Fiona Stevens, Acting Principal, Heritage Permits, Heritage Victoria

State Planning Services and Heritage, Department of Transport and Planning,

Level 17, 1 Spring Street, Melbourne 3001 Ph 9935 4183 12 May 2026

Dear Fiona

Heritage Permit Application - Proposed 2-Lot Subdivision of 11-13 Grant Street and 44 James Street, Port Fairy

Thank you for all liaison processes to date relating to this registered place (H 0884), particularly with the P41616 pre-application on-site inspection/discussion on 29/10/2025 and the HV feedback letter dated 19/11/25.

a) The **Table of Appendices (Appendices A to U inclusive)** for Heritage Permit application documentation then Planning Permit application documentation (inclusive of enabling referral to the Executive Director (ED) as a determining referral authority) is attached to this cover letter.
The information provided takes account of relevant ED guidelines as set out in Part 8 a) of **Appendix M.**

For the Heritage Permit application, **all** appendices are directly relevant except for Parts 7, 9 of Appendix M.
For the Planning Permit application, all appendices are directly relevant except for Appendices Q, R, S, T.

b) By reference to the online heritage permit application form "headings" for uploading of supporting documentation, the distribution of appendices is as follows ....

- 1. Heritage impact statement - Cover letter, Table of Appendices, Appendices Q (Parts 1 to 16 inclusive), Appendices R, S, T.
(30 pages).
- 2. Cost of works - Appendix U (1 page)
- 3. Certificate of Title - Appendix A1 (4 pages)
- 4. Consent of owner - Appendix A2 (1 page).
- 5. Existing plan of subdivision - Appendices R, J (2 pages).
- 6. Proposed plan of subdivision - Appendices J, K1, K2, L (4 pages)
- 7. Car parking plans - not applicable.
- 8. Existing Conditions Survey - Appendices B, C, D, E, F, G, H, I, Appendix M (Parts 1 to 11 inclusive), Appendices N, O, P (29 pages)

Total of 71 pages.

c) Although it is understood the permit fee is automatically generated with the online application, it is understood the prescribed fee would be under Cl 13(1)(a) of the Heritage Regulations 2017 ie 100 fee units x \$16.81 (25/26) = \$1,681. Although not relevant to the permit fee calculation, the estimated "cost of "works" (ie pre-application to registration of new titles) is \$46,612 (refer Appendix U).

d) Although the ED guidelines refer to *"a recent copy of the title for the land (no more than 30 days prior to the application"* a minor dispensation is sought by the fact that an ED proposal to amend the registration of the place (completed on 2/4/26) included copies of HV title searches dated 3/12/25 attached to such Amendment Documentation, as also forwarded to the owner three times since such date and now included as **Appendix A1**. This confirms no change with any aspect of titles since survey and Registrar title determination/conversion to the Torrens system in the period 1992-1994, also with successor-in-law ownership unchanged since the inception grant in 1846.

e) it is assumed that in the event of the application being approved, the permit issued will contain certain conditions where actions must be fulfilled before a nominated time/event eg

"Before the plan of subdivision can be endorsed, an amended plan to Subdivision Act 1988 certification standard must be submitted to and approved by the Executive Director. The plan must be generally in accordance with the plan submitted with the application but modified to show all bearings, distances, levels, street names, lot numbers, lot sizes and easements."

The statutory steps under Part 7 of the Heritage Act 2017 for the current land owner to enter into a covenant with the Heritage Council relating to future development within the Common School (CS) lot and for this covenant to be recorded on the new CS lot title.

Program of conservation works – completion of approved works prior to any other works relating to such subdivision approved by any other permit, or otherwise secured by a Bank Guarantee.

I will be overseas between 2 – 20 June 2026 and will be incommunicado for emails and phone contact/reponse during this period. Any correspondence which may be received during this period will receive high priority attention upon my return.

Please contact me for any further information or assistance.

Kind regards

Lindsay A. Merritt B. Eng (Civil)(Hons)(Melb), Dip T & R P (Melb), Dip C E (G.I.T.), Cert. Mun. Eng. (Vic)

Author/primary contact for application

ph 5565 9003 (with message bank) lmerritt@aussiebb.com.au

Enc.

Applications for a Heritage Permit then a Planning Permit - Proposed 2-Lot Subdivision of 11-13 Grant Street and 44 James Street, Port Fairy

TABLE OF APPENDICES TO HERITAGE PERMIT AND PLANNING PERMIT APPLICATION FORMS (67 pages)

A. Certificates of title for subject land and owner's consent to application (A1, A2)(5 pages)
B. Existing Conditions Plan
C. 2025 photographs of subject land (C1 to C9 inclusive) (5 pages)
D. Letter of Authority from Moyne - Warrnambool Uniting Church Council
E. Locality Plan (in relation to *"Atkinson's Crown Special Survey, Township of Port Fairy, Parish of Belfast"*, 1850).
F. 2011 Survey Plan (*"Features and Levels Plan"* Rev 1: Issue 23/11/2011, by Joseph Land Surveying Pty Ltd, original drawing size A1 at scale 1: 200, commissioned by Port Fairy Uniting Church Council).
G. Wesleyan Methodist Church (WMC) at 44 James Street – early history (source: Syme, Marten A., *"Seeds of a Settlement, Buildings and Inhabitants of Belfast Port Fairy in the Nineteenth Century"*, self-published, Port Fairy; page 77).
H. Block 3 enclosed by James Street, Bank Street, William Street, Regent Street – early history (source: Syme, Marten A., *"The Belfast Fantasy, James Atkinson in the Antipodes"*, self-published, Port Fairy, 2009; pages 128, 132).
I. 1973 photo of subject land, viewed from east side of James Street (source : Port Fairy Historical Society Inc.).

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J. Proposed Subdivision
K. Future Development Within Common School Lot – Building Envelope and Design Guidelines (K1, K2)(2 pages)
L. Elevation Plan Pursuant to Part 5.0 b) of Incorporated Document "Port Fairy Local Floodplain Development Plan 2023".

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M. Permit Applications - Detailed information (9 pages)
    1. Disclosure
    2. Subject Land Details
    3. Subdivision Site and Context Description
    4. Is a Permit Required to Subdivide the Land?
    5. Subdivision Design Response
    6. Future Development Within the Common School Lot
    7. Neighbourhood Residential Zone (NRZ) and Schedule (NRZ1)
    8. Heritage Overlay (HO) and Schedule (HO13) and Schedule (HO27)
    9. Design and Development Overlay (DDO) and Schedule 2 (DDO2)
    10. Land Subject to Inundation Overlay (LSIO) and Schedule 4 (LSIO4) -
    11. Is a Cultural Heritage Management Plan (CHMP) Required for the Proposed "Activity" - Aboriginal Heritage Act 2006 (AHA) / Aboriginal Heritage Regulations 2018 (AHR)?

