Planning and Environment
Interim Regulations 2026

Form 4 Regulation 22

PLANNING PERMIT

Permit No.:	PA2604485
Planning scheme:	Greater Bendigo Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	**253 Barnard Street and 144 Wattle Street Bendigo** • Lot 1 and Lot 2 on Title Plan 841848G • Lot 1 on Title Plan 892419T • Lot 1 on Title Plan 891957T • Lot 1 on Title Plan 891926F • Lot 1 on Title Plan 891933J • Lot 1 and 2 on Title Plan 703155N

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.08-2	To use land for a residential hotel (Accommodation)
32.08-4	Construct a building or construct or carry out works for a residential hotel (Accommodation)
32.08-10	Construct a building or construct or carry out works associated with a section 2 use
34.01-1	To use land for accommodation (Residential Hotel) where the frontage at ground level exceeds 2 metres.
34.01-4	Construct a building or construct or carry out works
43.01-1	To demolish or remove a building and to construct a building or construct or carry out works
52.02	To remove an easement
52.29-2	To alter access to a road in a Transport Zone 2

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

2. This permit will operate from the issued date of this permit.

Removal of easement

3. Before the plan of removal of easement is certified under the Subdivision Act 1988, a plan of easement removal must be approved and endorsed by the responsible authority. The plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions.

Amended and endorsed plans

4. Before the use and development starts, including demolition, excavation, piling, site preparation works, and works to remediate contaminated land, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the plans Architectural Plans prepared by LIFE Architecture, dated 6 July 2026, but amended to show the following details:

   a) An annotation stating that the any repairs or routine maintenance works related to the retained heritage building at 144 Wattle Street will be undertaken with details, finishes and materials to match existing.
   b) Permeable grass pavers in car parking area identified as permeable surface for stormwater treatment
   c) Nominate location of car parking bays and charging stations for electric vehicle charging
   d) Provision of at least two bicycle parking spaces on site.
   e) The initiatives outlined within the Sustainability Management Plan annotated on all plans and elevations, wherever possible and practical.
   f) Any changes required by the Landscape Plan.
   g) Any changes required by the Sustainable Management Plan.
   h) Any changes required by the Waste Management Plan.
   i) Any changes required by the Traffic and Park Management Plan.

Layout not altered

5. The use and development as detailed on the endorsed plans/reports must not be altered (unless the Greater Bendigo Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

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Recording before demolition

6. Before the demolition starts, an annotated photographic study of the buildings must be prepared to the satisfaction of the responsible authority and submitted to the responsible authority as a record of the building. The annotated photographic study must include:
   a) each elevation of the building
   b) the interior of the building
   c) architectural design detailing of the building
   d) a statement prepared by a heritage architect or an architectural historian describing and explaining both the design and construction of the building and the photographs.

Landscape Plans

7. Concurrent with the endorsement of plans, a landscape plan must be approved and endorsed by the responsible authority. The landscape plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Landscape Plans prepared by GROUND Landscape Studio, dated 8 July 2026 but amended to show:
   a) Tree Protection Zones for trees to be retained on site and the adjacent street tree on Wattle Street.

Completion of landscaping

8. Before the use starts, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of City of Greater Bendigo Council.

   City of Greater Bendigo Council may consent in writing to vary this requirement.

Landscaping Maintenance

9. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of City of Greater Bendigo Council.

Tree protection during construction

10. Before the development starts, including demolition, bulk excavation and site preparation works, a tree protection fence must be erected around the trees identified for retention and protection, at a minimum radius from the base of the trunks to define a TPZ in accordance with the endorsed Landscape Plan.
11. The tree protection fencing and TPZ must be established and maintained in accordance with the following requirements to the satisfaction of City of Greater Bendigo Council:

    a) the tree protection fence must be constructed of a material to form a physical and visual barrier that is continuous and will prevent access.
    b) the tree protection fence must remain in place until the development is completed.
    c) the TPZ must be covered by a 100mm deep layer of mulch and watered regularly.

    City of Greater Bendigo Council may consent in writing to vary any of these requirements.

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Regulation of activities in Tree Protection Zone

12. During the course of construction, the TPZ must not be used for:

    a) vehicular or pedestrian access
    a) trenching or soil excavation
    b) storage or dumping of materials, tools, equipment or waste

    City of Greater Bendigo Council may consent in writing to vary any of these requirements.

Sustainability Management Plan

13. Concurrent with the endorsement of plans. a Sustainability Management Plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Sustainability Management Plan prepared by Melbourne Sustainability Consultants, dated 10 March 2026 but amended to show the following:

    a) Any changes to ensure consistency with the architectural plans.
    b) Include reference to the central hot water heat pump with potential additional instantaneous system for peak demand.
    c) Attach a Green Travel Plan which is generally in accordance with the Green Travel Plan, prepared by Melbourne Sustainability Consultants, dated July 2026.

Traffic and Parking Management Plan

14. Concurrent with the endorsement of plans, a traffic and parking management plan must be approved and endorsed by the responsible authority in consultation with Port Phillip City Council. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Traffic and Transport Assessment prepared Traffic Impact Assessment, prepared by Ratio Consultants, dated 16 July 2026 and must include:

    a) Any changes to ensure consistency with the architectural plans.
    b) Any changes to address Head, Transport for Victoria conditions.
    c) The means by which on-site car parking will be allocated and managed, including details of staff and patron parking.

Waste Management Plan

15. Concurrent with endorsement of plans, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with Traffic Impact Statement prepared by Ratio Consultants, dated 16 July 2026, and must include the following:

    a) anticipated volumes of waste and recycling that will be generated and how they are determined
    b) the type and number of waste bins
    c) the type and size of trucks required for waste collection
    d) a plan detailing adequate areas for waste bin storage and collection for the required type and number of bins
    e) frequency of waste collection

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f) hours for waste collection

The responsible authority may consent in writing to vary these requirements.

