar in style, detail and scale to the Stable building. The single storey, skillion roofed, timber framed Shed was relocated from where the Chaff House was erected in 1889-90 to its current location. The building is clad in well weathered weatherboards on the elevation facing Williamson Street and clad with iron elsewhere. The Tea Loft, Chaff House and Stable building retain various original or early equipment.

Bush's Store is of historical and architectural importance to the State of Victoria.

The complex is architecturally important as a rare, large scale generally intact 19th century urban produce processing and commercial complex, constructed in stages from 1857 to 1890, still in use, with few alterations/additions since the 19th century. The complex is notable for the integrity of its interior and remaining equipment. The Tea Loft, Chaff House and Stables retain many traditional fixtures and fittings, machinery and equipment including shop fittings, bag elevator, bag chutes and running gear (pulleys, shafts, chains, timber guides and covers, secured timber ladders, brake pulleys, cathead and associated joinery for the running gear).

The complex is historically important for its association with the Bush family and descendants, a prominent family in Bendigo since the 1850s, who owned and operated the store for 140 years till 1997.

5.2. NATIONAL TRUST OF AUSTRALIA (VIC)

The National Trust's listing for the former Bush's Produce Store does not include a Statement of Significance.

5.3. REGISTER OF THE NATIONAL ESTATE

The Statement of Significance provided in the Register of the National Estate is reproduced below:

Bush's Store Complex was built in stages from 1857 to 1890 and comprises the corner building, the Albert Bush building, the Tea Loft, Chaff House, the Stable, the Oil Store and a water well.

The complex is architecturally important as a rare, large scale generally intact 19th century urban produce processing and commercial complex, still in use, with few alterations/additions since the 19th century. The complex is notable for the integrity of its interior and remaining equipment. The Tea Loft, Chaff House and Stables retain many traditional fixtures and fittings,

machinery and equipment including shop fittings, bag elevator, bag chutes and running gear (pulleys, shafts, chains, timber guides and covers, secured timber ladders, brake pulleys, cathead and associated joinery for the running gear).

The complex is historically important for its association with the Bush family and descendants, a prominent family in Bendigo since the 1850s, who owned and operated the store for 140 years till 1997.

This place is entered in the Victorian Heritage Register and the statement above has been provided by Heritage Victoria. The Australian Heritage Commission recognises the standards of historic assessment of Heritage Victoria and acknowledges that this place has national estate historic values. Enquiries concerning the assessment or conservation of this place should be directed in the first instance to Heritage Victoria.

Commonwealth authorities and bodies should contact the Australian Heritage Commission directly if any Commonwealth action is proposed in relation to this place.

5.4. GREATER BENDIGO PLANNING SCHEME

More broadly, the site is also located within the Myers Street Heritage Precinct (HO9). The Statement of Significance for this precinct is set out below:

The streets, Bramble, McLaren and Mollison, provide the important residential base of this precinct with continuity of period and form of the housing within each being underscored by individually important house designs such as those listed above. The railway contains them but also provides a buffer which allows a visual focus on these streets because of their isolation and orientation towards it. The Gravel Hill School also serves as a visual focus because of its scale, its surrounding mature trees and its construction period which is related to that of the rest of the precinct.

The important St. Paul's block is linked to this precinct by the related period of the Albert Bush complex at the Williamson Street corner which offers commercial and ecclesiastical elements to the otherwise mainly residential precinct.

6. PROPOSAL

6.1. PREVIOUSLY ENDORSED SCHEME

In 2021 Council issued a Notice of Decision to Grant a Permit for the development of the site to a residential hotel (DU/274/2020). The endorsed hotel was a six-storey building with two levels of basement carparking.

Due to the inclusion of part of the site within a place on the VHR, the former Bush's Store (VHR H1752), the proposal was referred to Heritage Victoria.

Heritage Victoria did not object to the proposal but did provide comments, including concern with the proposed scale and bulk of the six-storey structure. Heritage Victoria sought lower scale built form to the interfaces of the proposed building with the former Bush's Store complex, suggesting a 12m building height to the north-east and south-west boundaries in line with DDO5. Heritage Victoria noted in their comments that they had granted a permit for the portion of the land within the VHR registration which required any built form to be at or below 12m. Heritage Victoria also recommended further engineering documentation to ensure works and the proposed basement would not impact the structure of the neighbouring heritage places. A heritage interpretation sign was also recommended discussing the site's previous use as the former Bush family home.