N. Flood Information Letter - Glenelg Hopkins Catchment Management Authority (4 pages)
O. Area of Cultural Heritage Sensitivity (ACHS).
P. FPSR - Aboriginal Heritage Regulations Planning Tool (3 pages)

Q. Heritage Impact Statement (HIS) for Registered Place H 0884 at 44-46 James Street. Port Fairy – s101(2)(a) and s101(2)(b) of Heritage Act 2017 (Parts 1 to 16 inclusive), (8 pages)
R. Subject Land, Registered Place and Heritage Overlay Extents
S. Setting and Views Analysis (S1 to S6 inclusive) (13 pages)
T. Section 101(2)(b) supporting information (5 pages)

U. "Cost of works" estimate

7/5/2026

Q. Heritage Impact Statement (HIS) for Registered Place H 0884 at 44-46 James Street, Port Fairy

1. Extent of registration
   Following a Heritage Council determination of 2/4/2026 to add land to the registered place, the registered extent is now all of Lot 1 (704 sq m) and Lot 2 (3268 sq m) on PS 333053V and all of Lot 1 on TP 894066Q (abutting Grant Street).
   Such recently completed amendment has added that part of Lot 1 PS 333053V outside the area of the original Special Survey Grant and also Lot 1 TP 894066Q – also refer to **Part 7** of this **Appendix Q and Appendix R**.
   The VHR title for this registration is "Former Wesleyan Church, Parsonage and Common School, James Street, Port Fairy"

2. Relevant permit application
   This HIS is part of a heritage permit application to Heritage Victoria, then to be followed by a planning permit application under the Moyne Planning Scheme for the *"Proposed 2- Lot Subdivision of 11-13 Grant Street and 44 James Street, Port Fairy* – also refer to attached **Appendices A to P** inclusive.

   The 3701 sq m *subject land* for such application is all of Lot 1 TP 894066Q (433 sq m) 11-13 Grant Street, and all of Lot 2 PS 333053V (3268 sq m) 44 James Street.
   As from 2/4/2026, all of the subject land is within the current registered extent, but is 84% of the overall current registered extent area, noting that the 16% balance of the registered extent (Lot 1 PS 333053V) has been in separate ownership since 1994; no aspect of the application relates to such adjoining property.

3. Heritage Victoria pre-application meeting
   On - site, Wednesday 29 October 2025

4. Author/Primary Contact for Application
   Lindsay A. Merritt, P.O. Box 774, Warrnambool Vic 3280, Ph 5565 9003 (message recorder), 0487 239 948, Email lmerritt@aussiebb.com.au

5. Prepared for...... Moyne Warrnambool Uniting Church Council, as agent of the owner The Uniting Church in Australia Property Trust (Victoria).

6. Date of HIS 16/3/2026

7. Brief history of the subject land – also refer to attached **Appendices G, H**
   - 19/9/1843 - advertisement for James Atkinson's Special Survey, NSW Government Gazette
   - Circa 1846 - Atkinson granted approx. 88 % of Lots 6, 7 within Block 3 to the Trustees of the Wesleyan Church, with the balance withheld from final release to allow for future rear access for the very long lots fronting James Street and William Street.
   - 30/4/1847 – foundation stone of the first Wesleyan Church, being approximately on the present CS site.
   - 21/8/1855 – foundation stone for the present WMC.
   - Circa 1857 – commencement of the Wesleyan Denominational School from the first church building.
   - 1862 – Common Schools Act (Vic)
   - Circa mid- 1860's – Vestry extension to rear of church building.
   - 1869 - first church building sold and removed.
   - July 1870 - CS opened, also used as a Sabbath School
   - 1872 - Education Act (Vic) - a new, larger Government school opened in Port Fairy in 1874, with the CS continuing to be used only as a Sabbath School/church hall.

- 1885 – Syndicate of owners of James Street and William Street lots arranged for Grant Street to be appropriated from a private subdivision, but with an additional 34 feet 4 inches width of rear land (within grant conveyance but previously withheld by Atkinson for access) finally not being required in this scheme, however not followed by consolidation with the land already released circa 1846.
- 1885 – Wesleyan Church purchased "catalogue" Lots 15, 16 at the N.E. corner of James Street/Regent Street.
- 1899 – Parsonage (minister's residence) built, within 11.17 m of its "frontage" being within the Atkinson - granted land, but with 6.23 m of the "frontage" being within the southern portion of the adjoining two lots purchased in 1885. A church tennis court was constructed later on approx. half of the remaining land fronting Regent Street.
  It appears that there was no common boundary (re-alignment) subdivision to formalise such situation, no doubt because the adjoining properties were in common ownership.
  This probably contributed to "the land marked L-1" (being solely the original Atkinson grant) within the 28/8/1991 registration not including all of the parsonage building/curtilage ie the initial registered extent did not contain all buildings denoted thereto.
- 1933 - Memorial church entrance portico built.
- Before 1990's – Church tennis court and adjoining Regent Street land sold.
- 1994 – Former parsonage sold. This was necessarily preceded by the present owner engaging a licensed surveyor to prepare a plan of subdivision to create a new "parsonage" lot, with the balance lot being a reduced area relative to the original Atkinson grant. This survey also corrected an anomaly, with an initial "rear land" title being issued to the adjoining owner. All new titles were a conversion from "old law" to the Torrens system. Such subdivision was before the Heritage Act 1995.

8. Significance of registered place

The VHR Statement of Significance does not expressly refer to any adopted assessment criteria under s11(1)(k), s12 of the HA. However, from the VHR Statement of Significance, it can be concluded that the current criteria (as reviewed and updated on 1/12/2022) are satisfied at State level........

- Criterion G : importance in demonstrating the principal characteristics of a class of cultural places and objects (ie representativeness).
- Criterion E : Importance in exhibiting particular aesthetic characteristics (ie aesthetic significance).
- Criterion H : Special association with the life or works of a person or group of persons, of importance in Victoria's history (ie associative significance).

It is considered that the sub-category class of the cultural heritage place would be "19th century church complex" (or similar).

In summarised terms, the cultural heritage significance is demonstrated by the following :

- The place contains a fine group of 3 extant ecclesiastical buildings in the important coastal township of Port Fairy. Two of these buildings, the former Wesleyan Methodist Church (WMC) and the former Common School (CS), are within the subject land for this application.
- The WMC has aesthetic characteristics that are well "beyond the ordinary" in terms of a most distinctive design derived from Greek and Georgian architectural traditions and with notable detailing and features.
- The CS is an example of an unusual example of common school design, with particular regard to its dimensions and masonry/windows detailing.
- The site also has associations with James Atkinson who obtained the Special Survey of Belfast in the 1840's and who was responsible for planning the subsequent township, giving land for churches (including the place) and other public buildings.

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9. Existing condition of that part of the registered place within the subject land for this application

- The WMC is today termed the Port Fairy Uniting Church (PFUC), having direct and continuous succession from its origins some 179 years ago.
  In particular, the PFUC has a remarkable history of dedicated stewardship in respect of conservation of the place, as defined under the HA.
- From mainly earlier in a long professional career, the author has had detailed experience in structural design of both bridges and lower- rise buildings. From general inspection, both the WMC and CS appear to be structurally sound and the external fabric of both buildings is in generally well protected/maintained condition.
- On 15/8/2022, BSA Building Surveyors prepared a Building Compliance report on the CS (inspection date 1/5/2022), with the Uniting Church Presbytery of Western Victoria being the client. This report was mainly in to identify level of compliance in respect of fire/life and disabilities provisions having regard to current Building Code of Australia benchmarks and standards.
  As with many older buildings, there are many aspects to meet present-day safety/access requirements within "places of public assembly", inclusive of assessing the effects of the necessary capital works on cultural heritage significance.

