
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P36765

Applicant:



NAME OF PLACE/OBJECT: FORMER WESLEYAN CHURCH AND MODEL SUNDAY SCHOOL

HERITAGE REGISTER NUMBER: H1144

LOCATION OF PLACE/OBJECT: 340-350 SYDNEY ROAD BRUNSWICK, MORELAND CITY

THE PERMIT ALLOWS: Demolition of the north portables and adjacent toilet block, the southeast arts building and the east bike shed. New works to adaptively re-use the Model Sunday School site for commercial office tenancy, including interior refurbishment, removal of the stage at ground level, office fit out, installation of accessible toilet and entrance; conservation works; associated landscaping and tree removal, generally in accordance with the following documents:

- Architectural drawings 2021-67, prepared by 2Scale Design, dated 17 October 2022
- Heritage Impact Statement prepared by Michael Taylor Architects, dated 13 October 2022
- Arboricultural Report prepared by Progressive Trees, dated 5 October 2022.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.
2. 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.
3. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
4. 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 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 conservation consultant must help fulfil conditions 5, 7, 11, 12 of this permit.
5. Prior to the commencement of any of the works approved by this permit, the heritage conservation consultant approved under condition 4 must prepare a costed schedule and

drawings of conservation works identified as required for the Model Sunday School for the approval and endorsement by the Executive Director Heritage Victoria. Once approved the schedule and drawings will be endorsed and will become part of the permit and must be completed within the period of validity of the permit. The schedule and drawings must include, as a minimum, works associated with reconstruction of the handrail/balustrades to stairs 1 and 2; repairs/replacement to rainwater goods; addressing building drainage; repairs/replacement of windows and doors as necessary.

6. Prior to the commencement of any of the works approved by this permit and as provided for under s.103 of the Heritage Act 2017, a financial security in the form of an unconditional Bank Guarantee in favour of the Heritage Council of Victoria (ABN 87 967 501 331), is to be lodged with the Executive Director Heritage Victoria. The period of validity of the Bank Guarantee is to be unspecified. The Bank Guarantee is to ensure the satisfactory completion of all of the works required by condition 5 of this permit. The amount guaranteed must be equivalent to the cost shown in the approved conservation schedule under condition 5 plus a 20% contingency sum (inclusive of GST). The bank guarantee must set out under the "contract/agreement" that the bank "asks the Principal to accept this bank guarantee ("undertaking") in connection with permit P36765.
7. Following completion of the conservation works required under condition 5, the approved heritage conservation consultant must submit to the Executive Director Heritage Victoria, for their approval, a brief written report confirming that the conservation works have been completed and the extent to which the completed conservation works conformed to good practice in their professional judgement.
8. The Bank Guarantee referred to in condition 6 will be released to its provider following receipt by the Executive Director Heritage Victoria of a written request by the permit holder, subject to the completion of all of the works referred to in condition 5 to the satisfaction of the Executive Director Heritage Victoria and satisfaction of condition 7. The Bank Guarantee will be forfeited to the Heritage Council of Victoria in the event that all of these works are not completed to a satisfactory standard prior to the expiry date of this permit.
9. If the works required by condition 5 are undertaken in full to the satisfaction of the Executive Director Heritage Victoria before any other works approved by this permit are commenced, financial security is not required to be lodged. Following completion of the works outlined above, once the report at condition 7 has been satisfied by the Executive Director Heritage Victoria, the remainder of the works approved by the permit may proceed.
10. Prior to the commencement of any of the stages of works approved by this permit (as documented in conditions 5, 11, 12, 13) a Heritage Protection Plan must be provided for approval by the Executive Director Heritage Victoria. Once approved the Heritage Protection Plan will be endorsed and becomes part of the permit. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works, a work site layout plan and a where necessary a tree/vegetation management and protection plan prepared in accordance with AS4970 *Protection of trees on development sites*.
11. Prior to the commencement of demolition works, a final demolition plan must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the demolition plan will be endorsed and will then form part of the permit.

12. Prior to the commencement of any tree removal works approved by this permit, a Tree Removal Plan prepared by a suitably qualified professional must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Plan will be endorsed and will then form part of the permit. The removal plan must include removal of trees/vegetation directly adjacent to the Church building (specifically T6) in addition to that approved for the Sunday School. The heritage conservation consultant must provide advice on this plan related to any tree removal directly adjacent to the Sunday School or Church that may impact the heritage fabric of those buildings.
13. Prior to the commencement of new works to adaptively re-use of the Sunday school site a construction ready (marked as such) set of architectural and landscape drawings revised to show the following 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.
 - details of the exhaust vent to be installed in the accessible bathroom
 - the addition of planter boxes or other guard rails to separate the visitor spaces from the Sunday School building
 - a reduction in the height of the fencing along Sydney Road to a maximum of 1.5 metres
 - removal of the pergola to Sydney Road
 - redesign of the gazebo to be the minimum height possible and of a permeable design to maximise views to the Sunday School building
 - no new tree planting other than small plantings on the north boundary
 - final design of the proposed ramping to the Sunday School's entrances
 - schedule of materials and finishes.
14. No signage approved by this permit shall be internally illuminated or a digital display.
15. 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.
16. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
17. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
18. 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 (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) 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:

23 December
2022

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



Janet Sullivan
Principal Heritage Permits
Heritage Victoria

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