The proposed scheme was also referred to Council's heritage advisor. The advisor found that the proposal is acceptable subject to conditions including amendments to window composition. Some concerns were raised about the height of the building.

In conclusion it was found that the heritage context of the site must be balanced against other planning considerations and that the proposed scheme represented an acceptable planning outcome. The building height variation to be greater than DDO5's maximum preferred heights was supported.

A permit was granted following a Council meeting on 19 April 2021.



Figure 37 – Streetscape perspective of the endorsed previous proposal.

Source: City of Bendigo, Council Meeting, 19 April 2021.



Figure 38 – Streetscape perspective of the endorsed previous proposal.

Source: City of Bendigo, Council Meeting, 19 April 2021.

6.2. CURRENT PROPOSAL

It is proposed to construct a five-storey hotel on the subject site. Overall, the proposed design will include:

- Function and reception spaces to ground floor.
- Car parking to the first floor accessed via an internal vehicle ramp entered from Williamson Street.
- A restaurant, spa, and pool to the second floor.
- Hotels rooms to the second, third and fourth floors.

The proposed scheme is sited almost entirely on land outside the land subject to the VHR registration. The works proposed to the VHR registered land include:

- Substation.
- Landscaping associated with courtyard seating.
- A fence to the south-west corner of the site.
- Conservation works to the existing verandah.

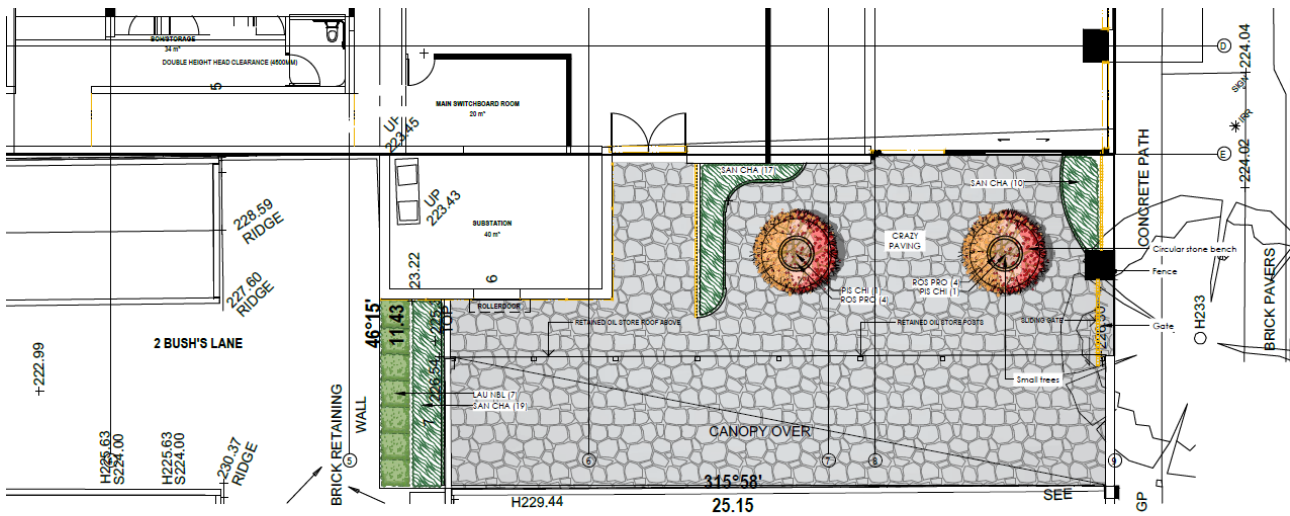


Figure 39 – Extract of landscaping plan showing works to the registered land.

Source: Paul Bangay, L102, Rev.A, 11/1/2024.

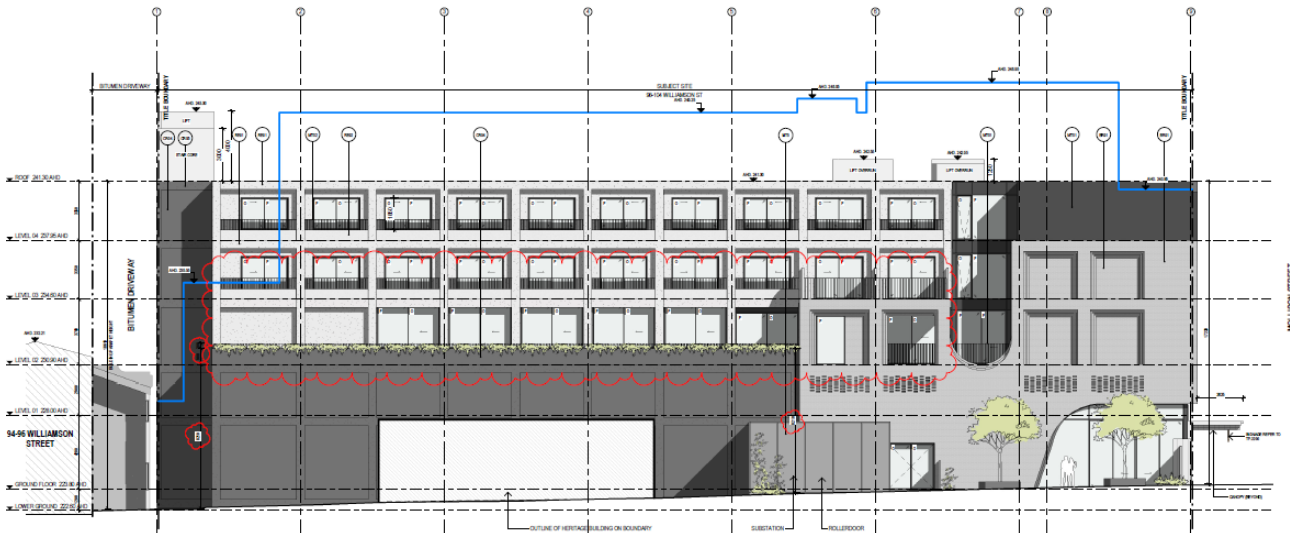


Figure 40 – Western elevation including proposed courtyard within registered land to the bottom right of the image. The previously endorsed envelope is outlined in blue.

Source: Cera Stribley Architects, TP.2102, Rev.D, 30/07/2025.



Figure 41 - Mollison Street elevation.

Source: Cera Stribley Architects, *Design Impressions*, Rev. D, 30/07/2025.

7. HERITAGE IMPACT ASSESSMENT

7.1. INTRODUCTION

The following section assesses whether the proposed scheme for the site at 98-104 Williamson Street, Bendigo, is appropriate in character and detail, and whether it is acceptable in terms of its impact on the heritage significance of the Former Bush's Store, H1752.

In doing so, it seeks to address a number of key questions:

- What options were considered in developing the proposal?
- What impacts, positive and/or negative, will the proposed works have on the significance of the place?
- What measures are proposed to minimise and mitigate potential negative impacts?
- If a negative impact is proposed, why was the proposed option chosen and why were other more sympathetic options not feasible?

7.2. OVERALL SITE LAYOUT

As the majority of the subject site is vacant, no demolition is proposed as part of the scheme.

The bulk of new built form is to be located on land not subject to the VHR registration. The limited work proposed within the land subject to registration is separated from the existing heritage fabric and considers the previously endorsed extent of built form within that area.

The verandah attached to the Bush's Store Oil Store building, which is located within the subject site, is to be retained and conserved as part of the proposal.

7.3. NEW WORKS

It is proposed to construct a new five-storey hotel building covering most of the subject site, but largely outside the area within the extent of VHR registration.

The hotel building will be detached and setback over 11.1m from the existing heritage buildings on the site to ensure a degree of separation is achieved. Other than a substation, landscaping and fence, no new works are proposed to the land subject to the VHR registration.

Adjacent to the VHR registered part of the site the proposed new building will rise to a total height of 16.975m with a greater height of 18.61m to the north of the subject site due to the fall of the land. Unlike the previous scheme, no basement levels are to be constructed as part of this proposal.

On the site's western boundary, where the proposed building abuts the altered shed associated with the former Bush's Store the building's height is reduced and rises to 9.11m with a 3.7m setback. To the north-east corner of the site the proposed building includes a significant 8.77m setback at the second level creating a terrace and pool space.

