

---

# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

---

Permit No: P37106

Applicant:



**NAME OF PLACE/OBJECT:** FORMER BENDIGO GAS WORKS

**HERITAGE REGISTER NUMBER:** H0781

**LOCATION OF PLACE/OBJECT:** 8-32 WEEROONA AVENUE BENDIGO, GREATER  
BENDIGO CITY

**THE PERMIT ALLOWS: Filling of the annulus of Gasholder No. Two with a slurry of Controlled Low Strength Material (CLSM) to within approximately 600 mm of the ground surface, and associated works, generally in accordance with the following documents:**

- Heritage Impact Statement, Minerva Heritage (February 2023)
- Letter to Department of Treasury and Finance (Owner), Tetra Tech Coffey (30 November 2022)
- Letter to Department of Treasury and Finance (Owner), WSP Golder (6 December 2022)
- Site Contamination Management Plan (SCMP), Golder (14 September 2022)
- Further information via Heritage Desk, Minerva Heritage (7 March 2023)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit will expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit, or are not completed within four (4) years of the original date of issue of this permit unless otherwise agreed in writing by the Executive Director Heritage Victoria.
2. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for endorsement by the Executive Director Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage conservation consultant who is familiar with the site and its constraints, is to be approved in writing by the Executive Director Heritage Victoria and must be engaged to advise and assist as necessary with the preparation of the documentation where any intervention to built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular the heritage conservation consultant must help fulfil conditions 5, 6, 7, 9 and 10 of this permit.
5. The approved heritage conservation consultant must oversee all works approved by this permit. Following the completion of works, the approved heritage conservation consultant must undertake a final inspection and submit to the Executive Director Heritage Victoria, for

their approval, a brief written report confirming that the works have been completed and the extent to which the completed works conformed to good practice in their professional judgement.

6. All works approved by this permit must be carried out by suitably skilled and experienced contractors, reviewed by the approved heritage conservation consultant and approved in writing by the Executive Director Heritage Victoria.
7. 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 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.
8. Prior to the commencement of any of the works approved by this permit an **archival quality photographic survey** is to be prepared to record the Bendigo Gasworks. The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled "Specification for the submission of archival photographic records" (available on the Heritage Council website or from Heritage Victoria on request). Two copies of the completed photographic survey are to be produced with one copy submitted to the Executive Director Heritage Victoria for approval in writing prior to commencement of any of the works approved by this permit. On approval of the first copy the second copy is to be lodged with the La Trobe Picture Collection, 328 Swanston Street Melbourne 3000, State Library of Victoria or delivered by courier to Despatch: 174 Little Lonsdale Street Melbourne 3000. Deliveries accepted from 7.30 to 4.30 (A receipt will be sent the day the material is received.)
9. Prior to the commencement of any of the works approved by this permit a **specification** including a brief scope of works and descriptions of the proposed methodology, materials and techniques to be used on the Gasometer Number Two must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the document(s) will be endorsed and will then form part of the permit.
10. Within two years of commencing works approved by the permit, an **Options Analysis** for the Bendigo Gasworks must be prepared for review by Heritage Victoria. The Options Analysis must present options that are appropriate and sympathetic uses for the site and ensure its ongoing protection and conservation. The Options Analysis must include a **Heritage Interpretation Plan** for installation of interpretive devices within the registered land, 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. The Options Analysis (including Heritage Interpretation Plan) is to be submitted to the Executive Director Heritage Victoria unless otherwise agreed in writing by the Executive Director Heritage Victoria.
11. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.

12. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
13. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
14. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

**NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.**

**TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF 120 PENALTY UNITS (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE HERITAGE ACT 2017.**

**THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.**

**Date Issued:**  
22 May 2023

**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 a long, sweeping underline.

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

HERITAGE  
VICTORIA  
HERITAGE  
VICTORIA  
HERITAGE  
VICTORIA