10. Current use of that part of the registered place within the subject land for this application

- The WMC is used for weekly Sunday worship services with attendance per service averaging 21 persons per month over the 2024 calendar year and with attendance per service monthly averages in the range 16 -32.
  There are also other Church-mission activities during the week, including partnerships with community activities such as use of the WMC within the Port Fairy Folk Festival, Port Fairy Jazz Festival and the Easter Arts Festival.

- It is now over 20 years since any church activity use of the CS, for a range of reasons ie
  # Steadily declining/ageing congregation, reflecting a long trend in society.

  # The Meeting Room / Vestry is now adequate in size for most non-worship gatherings.

  # The CS is unsuitable for evening use due to access, no attached toilets, security and public risk/insurance exposure.

  # Hence, the CS is no longer viable to be used for "public assembly" purposes. The only current low key use is for studio permissive occupancy by a local artist.

11. Constraints and opportunities resulting from the significance of that part of the registered place within the subject land for this application.
    a) The current image of the land is that of a large site (3701 sq m) of mostly bare/unbroken vista, but "book-ended" by 2 widely spaced bluestone buildings (with entrance doors 56 m apart).
    However, in particularly the approx. period 1856 – late 1920's (at least 70 years) it is highly probable there would have been other features such as rudimentary unsewered (pan service) lavatories (serving the CS and the WMC, separate or combined), noting these and other less attractive features on the 1973 photo (**Appendix i**), prior to reticulated sewerage in the mid 1970's.

    Other features could have been sections of split palings timber fencing to enclose a "school playground" and an agistment/tethering yard for horses used for transport to school, Sabbath School or church.

There may also have been larger trees affecting view lines, either being remnant native species or planted.
The observation is that urban and site visual images evolve over time. This warrants a cautionary approach, albeit that this application relates to assessing any changes to the present -day setting.

b) There is a high probability the siting of buildings on the land has occurred for the following reasons ie
   i) The first (1847) interim church was sited on the highest land at the far western end (then with no abutting road access), thus leaving the then sole road frontage for the site (beside James Street) vacant for the future "permanent" church building. Even from early beginnings for the township, flood events in the lower Moyne River floodplain would have been witnessed.
   ii) The building of the "permanent" church in 1855 then enabled the interim Church building to be then used for a denominational school and Sabbath School.
   iii) The Common School was also sited on the highest land (after removal of the interim church building), also having sufficient open space around the CS for a school playground.
   iv) The Parsonage site on James Street immediately north of the WMS enabled convenient clergy access to the church buildings (also to receive visitors), but this site was also fully fenced for privacy/security, similar to other dwelling lots.

c) Part of the registered place (parsonage) was subdivided/sold in 1994, primarily because it was by then unsuitable for church minister residency under contemporary owner/employer standards. Substantial extensions have occurred since 1994.

d) Essentially, approximately 50% of the subject land (including the CS building) is not required for church mission planning or activities, nor is it financially sustainable to hold all of this asset, this also reflecting the owner's Victoria-wide asset-management policy approach.

e) The "constraint" resulting from the effect on the cultural heritage significance of the registered place is the "high bar" to be correctly set to ensure that any negative change is limited, but also securely offset by mitigation, safeguards and management measures.
Conversely, the opportunities resulting from the effect on the cultural heritage significance of the registered place is that there is a clear and secure path for the proposed CS lot to be adaptively re-purposed as part of a dwelling.
The other clear opportunity is for enhancement of the financial sustainability for continuing use/management of the WMC building by its congregation.

12. <u>The planning permit application for the subject land.</u> The full content of the planning permit application is included within **Appendices A to P inclusive.**

13. <u>The proposed 2-lot subdivision and building envelope/design guidelines for a dwelling extension within the CS lot</u>
This is fully described in **Appendices J, K, L .**

14. <u>Options considered</u>
This will receive comment later within this HIS.

15. <u>Effects on the cultural heritage significance of the registered place if the proposal were to be approved - (s101(2)(a)).</u>

a) <u>Existing WMC and CS buildings</u>
There are <u>no</u> buildings or works within this application relating to the existing WMC or CS buildings ie <u>no change .</u>

For the CS lot, the building envelope/design guidelines for a dwelling extension (subject to HA permit) are detailed in **Part 6** of **Appendix M**. This will receive further comments below.

b) Assessment of setting and views (Principle 3) – also refer **Appendices S1 to S6 inclusive**

- From **Appendix S3**, comments on views are as follows;

  Eastern view 1 (EV1) from the public realm (east side of Grant Street beside S.W. corner of the land) - full view of west and south elevations of the CS retained - no change.

  Eastern view 2 (EV2), from the public realm (east side of Grant Street, beside the N.W. corner of the land) - full view of west and north elevations of the CS retained – no change.

  Western view 1(1), (WV1(1)), from the public realm (west side of James Street, on footpath 1.2 m from the S.E corner of the land) - full (closer) view of east (frontage) and south elevations of the WMC retained - no change.

  Western view 2 (WV2), from the public realm (west side of James Street, on footpath 1. 2m in line with south boundary of Parsonage lot) - full (closer) view of east (frontage) and north (sideage) elevations of the WMC retained – no change.
  In addition, full (closer) view of east (frontage) and south (sideage) elevations of the former Parsonage, albeit that public realm views of such building have long been largely screened by trees/shrubs – no change.

  Western view 1(2), (WV1(2)), from the public realm (west side of James Street, on footpath 1.2 m from the S.E corner of the land – longer (83 m) view of the east elevation of the CS would result in 83% of the area of such elevation being viewed, compared to existing conditions (refer **Appendix S5**) - limited change.
  Note: The WV1(2) location enables a combined closer view of the WMS (WV1(1), as above, and the longer view of the CS, as in this paragraph.

  Western view 3 (WV3), from within the land just beside the southern boundary and in line with the west wall of the WMC - longer (55 m) view of east elevation of the CS would result in 83% of the area of such elevation being viewed, compared to existing conditions (refer **Appendix S5**) - limited change.

- **Appendix S4** is a north-facing cross-section (X-X) along a selected east-west axis (just below CS mid-point). Differential horizontal and vertical scales have been used to give a clearer depiction of topography and buildings.
  Heights of buildings (ie lowest ground level at walls to roof apex) and floor levels are;
  \# WMC 9.86 m, (3.78 AHD floor) CS 9.16 m, (4.36 AHD floor)
  \# Proposed CS lot dwelling extension 3.95 m (ie 43% of CS height), (3.8 AHD floor)

  Hence, the restrained scale and visual proportions of the above CS lot future dwelling extension is clearly deferential to the proportions and scale of the existing CS building.

- **Appendix S1 e), f)** are 2025 photos of the CS east elevation, also part of the CS interior.