Stormwater Management Plan

16. Before the development starts, a stormwater management plan must be approved and endorsed by the responsible authority in consultation with City of Greater Bendigo Council. The stormwater management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Sustainability Management Plan prepared by Melbourne Sustainability Consultants, dated 10 March 2026, and must:

    a) Include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
    b) set out how the stormwater management system will be managed on an ongoing basis.
    c) demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations.

Head, Transport for Victoria Conditions

17. Only one (1) vehicle access point is permitted from the subject site to Barnard Street (principal road). The location and design of the vehicle access shown on the endorsed plans must not be altered without the prior written consent of the Head, Transport for Victoria and the Responsible Road Authority.

18. Before the development starts, or at such other time agreed to in writing by the Head, Transport for Victoria and the Responsible Road Authority, amended plans must be submitted to and approved by the Head, Transport for Victoria and the Responsible Road Authority. When approved, the plans will be endorsed by the Responsible Authority and will then form part of this permit. The plans must:

    a) Include a parking and line-marking plan showing the proposed reconfiguration of on-street parking on Barnard Street and demonstrating that the loss of three (3) existing on-street parking spaces is appropriately mitigated, having regard to replacement parking, road safety and traffic operations, to the satisfaction of the Head, Transport for Victoria and the Responsible Road Authority.

    b) Be accompanied by evidence that consultation has been undertaken with owners and occupiers of adjoining land affected by the proposed loss or reconfiguration of on-street parking.

    All works shown on the approved plans must be carried out and completed to the satisfaction of the Head, Transport for Victoria and the Responsible Road Authority, and at no cost to the Head, Transport for Victoria.

19. Before the use starts, or at such other time agreed to in writing by the Head, Transport for Victoria and the Responsible Road Authority, the access lanes, driveways, crossovers and associated works approved under this permit must be provided and available for use and be:

a) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
b) treated with an all-weather seal or some other durable surface; and
c) designed and constructed to provide sight distance in accordance with the relevant Austroads guidance.

The crossover and associated driveway must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety to the satisfaction of the Head, Transport for Victoria and Responsible Road Authority.

20. Vehicle movements (egress) from the subject site to Barnard Street must at all times be in a forward direction to the satisfaction of the Head, Transport for Victoria.

Construction Management Plan

21. Before the development starts excluding demolition, bulk excavation and site preparation works, a Construction Management Plan (CMP) must be approved and endorsed by the City of Greater Bendigo Council. The CMP must address, but is not limited to:

a) Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;

b) All Traffic Management Plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;

c) The location of all areas on-site and off-site to be used for construction staff parking;

d) A Parking Management Plan for all associated construction vehicles;

e) All site sheds, portable toilet, storage and materials, etc. must be confined to the land;

f) The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;

g) A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;

h) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the land;

i) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;

j) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the land; and

k) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.

When approved, the CMP will be endorsed and will form part of this permit.

22. At all times, the approved CMP must be implemented and complied with to the satisfaction of City of Greater Bendigo Council.

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Drainage

23. The land must be drained to the satisfaction of City of Greater Bendigo Council.

Street Tree Removal

24. Before any street tree or vegetation in the public realm is removed, arrangements must be made with City of Greater Bendigo Council for the removal and replacement of the existing street tree to the satisfaction of City of Greater Bendigo Council.

25. All costs associated with the removal and replacement of the street tree must be borne by the permit holder.

General amenity

26. The amenity of the area must not be detrimentally affected by the use and development, including through:

    a) The transport of materials, goods or commodities to or from the land

    b) Appearance of any building, works or materials

    c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil

    d) presence of vermin

    to the satisfaction of the responsible authority.

Expiry

27. This permit will expire if one of the following circumstances applies:

    a) The development is not started within 3 years of the issued date of this permit.
    b) The development is not completed within 5 years of the issued date of this permit.
    c) The plan of easement removal has not been certified under the Subdivision Act 1988 within 2 years of the issue date of this permit.
    d) The use does not start within 2 years of completion of the development.

    In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

USEFUL INFORMATION:

(the following information does not form part of this permit)

- The permitted use or development may need to comply with, or obtain the following further approvals:
    - The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
    - A building permit under the *Building Act 1993*.

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- Before works commence, separate approval(s) under the Road Management Act 2004 may be required from the Head, Transport for Victoria for works within the road reserve. This may include, but is not limited to, the proposed awning projections into the Transport Zone 2 (TRZ2) and the vehicle access.
- The permit holder must contact the Head, Transport for Victoria's Land and Property team at LandAndProperty@transport.vic.gov.au to discuss any additional requirements associated with the proposed awning projections into the TRZ2 prior to commencing works.
- Section 23 of the Subdivision Act 1988 provides that either the council or the person benefiting from the direction must lodge a certified plan at the Titles Office for registration.

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987.**

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from–
  (a)the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  (b) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if–
   - the development or any stage of it does not start within the time specified in the permit; or if no time is specified, within 3 years after the issue of the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within 2 years of the issue of the permit, unless the permit contains a different provision; 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 or in the case of a subdivision or consolidation, within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if–
   - the use does not start within the time specified in the permit, or if no time is specified, within 3 years after the issue of the permit; or
   - the use is discontinued for a period of 3 years.
3. A permit for the development and use of land expires if–
   - the development or any stage of it does not start within the time specified in the permit; or if no time is specified, within 3 years after the issue of the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within 5 years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within 3 years after the completion of the development; or
   - the use is discontinued for a period of 3 years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision–
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within 2 years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date of issue: 16 October 2026 **Signature for the responsible authority:** [redacted]