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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P36868

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, GREATER BENDIGO CITY

**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, demolition of part of the south-west boundary wall to the extent only directly adjacent to the neighbouring building fronting Hargreaves Mall 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:*

- ***Architectural drawings prepared by De Nova Group, Proposed 110 Room Residential Hotel Development, Beehive Building Complex, dated 6 June 2022***
  - ***TP100 Location Plan***
  - ***TP101 Site Analysis Plan***
  - ***TP102 Existing Conditions Plan***
  - ***TP103 Demolition Plan***
  - ***TP200 Development Site Plan***
  - ***TP201 Proposed Beehive Internal Title Reconfiguration***
  - ***TP202 Ground Floor Plan***
  - ***TP203 First Floor Plan***
  - ***TP204 Second - Fourth Level Plan & Fifth Floor Plan***
  - ***TP205 Basement & Roof Plan***
  - ***TP206 Elevations***
  - ***TP207 Streetscape***
  - ***TP208 Shadow Diagrams***
  - ***TP209 Sight Line Diagrams – Rosalind Park to Proposed Development***
  - ***TP300 Design Precedents & Materials Palette***
  - ***TP301 Artist's Impression***

- **TP302 3D Images**
- **TP400 Signage Elevations**

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.
2. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. 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. These drawings must include external materials and finishes schedule for the new development.
4. 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 for assessment by the Executive Director Heritage Victoria who will advise on the approach to be taken to address these matters.
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.
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 Heritage Protection Plan must be provided for endorsement by the Executive Director Heritage Victoria and once endorsed becomes part of the permit. The Heritage Protection 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 Heritage Protection Plan must also include a dilapidation report (including images) for the heritage building(s) to record its(their) condition prior to the commencement of works approved by this permit
12. 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.
13. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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:**

17 June 2022

**Signed as delegate for the Executive Director,  
Heritage Victoria pursuant to the Instrument of  
Delegation**

A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a large initial 'N' and 'S'.

**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria

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