- **Appendix S5** is the east elevation of the CS for pedestrian view line widths from locations WV1(2) (James Street footpath) and WV3 (beside southern boundary in line with west wall of the WMC) – also refer above.
  The proposed siting of such future dwelling extension has the following rationale;

* The extension setback from the southern boundary is 1.8 m, hence shifting a substantial part of its 3- dimensional envelope clear of the CS east elevation (CS southern boundary setback 4.8m).

* The extension envelope provides for a plan area 1.4 m x 2.8 m corridor link between the CS and the extension, connected to the CS at the existing external east door opening. This will avoid any future building works which penetrate the CS existing external bluestone masonry and gothic windows fabric.

* The extension max. floor envelope is on lower ground levels than the CS, hence increasing that part of the viewable east elevation (part wall, full roof) which is above the extension roof level.

* The total perimeter of the CS is 50.1 m, and after such extension there would be no change to elevation views for 43.1 m (86%) of such perimeter and with the remaining 14% only being partly affected, also being congruent with the "limited change" assessment for WV1(2) and WV3 above.

* The only visibility of the extension from Grant Street would be along a narrow view line at the south boundary of the land.

- **Appendix S6** (5 pages) are architectural renders prepared by Mathew Morse Architect Pty Ltd, commissioned by the applicant for this application. The steps in this assignment have been......
  # Site inspection and photographs.
  # Preparation of an accurate existing conditions 3D model , with all baseline data derived from the 2011 Survey Plan (refer **Appendix F**).
  # Preparation of a concept building design (not detailed) of a future CS dwelling extension, simply to convey form/mass.
  # Preparation of indicative 3D rendered visualisations of the possible future structure adjoining the CS building, for the purposes of supporting the subdivision heritage permit application.

- The Subdivision Design Response was an iterative process in broadly considering different options, then refining the most suitable option, with any effects on cultural heritage significance, a new easement along the existing north - south sewer, the validated LSIO4 extent/ Nominal Flood Protection Level and topography.

- It is noted that there is no current easterly view from the subject land into Parsonage lot, due to tree/outbuilding/fencing screening within such part of the registered place. - no change.

c) Assessment of new built form after subdivision, also requiring a future HA permit buildings and works application (Principle 4) – also refer **Appendices K1, K2**

- With respect to new work, the Burra Charter states that "*New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place*" and that "*New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.*"

  In addition, the Principles for considering changes to places in the Victorian Heritage Register advises that new buildings should be located to avoid adverse visual or physical impacts on the place.

- **Appendix K1** depicts the CS lot maximum ground level building envelope and **Appendix K2** sets out AHD floor and roof apex levels, thus giving the CS lot dwelling extension a maximum 3-dimensional building envelope (Requirement 1).
  Appendix K2 also sets out a 4 - part set of design guidelines (Requirements 1B, 2 -5 inclusive) which are also discussed in **Part 6** of **Appendix M**.

16. Provide for Upkeep (Principle 5)

Under s101(2)(b) of the HA the Executive Director must consider *"the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object."*

a) **Reasonable use** in a heritage context is one which respects the heritage values of the place and does not require unacceptable levels of change.

Refusal to approve a subdivision permit to enable a change in ownership/use for the CS may affect the reasonable use of the place to a greater extent, as the historic use of such building is now obsolete. A refusal outcome would prevent the adaptive re-use of this building.

b) **Economic use** in a heritage context relates to the ability of the place to generate income sufficient to ensure its ongoing economic functioning including maintenance, conservation, building insurance and obligatory rates and charges.

Although the WMC is not a commercial use, the allocation of sufficient income to enable the ongoing maintenance and conservation of the WMC (via continuing church mission use of the WMC lot) is directly dependent on reducing current expenditure and voluntary resources on the CS, with the historic use of this building being obsolete.

A copy of the 2024 Port Fairy Uniting Church Annual Statement is enclosed as **Appendix T1.**

For the 2024 Financial Year, the actual fixed recurrent costs directly associated with the registered place portion of the subject land (inclusive of the CS and the WMC) are ....

\# Expenditure apportionable to the CS

- Municipal Notice 2024/25. 1/3rd of waste management and fire levy $153.33
- Electricity service charge (excluding consumption) $522.47
- CS building insurance + 1/3rd of site improvements insurance $4,337.12

Sub-total **$5,012.92**

\# Expenditure apportionable to the WMC

- Municipal Notice 2024/25. 2/3rd of waste management and fire levy $306.66
- Electricity service charge (excluding consumption) $522.47
- Water/sewerage service charge (after concession) $737.12
- WMC buildings/contents insurance + 2/3rd of site improvements insurance $9,567.89
- Congregation's share of clergy-employee stipend $27,600.00

Sub -total **$38,734.14**

Total expenditure relating to economic use of the place **$43,747.04**

- It is considered that the stipend cost is an essential ingredient/pre-requisite for congregation attendance at the place and thus the ability of the place to generate income through particularly offerings.
- 2024 offerings income was $30,300 (which has a direct nexus with use of the place), but being only 69% of the costs of economic functioning of the place. The shortfall of income generated by use of the place to meet the minimum costs of economic functioning of the place is presently largely offset by non-place income received from rental of a former manse property but which has not been used for such purpose for at least 15 years. It is uncertain how long such rental property will be available, as it is now surplus to church mission activities.
- As seen, nearly 12% of fixed recurrent costs directly associated with the registered place portion of the subject land are apportionable to the CS.

Copies of the 2024/25 Municipal Notice (**Appendix T2**) and 2024/25 Insurances invoice (**Appendix T3**) are enclosed.

- Since 2019, the 2 largest capital improvements (invoices attached) have been:

Conservation/repair works for WMC/CS downpipes, replacement CS rainwater tank and new WMC/CS stormwater drains and detention/soak pits. Actual cost $17,003.66 GST inc. Funded by Church Council (local congregation) (13/9/23) – refer **Appendix T4.**

Following collapse, replacement of entire plaster ceiling within WMC. Actual cost $38,720 GST inc. – refer **Appendix T5.** Mainly funded by U C Synod special grant (26/6/19).

