
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P40090

Applicant:



NAME OF PLACE/OBJECT: ST JAMES CHURCH AND PRESBYTERY

HERITAGE REGISTER NUMBER: H0748

LOCATION OF PLACE/OBJECT: 1 ST JAMES CLOSE AND 73 NORTH ROAD BRIGHTON,
BAYSIDE CITY

THE PERMIT ALLOWS: The replication of the Opus Sectile (tiles and mosaic quarries) to match the original, with conservation and consolidation of the original fabric in localised areas in the Sanctuary and Chapels at St James Church Gardenvale, in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:

- Architectural Drawings for Opus Sectile Works – Stage 3, prepared by Andronas Conservation Architecture, HV2 A.01 to A.17
- Kyi Conservation Report St James Church Gardenvale V3 (amended 10.01 24)
- Almond Glass Opus Sectile Material Schedule

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

GENERAL

1. 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 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 (5) 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 assessment by the Executive Director, Heritage Victoria who will advise on the approach to be taken to address these matters.
4. 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.
5. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.

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

ENGAGEMENT OF CONSULTANTS

8. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage 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 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 consultant must help fulfil and/or oversee conditions 11 – 18 of this permit.
9. Prior to the commencement of any works approved by this permit, an experienced materials conservator, approved in writing by the Executive Director Heritage Victoria must be engaged to advise and to provide relevant conservation and technical advice to the permit holder during the carrying out of the works. In particular the materials conservator must help fulfil conditions 12, 14 and 18 of this permit. The approved material conservator must also supervise or undertake each step of the works consisting of the following treatments:
 - In situ conservation
 - Detachment
 - Salvaging of remnant high fabric
 - Cleaning.
10. Prior to the commencement of any works approved by this permit, all specialist contractors are to be nominated for written approval by the Executive Director Heritage Victoria.

DOCUMENTATION

11. 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 details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works and a dilapidation survey (including images) to record the existing condition of Opus Sectile prior to the commencement of works approved by this permit.
12. Prior to the commencement of any of the works approved by this permit, a specification prepared by the approved materials conservator referred to in condition 9 must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the specification will be endorsed and will then form part of the permit. The specification must include the full scope of proposed materials and techniques to be used, including the new mortar mix to match durability, porosity and chemical composition of the existing tiles and a salvage methodology.
13. Prior to the reconstruction of Opus Sectile throughout the Sanctuary and Chapels, a final schedule of materials and associated documentation of the design (including any completed sample panels) prepared by the approved specialist contractor at condition 10, 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. This will ensure that the feature will be accurately reconstructed.

14. Prior to any reconstruction works, the materials conservator approved at condition 9 and the specialist contractor approved at condition 10, must submit the methodology for reattachment, mortar bed and consolidating of the insitu and new Opus Sectile to the Executive Director, Heritage Victoria for approval. Once approved, the associated methodology will be endorsed and will then form part of the permit.
15. Prior to the commencement of any dismantling or detachment works, the approved heritage consultant at condition 8 must submit documentation outlining the methodology for the protection and storage of retained fabric to the Executive Director, Heritage Victoria for approval. Once approved, the drawings/documentation will be endorsed and will then form part of this permit. This must include fabric to be conserved off site and/or exhibited for interpretation.
16. Within 12 months of works commencing in accordance with condition 2, a Heritage Interpretation Plan for the Opus Sectile is to be submitted to the Executive Director Heritage Victoria for approval. The Heritage Interpretation Plan must include proposals for the appropriate interpretation of the Opus Sectile, its reconstruction, methodologies associated with conservation and reconstruction and any detached fabric. Once approved, the Heritage Interpretation Plan will be endorsed and will then form part of the permit.
17. Prior to the implementation of the on-site interpretation, a construction ready (marked as such) set of drawings documenting works generally in accordance with the Heritage Interpretation Plan approved at condition 16, 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. After its approval the interpretation works are to be implemented on site prior to the expiration of the permit
18. Following completion of the works approved under this permit, the heritage consultant approved under condition 8, with necessary input from the materials conservator approved under condition 9, must submit to the Executive Director, Heritage Victoria for their approval, a brief written report confirming that the works have been completed in accordance with the endorsed documentation.

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:

26 November
2024

**Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
Delegation**



A handwritten signature in black ink, appearing to read "Nicola Stairmand". The signature is fluid and cursive.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria