
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P41772

Applicant:



NAME OF PLACE/OBJECT:

FORMER PRESBYTERIAN UNION MEMORIAL CHURCH
COMPLEX

HERITAGE REGISTER NUMBER:

H0007

LOCATION OF PLACE/OBJECT:

49-61 CURZON STREET AND 2-22 ELM STREET AND
579-589 QUEENSBERRY STREET NORTH MELBOURNE,
MELBOURNE CITY

THE PERMIT ALLOWS:

Two lot subdivision of the church complex, generally in accordance with the following document:

- **TP01- Proposed plan of subdivision (A1) prepared by Property Subdivision dated 11 November 2025**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

PERIOD OF VALIDITY

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 unless otherwise agreed in writing by the Executive Director Heritage Victoria.
2. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.

TITLES

3. All **new titles** issued as a consequence of this permit must carry over the notice from the parent title that the land is listed in the Victorian Heritage Register and a notice of the Covenant required at condition 6. Copies of each new title is to be lodged with the Executive Director Heritage Victoria as proof of compliance with this condition within 14 days of the land being subdivided.

PLAN OF SUBDIVISION

4. Prior to the issue of a statement of compliance, the **final plan of subdivision** for the 2 lot subdivision must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the plan of subdivision will be endorsed and will then form part of the permit.

DESIGN GUIDELINES

5. Prior to the issue of a statement of compliance, **Design Guidelines** must be prepared for lot 2 to ensure new works are appropriate for the heritage values of the place. The Design Guidelines must include principles to guide works on Lot 2 to ensure the consistency of scale in relation to adjoining heritage buildings and are designed appropriately to the architectural

character, setbacks, materials, fencing, siting and interfaces with the church complex, including the terraces and manse. The Design Guidelines must be submitted to the Executive Director, Heritage Victoria for approval. Once approved, the Design Guidelines will be endorsed and will then form part of the permit.

HERITAGE COVENANT

6. Prior to the issue of a statement of compliance, the Design Guidelines required under condition 5, are to be registered on the parent title (or part of the parent title as applicable) by way of a **Covenant between the landowner and the Heritage Council of Victoria** in accordance with section 134 of the *Heritage Act 2017* (Heritage Covenant). The draft Heritage Covenant will be provided by Heritage Victoria on request, and the permit holder must prepare the final version for written approval of the Executive Director, Heritage Victoria before progressing notice and entering into the Heritage Covenant in accordance with sections 137 and 138 of the *Heritage Act 2017*. The owner must as soon as practicable after entering into the Heritage Covenant, apply for recording of the covenant to the Registrar of Titles in accordance with section 139A of the *Heritage Act 2017*. On receipt of the Title showing the Heritage Covenant recorded the Executive Director, Heritage Victoria will consider this condition satisfied.

ENGAGEMENT OF CONSULTANT

7. Prior to the issue of a statement of compliance, the details of a **suitably experienced heritage consultant**, engaged to prepare the Conservation Management Plan required at condition 8, must be approved in writing by the Executive Director Heritage Victoria.

CONSERVATION MANAGEMENT PLAN

8. Within 12 months of the issue of a statement of compliance, a **Conservation Management Plan** to assist in managing the place must be prepared by heritage consultant approved at condition 7. The Conservation Management Plan must be prepared in accordance with the Heritage Council of Victoria Guide Conservation Management Plans: Managing Heritage Places June 2010. The Conservation Management Plan must be prepared in consultation with Heritage Victoria and must be submitted to the Executive Director, Heritage Victoria on completion.

WORKS ASSOCIATED WITH SUBDIVISION

9. Prior to the commencement of minor works to the **existing brick fence and canopy** along the southern boundary, facilitated by the subdivision, documentation associated with that work 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. Any other development works would be subject to a new permit application.

GENERAL CONDITIONS

10. 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.
11. 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.

12. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
13. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
14. 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 (\$24,421.20 FROM 1 JULY 2025) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$122,106 FROM 1 JULY 2025) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$976,848 FROM 1 JULY 2025) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,953,696 FROM 1 JULY 2025) 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:

24 June 2026

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



A handwritten signature in black ink, which appears to read "Nicola Stairmand". The signature is written in a cursive, flowing style.

Nicola Stairmand

Manager, Statutory Assessments
Heritage Victoria