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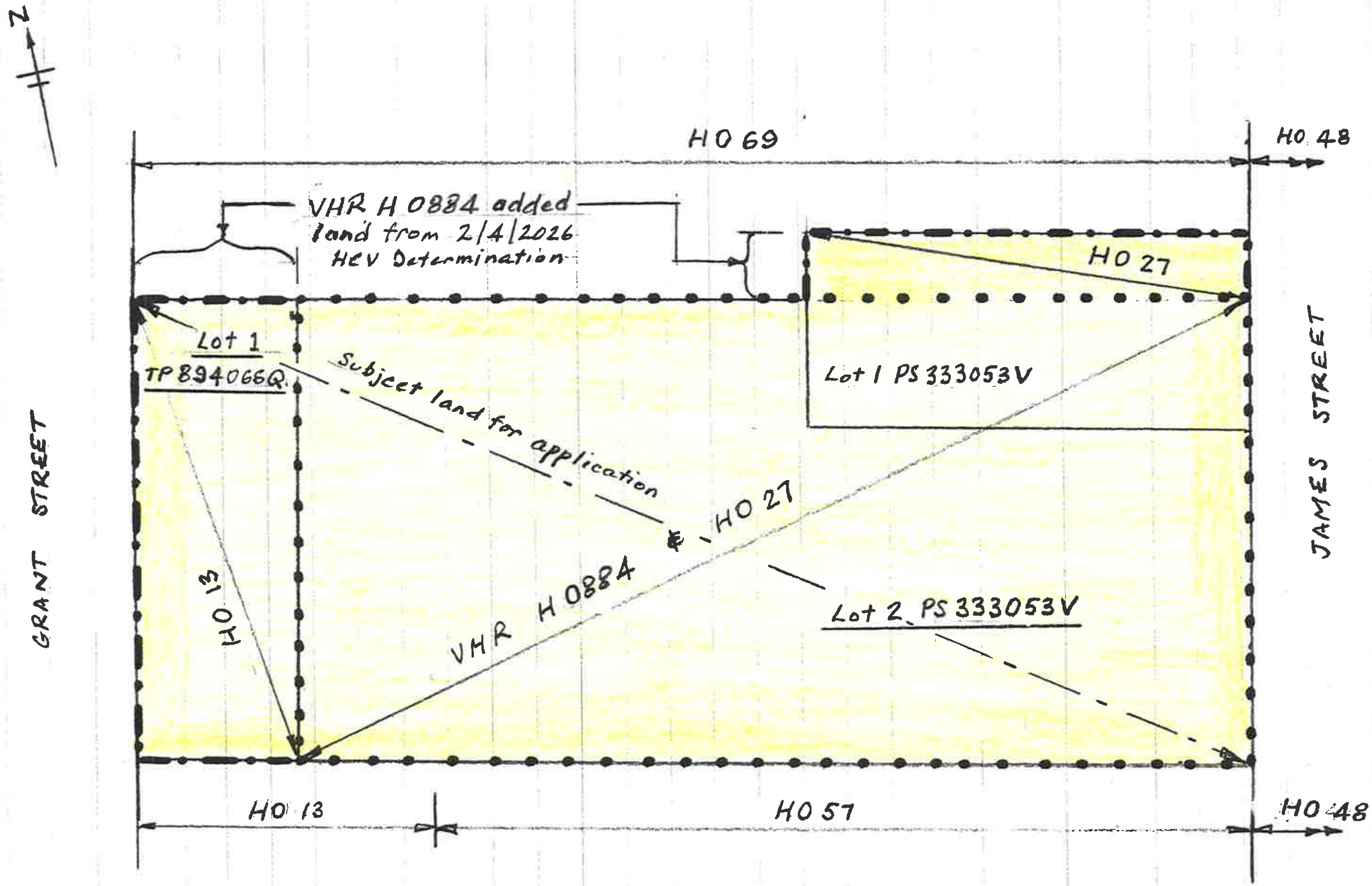


R. SUBJECT LAND, REGISTERED PLACE & HERITAGE OVERLAY EXTENTS

Scale 1: 500

10/4/2026

INTRA-SITE MEDIUM-DISTANCE VIEWS (NOT MAGNIFIED)

S1. c). Near southern boundary, in line with WMC west wall (WV3) approx. 50 m distance to CS, westward view.

S1. d). Near CS east wall in line with south wall of WMC approx. 50m distance to WMC, eastward view.

16/3/2026

S1. e). CS east elevation - taken from east-west approx. midpoint of the land

CS part interior (S.W. corner). Note: Plaster-lined ceiling now conceals original timber roof trusses.
S1. f).

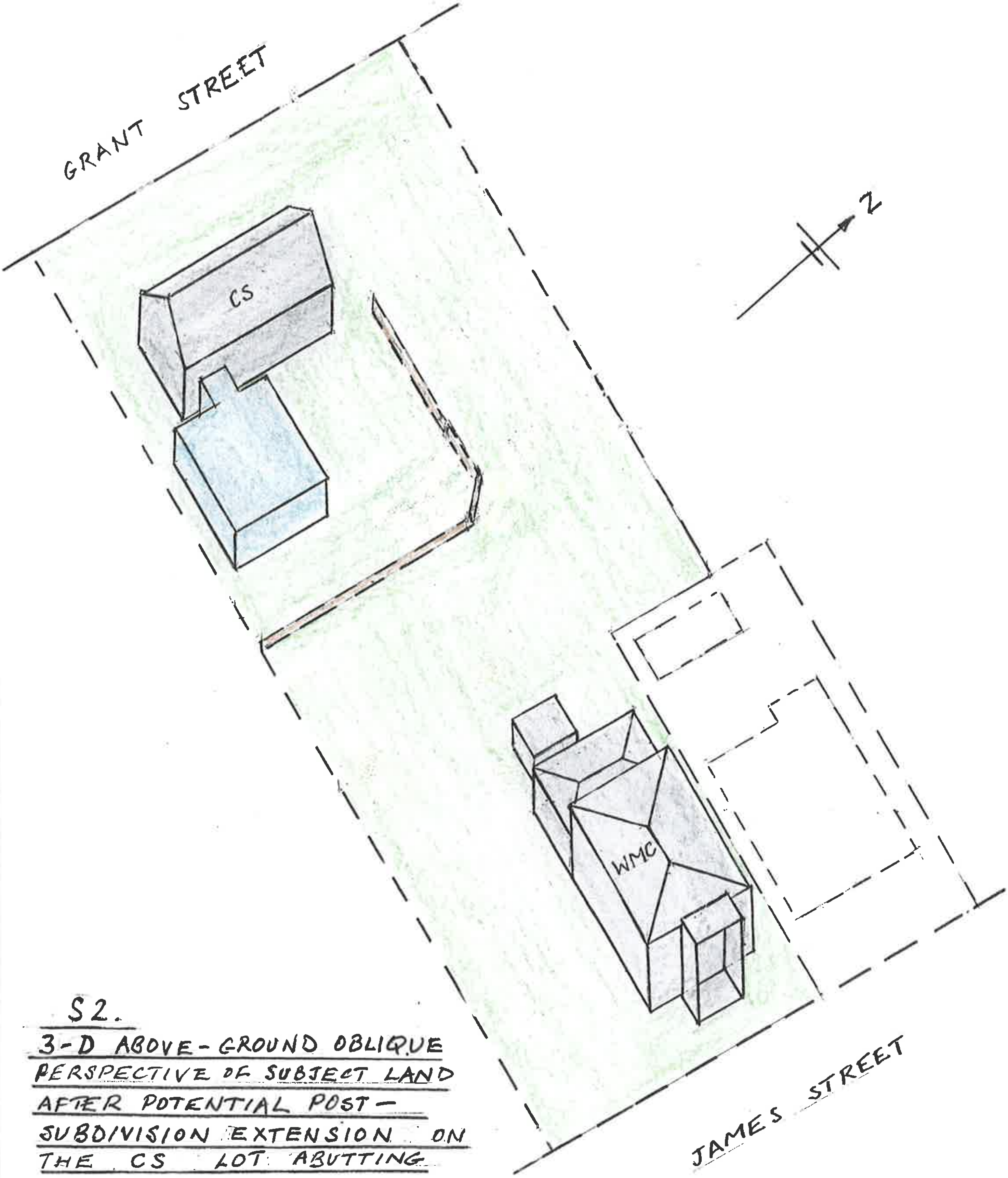
16/3/2016

PUBLIC REALM LONGER-DISTANCE VIEWS (NOT MAGNIFIED)

S1. a). From James Street, WV1 (2), approx 80m distance to CS (1.2m outside frontage property line, 4.7m from S.E corner).