The lower levels of the proposed hotel building is clad in dark grey brick with a glazed ground floor interface. Large square glazed openings in a grid pattern define the hotel rooms to the upper levels. Grey concrete render, textured concrete and metal cladding are proposed to other parts of the building.

7.3.1. Works within the extent of registration

Within the area of the subject site included within the extent of VHR registration it is proposed to construct a landscaped courtyard and substation while retaining and conserving the heritage verandah.

The 40 square meter, single storey substation will be setback almost 18m from the street boundary and separated from the heritage fabric of the existing verandah. The substation will be clad in metal mesh panels providing a surface for landscaping to grow on its walls, which will soften its appearance. Fencing and landscaping to the courtyard boundary will further reduce the visibility of the substation. The substation is scaled similarly to the built form previously endorsed by Heritage Victoria to that area and will not result in any additional adverse impact on the understanding of the Bush's Store complex. The substation is simply massed and designed and will read as an unassuming element within the site.

Landscaping works are also proposed to the courtyard. It is proposed to construct small, low planters, provide space for small canopy trees, finish the ground with stone crazy paving, and add a boundary fence to Mollison Street.

The boundary fence is a high metal picket fence arrangement with an in situ concrete pillar and planter box. The boundary fencing will allow views to the heritage verandah while also providing the required security for the courtyard as a licensed area. Overall, the courtyard works are minor in scale, do not propose any changes to the heritage fabric within the area of registration, and enable a meaningful use of the space and heritage fabric which is currently underutilised.

7.3.2. Works outside the extent of registration

As most of the proposed hotel is not on registered land, approval under the *Heritage Act 2017* is not required for that part of the proposal. Despite this, as the works exist within the context of the register site and are sited in close proximity to significant fabric, they would have some impact on the setting of the registered place. As part of the redesigned proposal, this heritage context has been sympathetically addressed and comments from Heritage Victoria, both on the previous proposal and received as part of pre-application advice for this permit application, have been carefully considered in the development of the final scheme.

Because of the contextual considerations, this HIS comments on the works proposed to land located outside the extent of registration in addition to works located within VHR H1752. A separate HIS for the proposed works has also been prepared for Council's assessment of the proposal.

The proposed five-storey, 18.61m high hotel is a reduction in the previously endorsed building on the site which was a six-storey, 23.15m tall building. While the previous building was not objected to by Heritage Victoria, there were some concerns raised about the impact of the development on the registered place. Heritage Victoria's comments viewed that the scale and bulk of the previous proposal would result in a "profound change" to the general setting of the former Bush's Store complex. Heritage Victoria viewed that the 21m height of the building did not represent an adequate heritage response and suggested the preferred maximum height control set out in DDO5 of 12m be applied to a greater extent of the proposal.

While the current proposal does not fully follow the building height suggested in Heritage Victoria's previous referral comments, the deletion of a level and reduction in height of over 4.5m is a sympathetic response and one which will reduce the impact of the building on the neighbouring registered place. This will also reduce impacts to other heritage places within the surrounding context including buildings along Williamson Street and Mollison Street and views to St Paul's Cathedral.

The proposed setbacks have also been considered to reduce impact on the neighbouring State significant heritage properties. To the north of the site at Level 2 a deep setback from Williamson Street is proposed to create the pool and terrace. This setback will result in this northern part of the building having a two-storey scale to the street with a higher rear form. The setback will ensure that the bulk of the new building adjacent to the original shop of the Bush's Store complex is reduced.

The proposed scheme's use of brickwork and cement render successfully references the surrounding context's predominant materiality while being distinguished as a contemporary design. The proposed dark grey brickwork is identifiably modern and will read as a chromatically recessive foil to the warm red brickwork of the Bush's Store complex and St Paul's Cathedral. A restrained scheme of rendered concrete and rectangular windows to the western elevation creates an understated companion context for the stables of the Bush's Store.

To the upper corner of the southern façade the façade breaks up the solid brick treatment with lightweight cladding and floor to ceiling glazing. Although there are no setbacks proposed to this corner,

The use of brickwork to lower levels and lightweight cladding to the upper level to the southwest corner of the proposed hotel creates a visual step that reduces the visual bulk of the building where it neighbours the Oil Store building and verandah of the registered site.

In contrast to the previously endorsed scheme, this new proposal no longer seeks to construct basement levels on the site. As such, the concerns held by Heritage Victoria about potential damage to the registered buildings has been largely mitigated and the requirement for engineering investigations has been minimised.

Although not subject to the requirements of the *Heritage Act 2017*, the proposed scheme has appropriately responded to the surrounding context of State significant heritage buildings. The reduction of height from that proposed in the previous scheme is a meaningful change which reduces the height and scale of the proposed new building within a context of predominately one to two storey forms. The proposed setbacks

and façade treatments ensure that the new building relates to the neighbouring significant fabric in a meaningful way. The materiality of the proposed building is contemporary while still connecting to the architectural history of the area. The lack of basement levels reduces the risk of damage to the neighbouring heritage buildings throughout the construction process. As the proposed building is sited outside of the extent of registration for the former Bush's Store site the heritage impact of the works is minimised significantly.

7.4. CONSERVATION WORKS

As part of the proposed scheme the existing verandah attached to the Oil Store building is to be retained, conserved and incorporated into the proposed scheme's courtyard.

The site visit and initial visual assessment of the verandah and Oil Store wall revealed that some wear and damage has occurred including deterioration and ad hoc repair and replacement of timber elements and graffiti. Repair works and cleaning this would be part of the conservation works to this area.

Additionally, it is noted that there are timber roof shingles under the corrugated metal roof of the verandah. These shingles are an important concealed fabric element and would be retained, conserved within the proposed courtyard. Heritage interpretation of this element could also be considered.

Although the proposed scheme does not currently include a comprehensive scope of conservation works, it is understood that this would be beneficial to the ongoing conservation of the verandah.

7.5. REASONABLE AND ECONOMIC USE

Under s101(2)(b) of the Heritage Act 2017, the Executive Director must consider the following in determining whether to approve an application for a heritage permit:

(a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;

(b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;

The Executive Director must weigh these matters in addition to other mandatory and discretionary considerations.

When taking into account the circumstances of the permit application and the registered place or object, the Executive Director may consider: (1) the historic, recent and current uses of the registered place or object, (2) other compatible uses of the registered place or object, (3) the context and setting within which the place or object is located, and (4) other relevant matters.

As the subject site is currently vacant with little heritage fabric other than the Oil Store verandah remaining, it is reasonable to expect that development of the site is an appropriate course of action. This has been demonstrated in the previous permits granted for the development of the subject site by both Heritage Victoria and the City of Greater Bendigo. The current proposal is of a similar (although reduced) scale and similar use as the previously endorsed scheme and therefore remains a reasonable proposal for the site. The refusal of the works proposed on the registered land would undermine the proposed works on the remainder of the site and would jeopardise the development of the hotel on the non-registered land.

It is evident that the vacant subject site is currently maintained and secured to a minimal standard. The timber elements of the verandah are worn and in need to repair in some places and there is graffiti to the eastern façade the Oil Store. Development of the subject site would result in improved passive and active security and would reduce the risk of ongoing damage to the registered buildings which occupy and neighbour the site. Conservation works to this area could also be undertaken as part of the overall scheme of works to the subject site. If a permit for the proposed works were to be refused, the benefits of this development on the protection of the neighbouring heritage sites would not be achieved.

The proposed development seeks to engage with the historic buildings on the site with the area. This includes adapting the land included within the extent of registration as an outdoor area connected to the proposed functions and gallery space. This would make use of the existing verandah as a covered area for seating. Using the awing for cover is a reasonable outcome which has minimal heritage impact and recognises the previous use of the structure for weather protection. The adaptation would ensure the heritage fabric is engaged with and celebrated to a greater extent than currently provided for.

It is noted that the proposed development does not impact in any way the ongoing use of any of the other buildings within the registered site. All the buildings registered as part of the former Bush's Store will be able to continue to operate during construction and operation of the new hotel. Granting a permit would not impact unduly impact on their significance or use.

The proposed construction of a new hotel in Bendigo is considered an appropriate use for the site and one which will have lasting benefits for the region. In 2022/23, tourism in the Bendigo Loddon region had a direct 'gross value added amount' (the economic value of goods and services produced) of \$306 million.¹² This is a 233% increase since 2006/07 demonstrating the growth of the industry within the region.¹³ This included \$53.7 million contributed by accommodation.¹⁴ Tourist accommodation in the region offers not only a beneficial economic presence, but it also enables greater accessibility to the area's abundant cultural heritage sites. If this permit was refused, the economic benefits to the region and the possibility of greater awareness of Bendigo's historic significance would be impacted.

