
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P39853

Applicant:



NAME OF PLACE/OBJECT: TOMLINS SIMMIE & CO FLOUR MILL

HERITAGE REGISTER NUMBER: H2433

LOCATION OF PLACE/OBJECT: 87 CHARLESTON ROAD BENDIGO, GREATER BENDIGO CITY

THE PERMIT ALLOWS: Development of Lots 1, 2 and 7 including construction of two commercial buildings and associated landscaping, generally in accordance with the following document:

- Development plans, Planwise Design, 21 November 2024.

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. 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. 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 **construction ready (marked as such) set of architectural drawings revised to show:**
 - Simplified arrangement of canopy posts to reduce visual clutter.
 - Further refined design of the entrances from Charleston Road and splayed signage bay to reduce visual bulk, including removal parapets and timber battening.
 - Increased boundary landscaping treatments to interpret the historic garden setting of the former residence previously located on the site (refer Charles Pratt's *Bendigo* Airspy aerial photograph in the State Library Victoria collection).

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.
5. Within six months of the commencement of works approved under Condition 2, plans documenting the content, location, and design of an **interpretive sign** prepared by a suitably qualified heritage professional, must be submitted for approval to the Executive Director,

Heritage Victoria. Once approved, the signage details will be endorsed and will form part of the permit and must be installed within the registered land to the satisfaction of the Executive Director Heritage Victoria within 2 months of completion of the new development. The sign must include:

- A historic aerial photograph of the site, such as Charles Pratt's *Bendigo Airspy* image from the State Library Victoria collection;
 - Text referencing the former residence historically located on this part of the site and its connection to the broader Flour Mill complex;
 - Reference to the site's inclusion in the Victorian Heritage Register; and
 - Any other relevant historical information deemed appropriate by the Executive Director, Heritage Victoria.
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, such as **footings to the historic residence** previously located on the site. If significant archaeological deposits are found, an investigation may be necessary.
 8. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
 9. 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: Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
19 August 2025 Delegation



A handwritten signature in black ink, reading "Nicola Stairmand".

Nicola Stairmand
Manager, Statutory Assessments
Heritage Victoria