S1. b). From Grant Street, approx. 77m distance to WMC (1.2m outside N.W corner, near EV2).

16/3/2025



S2.

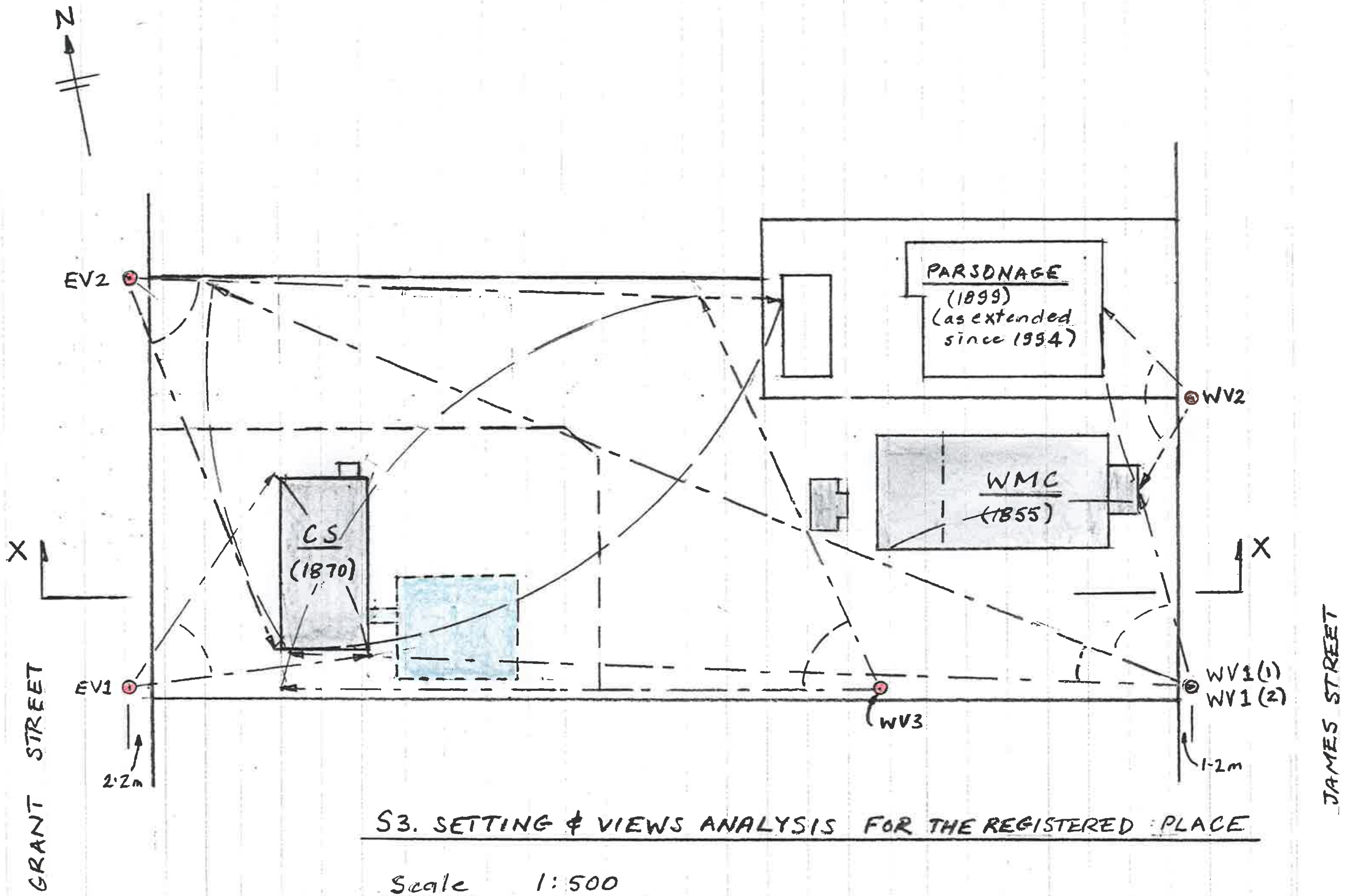
3-D ABOVE-GROUND OBLIQUE PERSPECTIVE OF SUBJECT LAND AFTER POTENTIAL POST-SUBDIVISION EXTENSION ON THE CS LOT ABUTTING GRANT STREET

Horizontal scale 1:500

Vertical plane - 30 degree angle of declination

Note: Refer Appendices J, K for distances, areas and building envelope / design guidelines

