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

Permit No.: P32431

Applicant/s



NAME OF PLACE/OBJECT: FORMER ODDFELLOWS HOTEL

HERITAGE REGISTER NUMBER: H2266

LOCATION OF PLACE/OBJECT: 33-39 LITTLE LONSDALE STREET MELBOURNE

THE PERMIT ALLOWS: *Conversion of the registered building from previous food and beverage use to commercial office use and associated works, generally in accordance with the following documents, insofar as they relate to the registered building, as endorsed by the Executive Director and forming part of this permit: Forty-six (46) drawing and information sheets by Architectus Australia Pty Ltd and associated contributors and the Heritage Impact Statement by Michael Taylor Architecture & Heritage in eleven (11) sheets, dated 19 December 2019.*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. As provided for at s.103 of the *Heritage Act 2017*, prior to commencement of the approved works at the registered place, a financial security is to be lodged with the Executive Director, Heritage Victoria, to ensure the completion of the conservation works proposed in the Heritage Impact Statement by *Michael Taylor Architecture & Heritage* dated 19 December 2019 and endorsed as part of this permit.
2. The financial security referred to in condition 1 above is to be in the form of a Bank Guarantee in the amount of \$15,000-00 (fifteen-thousand-dollars) with the Heritage Council of Victoria (ABN: 87 967 501 331) nominated as beneficiary. The Bank Guarantee shall be unconditional with regard to expiry date and shall be returned to the provider on written request on completion of the conservation works referred to in condition 1 above to the satisfaction of the Executive Director, Heritage Victoria.
3. Prior to commencement of the conservation works referred to at conditions 1 and 2 above, the name of an experienced heritage architect is to be nominated to and endorsed in writing by the Executive Director, Heritage Victoria. On confirmation of the nomination the approved heritage architect is to be involved in the preparation of the details for the conservation works referred to in conditions 1 and 2 above. The relevant completed documentation is to be submitted to and endorsed in writing by the Executive Director, Heritage Victoria, prior to commencement of the conservation works on site.
4. 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 date of issue of this permit, or are not completed within four (4) years of the date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
5. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
6. 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.



7. 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.
8. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

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

TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF 120 PENALTY UNITS (\$19,826 AS AT JULY 2019) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$99,132 AS AT JULY 2019) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$793,056 AS AT JULY 2019) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,586,122 AS AT JULY 2019) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE HERITAGE ACT 2017.

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

<p>Date Issued: 10 March 2020 19</p>	<p>Signed on behalf of the Executive Director, Heritage Victoria:</p>  <p>Janet Sullivan Principal Heritage Permits</p>	
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Date of amendment	Brief description of amendment
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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

A permit expires if -

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

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

WHAT ABOUT REVIEW OF THE DETERMINATION?

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

A request must -

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

Review request forms can be downloaded at:

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