¹² Australian Trade and Investment Commission: Tourism Research Australia, 'Regional Tourism Satellite Account: Annual data for Australia's tourism regions', 7 August 2024, <https://www.tra.gov.au/en/economic-analysis/tourism-satellite-accounts/regional-tourism-satellite-account#accordion-095f0aeb35-item-b34c1cf58c>.

¹³ Australian Trade and Investment Commission: Tourism Research Australia, 7 August 2024.

¹⁴ Australian Trade and Investment Commission: Tourism Research Australia, 7 August 2024.

8. CONCLUSIONS

In conclusion, it is considered that the heritage impacts of the proposed scheme on the former Bush's Store site are acceptable for the following reasons:

- The majority of proposed built form is not located within land registered as part of the former Bush's Store site, VHR 1752.
- The verandah attached to the Oil Store building – which is the only significant fabric located within the site associated with the former Bush's Store complex – is to be fully retained and conserved as part of the proposed development.
- The built form which is proposed on registered land: a substation, fence and landscaping, is minimal and would not unduly impact the understanding of the former Bush's Store complex. The additions are of a similar extent to those previously proposed on the registered land.
- The previously endorsed scheme supports the development of a larger scale hotel building on the site. The proposed scheme has continued the hotel use of the site as endorsed by Heritage Victoria and the City of Greater Bendigo while also improving the built form outcomes.
- The proposed building represents a reduction in scale compared to the previously endorsed scheme for the site with a level removed representing a 4.5m reduction in the building's overall height.
- The building has been designed to appropriately respond to the surrounding heritage context. The design's setbacks and massing reduce the visual bulk of the building especially along Williamson Street where it interacts with the original store of the Bush's Store complex. The use of grey brickwork as the primary cladding reflects the building materials of the surroundings while offering a recessive chromatic foil to the warm face brickwork of surrounding heritage buildings.
- The removal of the previously endorsed basement level represents an improved outcome for the protection of the surrounding heritage buildings during the construction process.
- The proposed scheme does not impact the ongoing use or understanding of the buildings registered as part of the former Bush's Store complex and will ensure the currently vacant lot is improved to provide greater security for the heritage buildings.

Overall, the proposed scheme is a considered response which is minimal in scope and sensitive to the early fabric of the registered place. The proposed scheme would not have an adverse impact on the place's significance. On that basis, the proposed works are recommended for approval from a heritage perspective.

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Victorian Heritage Database: <https://vhd.heritagecouncil.vic.gov.au/>

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A BUSH'S STORE COMPLEX VHR CITATION

FORMER BUSH'S STORE



FORMER BUSH'S STORE
SOHE 2008



1 former bush's store bendigo
shop front 1998



former bush's store bendigo plan

Location

94 WILLIAMSON STREET AND 12 MYERS STREET BENDIGO, GREATER BENDIGO CITY

Municipality

GREATER BENDIGO CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1752

Heritage Overlay Numbers

HO301

VHR Registration

November 26, 1998

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 31, 1999

Bush's Store complex was constructed in stages from 1857 to 1890 during the first generation of settlement at Bendigo. It was built for Albert Bush, one of Bendigo's leading storekeepers in the nineteenth century. Ownership remained in the Bush family and descendants for 140 years until 1997. Much of the original function remains to this day.

The complex comprises a group of Victorian style buildings, mostly designed by John Bain. The corner 1885 building is a single storey brick structure with a brick parapet with cornice and a prominent corner entrance in polychrome brickwork, now painted. The Albert Bush building, built in 1857, is a simple solid brick single storey building with a non original verandah and facade. Some original or early shop fittings remain inside. The two storey double gabled Tea Loft was constructed in 1881 behind the original shop. The original roof was clad in bark and is still in-situ and visible from inside with corrugated iron over. The water well survives between the original 1857 building and Tea Loft building. The 1889-90 two storey bi-chromatic brick Chaff House attached to the rear of the Tea Loft has 'M' shaped king post roof structure lined with weatherboarded 'ceilings'. Most early brick flooring on the ground remains in-situ, upper floors are of timber. The Stable is a two storey, single gabled Victorian polychrome brick building built around 1890. The Oil Store, erected in 1889, is very similar in style, detail and scale to the Stable building. The single storey, skillion roofed, timber framed Shed was relocated from where the Chaff House was erected in 1889-90 to its current location. The building is clad in well weathered weatherboards on the elevation facing Williamson Street and clad with iron elsewhere. The Tea Loft, Chaff House and Stable building retain various original or early equipment.

Bush's Store is of historical and architectural importance to the State of Victoria.

The complex is architecturally important as a rare, large scale generally intact 19th century urban produce processing and commercial complex, constructed in stages from 1857 to 1890, still in use, with few alterations/additions since the 19th century. The complex is notable for the integrity of its interior and remaining equipment. The Tea Loft, Chaff House and Stables retain many traditional fixtures and fittings, machinery and equipment including shop fittings, bag elevator, bag chutes and running gear (pulleys, shafts, chains, timber guides and covers, secured timber ladders, brake pulleys, cathead and associated joinery for the running gear).

The complex is historically important for its association with the Bush family and descendants, a prominent family in Bendigo since the 1850s, who owned and operated the store for 140 years till 1997.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

EXEMPTIONS FROM PERMITS:

(Classes of works or activities which may be undertaken without a permit under Part 4 of the Heritage Act 1995)

Policy

It is the purpose of the permit exemptions to allow continuation of the operations of the existing businesses, but to preserve original and/or pre 1960's building fabric, machinery and fixtures.

General Conditions:

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Exterior

- * Minor repairs and maintenance which replace like with like.
- * Demolition or removal of (but not replacement or additions to):
 - * extensions to rear of B-1, on Lot 6, fronting Myers Street
 - * roof between B-3 and B-4
- * Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.
- * Installation or repair of damp-proofing by either injection method or

grouted pocket method.

- * Repair of chainmesh fences and gates.

- * Removal, refurbishment or replacement of the existing silos between B-2 and adjoining Church property.

- * Regular yard maintenance.

- * Laying or repair of gravel/toppings to the driveway, but excluding bitumening, paving or concreting where currently not bitumened, paved or concreted.

Interior

- * Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

- * Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.

- * Installation, removal or replacement of fixed or flexible floor coverings to B-1 and original shop of B-2.

- * Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings, posters and other wall mounted artworks.

- * Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.

- * Refurbishment (including removal, installation or replacement) of post 1960's office fitouts and tea room with associated fixtures, plumbing and wiring.

- * Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original/early light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.

- * Installation, removal or replacement of bulk insulation in the roof space, except to bark roofed and weatherboarded ceilings of B2.

- * Installation, removal or replacement of smoke detectors.

- * Removal of non-original false ceilings.

- * Installation, removal or replacement of post 1960 machinery and equipment, provided these works do not damage original or early building fabric and/or machinery or fixtures.

- * Removal of particle board.

Construction dates 1857,

Architect/Designer Bain, John,

Heritage Act Categories Registered place,

Hermes Number 5235

Property Number

History

Contextual History:History of Place:

Albert Bush was one of Bendigo's leading storekeepers in the nineteenth century and the complex of buildings which survives (his residence excepted) on the block generally bounded by Myers, Williamson and Mollison Streets and Bush's Lane reveals evidence of an expanding commercial empire built up in the first generation of settlement at Bendigo.

Albert Bush (1832-1916) was born at Keynsham near Bristol, England. He entered a grocery business where he learnt the trade, eventually becoming proprietor of a business in England. In 1852 he emigrated to Australia, inspired by a talk by J D Lang. He arrived at Brisbane, soon moved to Sydney and then onto the Turong goldfields before preceding to Melbourne then Bendigo, arriving November 1853. After working as a clerk he became a miner. In 1857 he entered into partnership with William Ferris as a grocer, hay and corn merchant, and in 1858 he bought Ferris out. "Trade increased rapidly" and "addition after addition was made to the premises in Williamson Street" according to Cyclopaedia of Victoria (1905). At this time the building (sic) was described as "an immense one, comprising, together with the private residence, an area of over half an acre". At the rear was a splendidly fitted up, chaff house, where hay is cut into chaff, and corn crushed by means of a powerful engine driven by gas.

Bush retired from active business in 1881 and the firm was carried on by a son. Ownership remained in the Bush family/relatives until 1997. The original function remains to this day, maintaining the link with the nineteenth century.