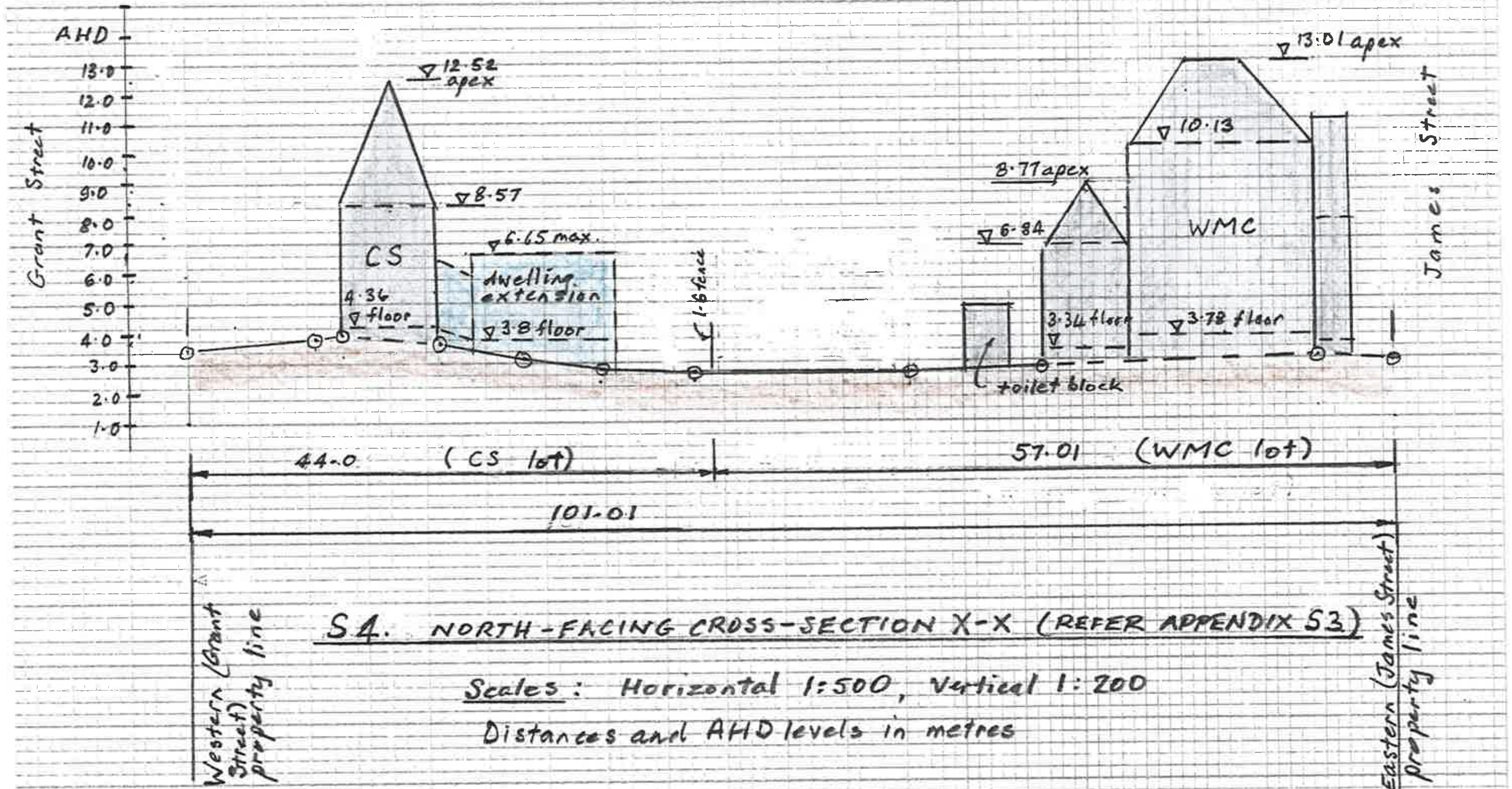
16/3/2026



S3. SETTING & VIEWS ANALYSIS FOR THE REGISTERED PLACE

Scale 1:500

16/3/2026

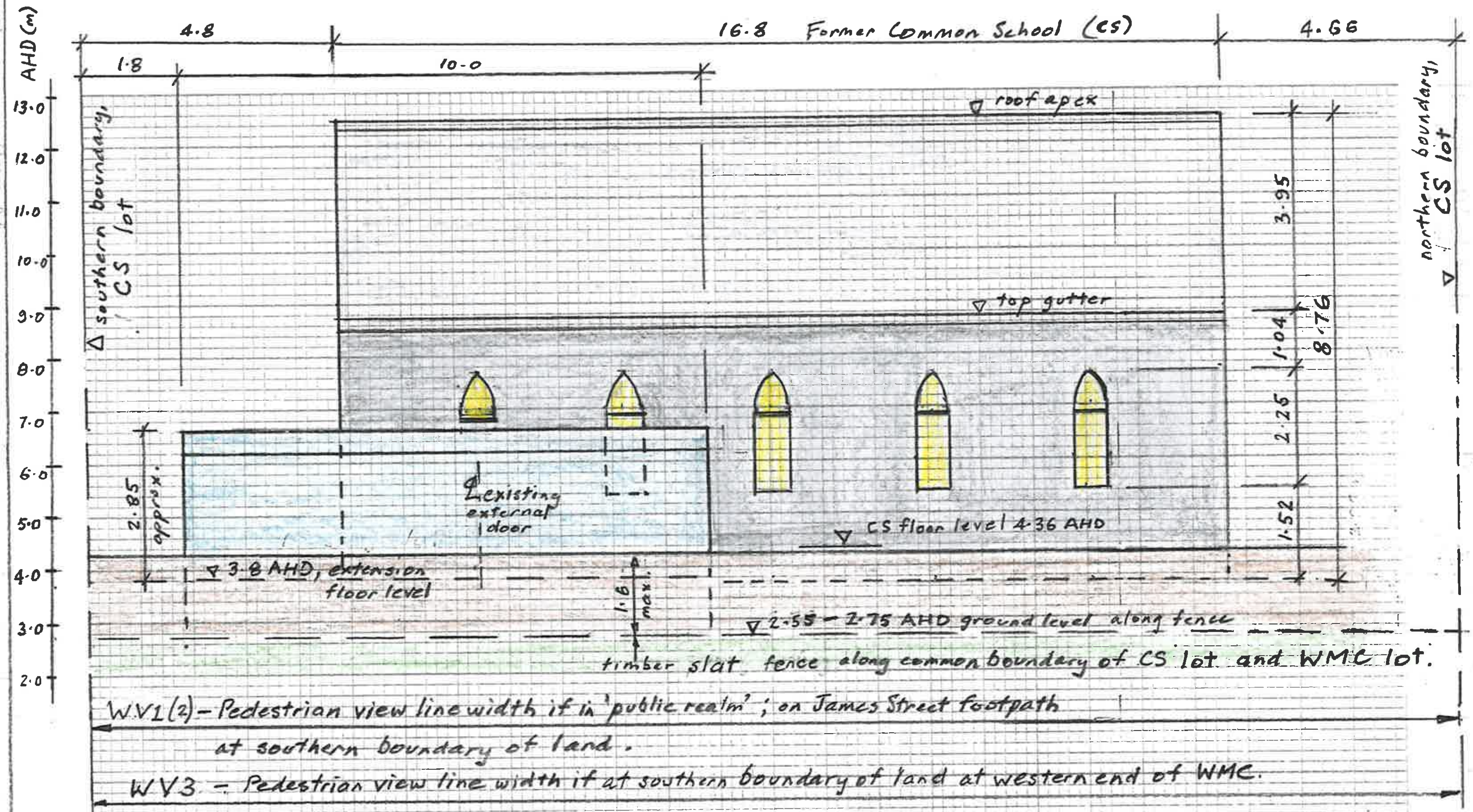


S4. NORTH-FACING CROSS-SECTION X-X (REFER APPENDIX S3)

Scales: Horizontal 1:500, Vertical 1:200

Distances and AHD levels in metres

16/3/2026



	Viewed CS elevation area (sq.m)	
• Before dwelling extension on CS lot: abutting Grant St.	147.2	(100%)
• WV1(2) above, after extension	122.7	(83%)
• WV3 above, after extension	122.7	(83%)

S.5. 3-D (MAGNIFIED) VIEW OF EAST SIDE OF CS LOT, AFTER DWELLING EXTENSION

Scale 1:100

16/3/2026

APPENDIX S6 a)

May 6, 2026

Mathew Morse Architect Pty Ltd
182b Lava Street
Warrnambool VIC 3280

M: 0438 624 475
www.morsearchitect.com.au

ABN: 42 589 148 378

To Whom It May Concern

RE: Subdivision Application
13 Grant Street, Port Fairy
Architect Statement

Please find attached the architectural renderings prepared in support of the proposed two-lot subdivision and future contemporary dwelling extension associated with the above-mentioned site.

The purpose of the renderings is to provide realistic visual representations responding to Heritage Victoria's request for "architectural renders and/or photo montages depicting likely and possible future structures as a result of the subdivision." The imagery has been prepared to illustrate the likely scale, form, siting and architectural relationship of a contemporary companion building relative to the existing heritage fabric.

The digitised methodology adopted for the preparation of the renders generally comprised the following:

- Review of the existing site information, survey data, planning documentation and heritage feedback;
- Development of a simplified three-dimensional digital model of the existing common school building and indicative future extension form;
- Establishment of viewing locations consistent with the anticipated public/human-eye perspective, generally from approximately 20–30 metres from the built form;
- Generation of realistic rendered views illustrating the relationship between the heritage building and the proposed contemporary extension, with emphasis on overall form and scale.

