
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40177

Applicant:



NAME OF PLACE/OBJECT:

FORMER BLACK EAGLE HOTEL

HERITAGE REGISTER NUMBER:

H2265

LOCATION OF PLACE/OBJECT:

42-44 LONSDALE STREET MELBOURNE, MELBOURNE
CITY

THE PERMIT ALLOWS: Demolition of the existing staircase, doors, and part of the floor, associated with new works including a compliant timber staircase, structural remediation with timber joists, accessibility upgrades such as an automated entry door, and relocation of the distribution board, patch repairs to brickwork and flooring, repair of double-hung sash windows, and internal wall repainting, generally in accordance with the following documents:

- **Structural Drawings – Structural Remediation and Access Works for 44 Lonsdale Street prepared by Sheerforce Rev 1 dated 10 March 2025**
 - S01: General Notes
 - S02: Structural Plans-Level 1
 - S03: Structural Plans-Level 2
 - S04: Details Sheet 1 Of 2
 - S05: Details Sheet 2 Of 2
 - S06: Plans Ground Floor-Stairs
 - S07: Plans Level 1-Stairs
 - S08: Stair Details Sheet
- **Former Black Eagle Hotel, 42 Lonsdale Street Heritage Permit Application, prepared Michael Taylor Architecture & Heritage, dated 26 May 2025**
 - H00 Cover Page
 - H01 Existing Ground Floor Plan
 - H02 Existing First Floor Plan
 - H03 Existing ground Floor RCP
 - H3a Existing First Floor RCP
 - H04 Proposed Ground Floor Plan
 - H05 Proposed First Floor Plan
 - H06 Proposed Ground Floor RCP

- **H07 Proposed First Floor RCP**
- **H08 Proposed Section**
- **H09 Proposed Stairs Detail**
- **H10 Proposed Stairs Detail**

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.
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. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
5. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

PRE-START CONDITIONS

6. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage conservation consultant, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of the documentation.
7. Prior to the commencement of any of the works approved by this permit, a suitably qualified structural engineer must submit details and the methodology of any further investigation/inspection works (as required).

SUBMISSION OF DOCUMENTATION

8. Prior to the commencement of works (excluding investigative works) **final construction ready (marked as such) architectural, mechanical and hydraulic drawings** 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.
9. Prior to the commencement of any of the works (excluding investigative works) approved by this permit, **construction ready (marked as such) structural drawings prepared by a suitably qualified Structural Engineer**, 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.

10. Prior to the commencement of any of the works (excluding investigative works) approved by this permit, a **full scope of necessary repair including a specification outlining the descriptions of the proposed materials and techniques to be used on the heritage fabric of the registered place**, prepared by the Heritage Consultant approved under condition 6, 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.
11. Prior to the commencement of any of the works (excluding investigative works) approved by this permit, a **final schedule of materials, colours and finishes** must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the documentation will be endorsed and will then form part of the 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 any historical archaeological remains (including features, deposits and/or artefacts) are uncovered at any time during the works then all works must cease and a program of historical archaeological investigation, recording, reporting and artefact management must be undertaken to the satisfaction of the Executive Director, Heritage Victoria. All required archaeological investigations must be undertaken by a qualified and experienced historical archaeologist, endorsed by the Executive Director. The applicant is liable for any expenses arising from the conservation and management of any recovered historical archaeological artefacts, to the satisfaction of the Executive Director.
13. Following completion of the repair works required under condition 10, the approved heritage consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the conservation works have been completed in accordance with the endorsed documentation. A Heritage Victoria representative may require a visit the place to inspect and confirm the satisfactory completion of the works.

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:

30 June 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".

Nicola Stairmand
Manager, Statutory Assessments
Heritage Victoria