
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P35714

Applicant:



NAME OF PLACE/OBJECT: ST JAMES CHURCH AND PRESBYTERY

HERITAGE REGISTER NUMBER: H0748

LOCATION OF PLACE/OBJECT: 1 ST JAMES CLOSE BRIGHTON, BAYSIDE CITY

THE PERMIT ALLOWS: Stage 3 – Interior Works including the reconstruction of timber floors (Nave, Narthex, Aisles, Crossing, Transepts and Shrine), mosaic floors to the side chapels; tiled floors to the North and South Entries; reconstruction of exterior and interior doors, reconstruction of stained glass windows in the Apse, transepts' leadlight windows and a new window to the Shrine, reconstruction of Confessional Screens, New Altar and Baptismal Font. New works include construction of a new Gallery, Stairs and Interpretation Screen with enclosed Screen to Nave and alterations to the floor levels within the Bell Tower, generally in accordance with the following drawings:

Architectural drawings A.00 – A.46 (Inclusive) indicating original and proposed organ , prepared by Andronas Conservation Architecture, dated August 2022

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit must 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. 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 for assessment by the Executive Director Heritage Victoria who will advise on the approach to be taken to address these matters.
4. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage conservation architect, 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 architect must help fulfil conditions 5 to 16 of this permit.
5. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) sets of architectural, engineering and service drawings, 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. These drawings must be revised to show:

- Deletion of new Tea Point/St Vincent Store joinery and associated works
 - Deletion of the hanging giant Crucifix
 - A revised Gallery design to be as visually recessive as possible, based on minimal BCA requirements/stair widths, the scale of a new organ and a colour/material palette reflective of existing materials and colours.
6. Prior to the commencement of any of the works approved by this permit, a schedule of construction materials, colours and finishes of the new Gallery/stairs and associated works to the Narthex 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.
 7. Full details of the proposed organ 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, and the organ must be installed on site prior to the expiration of the permit.
 8. Prior to the commencement of any works approved by this permit, a final resolved methodology/materials for the reconstruction of floor timbers in Nave, Narthex, Aisles, Crossing, Transepts and Shrine (to match original dimension and orientation) 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.
 9. Prior to the commencement of any floor works, a stonemasonry expert is to conduct an assessment of the condition of all the marble and quarry tiles and the following must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the associated methodology/schedule of works will be endorsed and will then form part of the permit. The assessment is to include:
 - A methodology to conduct tests to determine the most effective cleaning options without impacting the marble.
 - A methodology to determine the best materials, consolidation and other methods for conserving and repairing the flooring.
 10. Prior to the reconstruction of stained glass and leadlight windows, external and internal timber doors works that are missing, adequate historical, pictorial and physical documentation, together with all proposed details 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 works will be accurately reconstructed.
 11. Prior to the reinstatement of any hard plaster, the methodology to repair deteriorated rendered surfaces must use recognised conservation techniques such as patching or consolidating, with testing done to ensure that new render will closely match the existing render in colour, durability, porosity and chemical composition.
 12. Prior to the commencement of any painting works, a specification for these works 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 specify component colours, paint types and preparatory work details. No painting of previously unpainted surfaces or original timber panelling or beams is permitted.

13. Prior to the removal or relocation of any original timber or marble liturgy items, a final schedule of items must be submitted for the approval of the Executive Director, Heritage Victoria. Once approved, the documentation will be endorsed and will then form part of the permit . The final schedule must indicate the proposed relocation or removal of all early/original items. The schedule should include details of items to be retained in place, items to be relocated within the church, items to be stored elsewhere on the site, and items not to be retained. The marble base of the pulpit must be retained/or reconstructed in situ.
14. Prior to the reconstruction of timber joinery items including Confessionals and panelling, a brief scope of works and descriptions of the proposed materials and techniques to be used 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.
15. Prior to the reconstruction of the Marble Holy Water Fonts (North Entry, North Transept and South Transept Entries), a repair specification 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.
16. Within 12 months of the activation of this permit, details of new liturgical features, including the Main Altar and Baptismal Font are to 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. After its approval, the works are to be constructed and installed on site prior to the expiration of the permit.
17. An Interpretation Plan is to be submitted to the Executive Director Heritage Victoria for approval within 12 months of the activation of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria. Once approved, the Interpretation Plan will be endorsed and will then form part of the permit. After its approval the Interpretation Plan is to be implemented on site prior to the expiration of the permit.
18. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.
19. 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:

09 September
2022

**Signed by the Executive Director, Heritage
Victoria**

A handwritten signature in black ink, appearing to read 'Steven Avery', with a horizontal line underneath.

Steven Avery
Executive Director
Heritage Victoria

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