
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40992

Applicant:



NAME OF PLACE/OBJECT: BEEHIVE COMPANY GOLD MINE

HERITAGE REGISTER NUMBER: H1361

LOCATION OF PLACE/OBJECT: MAIN STREET MALDON, MOUNT ALEXANDER SHIRE

THE PERMIT ALLOWS: *Conservation and repair works to the Beehive brick chimney including reducing its height, installing capping and a modified lightning rod, and installation of interpretation, generally in accordance with the following documents:*

- **Structural Engineering Tender Documentation – Beehive Company Gold Mine Chimney Remedial Works prepared by Ingegnara Consulting (May 2025)**
 - **S101 General Notes**
 - **S201 Existing Arrangement & Dimensions**
 - **S301 South Elevation**
 - **S302 West Elevation**
 - **S303 North Elevation**
 - **S304 East Elevation**
 - **S401 Remedial Works Schedule**
 - **S402 Details & Sections**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit will expire if one of the following circumstances applies: the permitted works have not commenced within three (3) months of the original date of issue of this permit, or are not completed within two (2) years of the original date of issue of this permit. Commencement of the permit begins with onsite physical works.
2. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works once all permit conditions requiring satisfaction prior to the commencement of works have been approved.
3. Prior to the commencement of any of the works approved by this permit, a Heritage Protection Plan must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The Plan must include:
 - sequencing program for the approved works
 - details of any temporary infrastructure/protection methods for the heritage place during the undertaking of the works
 - work site layout plan

- detailed demolition methodology for the partial dismantling of the chimney's upper section. These works should be carried out by hand, with each brick carefully catalogued and securely stored on site.

4. Prior to the commencement of any of the works approved by this permit, an experienced structural engineer, approved in writing by Executive Director, Heritage Victoria, must be engaged to advise and assist as on the repair works component of the project and to assess the compliance of these works.
5. Prior to the commencement of any of the works approved by this permit a final construction ready (marked as such) set of drawings/specification for the works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit.
6. All bricklaying and repointing works must be undertaken in accordance with the Heritage Council of Victoria and Heritage Victoria's Technical Codes Lime Mortars for the Repair of Masonry and Repointing with Lime Mortars (2020) and must be incorporated into the details provided under Condition 5 as relevant. Repairs and maintenance works must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
7. Within 12 months of commencement of works (in accordance with condition 2), an Interpretation Plan must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Interpretation Plan will be endorsed and will then form part of the permit. The Heritage Interpretation Plan for the installation of interpretive devices within the registered land must be prepared by a suitably qualified and experienced practitioner. The Heritage Interpretation Plan must include proposals for the appropriate interpretation of the history of the site, relevant conservation projects and the reduction in height of the chimney.
8. Prior to the implementation of the on-site interpretation, a construction ready (marked as such) set of drawings documenting works generally in accordance with the Heritage Interpretation Plan approved at condition 7, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. After its approval the Interpretation signage is to be implemented on site prior to the expiration of the permit.
9. Within 12 months of commencement of works (in accordance with condition 2), a maintenance plan must be prepared to identify works required to achieve the ongoing and long-term maintenance and conservation of the brick chimney. The plan must set out a proposed inspection and reporting regime at regular intervals to identify and document the required maintenance and conservation procedures necessary to retain the built fabric in good and safe condition. It must also document the relevant mechanism by which Parks Victoria will ensure the ongoing implementation of the maintenance plan. The plan must be submitted to the Executive Director Heritage Victoria for approval in writing.
10. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for endorsement by the Executive Director Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.

11. 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.
12. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
13. 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 (\$23,710.80 FROM 1 JULY 2024) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$118,554 FROM 1 JULY 2024) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$948,432 FROM 1 JULY 2024) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,896,864 FROM 1 JULY 2024) 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:

18 July 2025

**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, stylized 'N' and 'S'.

Nicola Stairmand

Manager, Statutory Assessments
Heritage Victoria