The complex comprises a group of buildings which are rare survivors of a nineteenth century urban produce processing and commercial complex. The complex is notable for the integrity of interior and some machinery and equipment. At one time Albert Bush lived next door to his original 1857 store, in a two-storey house, since demolished, on the original Lot 7 Section 5C and building may have extended to adjoining Lot 8 Section 5C, (part Lot 7 and all of Lot 8 now Lot 2 on Plan of Subdivision No. 56980.) (The Roman Catholic Trusts Corporation purchased this land in 1963 and which is currently administered by Sandhurst Trustees.)

Mr Albert Bush expanded his business, not only on his own land, but leased land from Henry Backhaus who purchased the prominent Williamson and Myers Streets corner land in 1854. Backhaus erected the buildings on the site for Mr. Albert Bush. This land, as well as the land on which the Caltex Service Station is currently sited, still remains in the Backhaus Estate, held in perpetuity and administered by Sandhurst Trustees.

One of Albert Bush's employees was George Bain, whose father designed most of Bush's buildings. In 1885 John Bain designed the store (B1) on the corner of Williamson and Myers Street. The original shop (B2) fronting Williamson Street dates from 1857. The Tea Loft (B2) was built around 1880. The double gabled Chaff House (B2) was built around 1881. The timber framed shed (B5) on site was apparently relocated to its current location from where the Chaff house was constructed. (This information indicates that this shed at least the second oldest building on the site, and may even predate the 1857 shop building.) The oil store (B4) with full width and length basement was built around 1889. The two storey polychrome brick stable building (B3) was built around 1890. All the literature attributes the expansion of the business to Albert , and while Albert Bush may have left the business in a sound financial state, most of the expansion was done after his son took over the business in 1881.

COMPARISON:

The buildings with which this building complex can be compared with on the Victorian Heritage Register are, HBR 568, Carinya (Ladsons Store) (1862-67), Beechworth Road, Tarrawingee.
HBR 777 Tintaldra General Store and former Bakery (1864), Main Street, Tintaldra.
HBR 368 S G deans Grocery and Hardware Store (c.1870), High Street, Yackandandah.
HBR 740 Purcells General Store (1887), 20-22 High Street, Yea
Also Brooks Store, Maldon, currently proposed for the Victorian Heritage Register.

The above buildings are more of the 'General Store' variety and of a much smaller scale to Bush's store. Bush's store also catered more for farm produce with chaff cutting, grain handling facilities and fodder sales.

Comparisons were also made with flour mills on the Victorian Heritage Register. None can be compared in a meaningful sense. The operation of Bush's Store business and thus the design requirements of the buildings is/was quite different.

Nothing could be compared with Bush's Store under the heading Commercial/Industrial in Robert Green's Index of comparable buildings.

This comparative analysis appears to greatly enhance the significance of the place, it being the only one of its type and scale that survives in Victoria, generally intact, in good condition and with a high degree of integrity with few alterations/additions since the nineteenth century. In addition the original business still continues in B2, B3

and B5.

Associated People: Owner BUSH, A;

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1752 in the category described as a Heritage place:

Bush's Store, 94 Williamson Street, Bendigo, Greater Bendigo City Council.

EXTENT:

1. All of the buildings known as Bush's Store marked as follows on Diagram 603961 held by the Executive Director.

B-1 Bush/Backhaus Shop

B-2 Original Shop, Tea Loft and Chaff House

B-3 Stables

B-4 Oil Store

B-5 Shed

2. All of the land marked L-1 on Diagram 603961, held by the Executive Director being:

i. all of the land described in Certificate of Title Volume 8417, Folio 037

ii. part of the land described in Memorial No. 28 Book 627

iii. part of the land described in Memorial No. 603, Book 695.

3. All of the specified objects: Bag Elevator located in B-2; Running Gear (pulleys, shafts, chains, timber guides and covers, secured timber ladders, brake pulleys, cathead and all associated joinery for the running gear) located in B-2 and B-3, Bag Chutes located in B-2; Grain Bins, Counter with Bins/drawers under, 20 small drawer unit over and early shelving, all located in B-2.

Dated 5 November 1998.

RAY TONKIN

Executive Director

[Victoria Government Gazette G 47 26 November 1998 p.2886]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