The imagery is intended to communicate broad architectural intent at subdivision stage only. Finer architectural detailing and material resolution would form part of a heritage permit application associated with any future development.

Please contact me should any further information or clarification be required.

Yours Sincerely

MMorse

MATHEW MORSE A.I.A.
Director / Architect

MATHEW MORSE ARCHITECT Pty Ltd

SE 6)

Western view, from south side of Wesleyan Methodist Church (WMC).

Eastern view, from Grant Street property line near north-west corner of the land.

S6 c)

S6 d)

Southern view, from northern boundary of the land, in line with a future contemporary extension to the Common School (CS).

South–west view, from the Parsonage rear boundary.

S6 e)

T1.

RECIEPTS		
Opening Balance		$4,068.92
Offerings – Plate		**$5,410.10**
	2023	$4,941.80
Offerings - Envelope		**$0.00**
	2023	$0.00
Offerings - Direct Giving		**$24,890.00**
	2023	$22,540.00
GST		**$1,919.00**
	2023	$1,142.00
Donations Including Arts Festival Jazz Festival Bible Society Weddings Funerals		**$1,245**
	2023	$400.00
UC Appeals Act for Peace Christmas Bowl Lenten		**$345.00**
	2023	$1,520.00
Rent from Manse		**$18,113.41**
	2023	$15,447.42
Hall Donations		**$5,200.00**
	2023	$5,050.00
MISC		**$28.00**
With Love to the World	2023	$25.00
Bank Interest		**$0.83**
	2023	$1.43
Internal within Cluster Ministry re Kielle St Manse		**$340.00**
Minor Assets Sold Electric Pump		**$300.00**
Sub Total		$57,791.34
TOTAL		**$61,860.26**
	2023	$100,614.92

PAYMENTS		
Stipend		**$27,600.00**
	2023	$27,600.00
Mission		**$1,800.00**
	2023	$1,800.00
GST		**$358.24**
	2023	$2,710.94
UC Appeals Act for Peace Christmas Bowl Lenten		**$665**
	2023	$1,265.00
Organist		**$0.00**
	2023	$0.00
Postage PO Box Rental		**$158.18**
	2023	$139.09
Printing & Stationery Photocopier		**$286.37**
	2023	$381.84
Sundries/MISC Cobbs Bakery IGA With Love to the World Flowers		**$764.40**
	2023	$733.56
Utilities Electricity Water Rates Land Tax Rates		**$5,997.43**
	2023	$9,401.96
Insurance		**$15,124.35**
	2023	$10,556.39
Maintenance Cleaning		**$1,657.61**
	2023	$23,664.06
Manse Painting		**$550.00**
	2023	$12,838.00
Bank Charges		**$5.00**
	2023	$0.00
CLOSING BALANCE		$6,893.68
Sub Total		$54,966.58
TOTAL		**$61,860.26**
	2023	$100,614.93

Total Funds as of 31st December 2024		2023
Bendigo Bank	**$6,893.68**	$4,068.92
U Ethical Enhanced Cash Portfolio	**$3,799.24**	$3,601.02
U Ethical Growth Portfolio	**$4,844.16**	$4,157.42
TOTAL	$15,537.08	$11,827.36

MOYNE SHIRE COUNCIL

T 2.

MOYNE SHIRE

ABN: 69 056 376 923

Valuation, Rate and Charge Notice

RATES AND CHARGES DECLARED BY COUNCIL ON THE 25th JUNE 2024
(CAPITAL IMPROVED VALUE USED FOR RATING PURPOSES)

MOYNE SHIRE COUNCIL: Princes Street, Port Fairy, 3284
MAIL TO: PO Box 51, Port Fairy, 3284
TELEPHONE: 1300 656 564
WEB: www.moyne.vic.gov.au
OFFICE HOURS: 8.45AM TO 4.45pm MONDAY TO FRIDAY

Uniting Church Australia Property Trust
PO Box 158
PORT FAIRY VIC 3284

Rate Account Number	Rating Period	Issue Date	Level of Value	Operative Date of
506553	1/7/2024 - 30/6/2025	27/08/2024	Date 01/01/2024	Valuation 01/07/2024

Site Value $1,520,000 Capital Improved Value $1,990,000 Net Annual Value $99,500

DESCRIPTION OF PROPERTY: 44 James Street
PORT FAIRY VIC 3284
BELFAST Lot 2 LP 333053V 3268.000000 M2
BELFAST Lot 1 TP 894066Q 389.500000 HA

AVPCC: 740: Place of Worship
Property Owners: Uniting Church Australia Property Trust

Rating Details:

State Govt. Landfill Levy	**$27.00**
Commercial Kerbside Collection Service	**$433.00**
Fire Service Levy Public Benefit Fixed	**$267.00**
Fire Service Levy Public Benefit Variable (.000057 x CIV)	**$113.43**

TOTAL DUE **$840.43**

INSTALMENT AMOUNT PAYABLE BY 30/09/2024 **$210.43**

Remaining Instalments
30/11/2024 $210.00
28/02/2025 $210.00
31/05/2025 $210.00

Transactions after 26 August 2024 have not been included in this notice.

See reverse side of this notice for important information and payment detail.

BPAY
Biller Code: 71944
Ref: 5065 539

BPAY™ this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No.: 5065539

Post Billpay
Biller Code: 2381
Ref: 5065 539

For credit:
MOYNE SHIRE COUNCIL

BPOINT
Biller Code: 71944
Ref: 5065 539

*2381 5065539

MOYNE SHIRE COUNCIL

Name
Uniting Church Australia Property Trust
Rate Account Number
506553
Instalment amount
$210.43
Due date
30/09/2024

PAYMENT AMOUNT

$

Drawer	Bank	Branch

Trancode	User code	Customer reference number
831	066844	5065539

<066844> <000000005065539> >

T 3.

Uniting Church in Australia
SYNOD OF VICTORIA AND TASMANIA

Level 2, Wesley Place
130 Lonsdale Street
MELBOURNE VIC 3000
Telephone: 03 9116 1400
Email: accounting@victas.uca.org.au
ABN: 39 703 442 583

INVOICED TO:

Port Fairy Uniting Church
Uniting Church
Port Fairy VIC 3284

Tax Invoice

Invoice No:	**SINV-00466**
Date:	08/07/2024
Customer:	SC0347
Page:	1 of 2

DESCRIPTION	QTY	UNIT PRICE	GST	AMOUNT
Port Fairy Uniting Church - Insured Period: 31 Oct 23 to 31 Oct 24 - Synod policies: ISR Property & Motor Vehicle (If applicable)---Insured Period: 30 Nov 23 to 30 Nov 24 - Synod policies: Professional Indemnity/Public Liability	1.00	0.00	0.00	0.00
Ins - ISR - Property - Buildings - Manse/Housing---Insured Period: 31 Oct 23 to 31 Oct 24---Port Fairy: 72 Cox St, Port Fairy---Sum Insured:$509000	1.00	931.47	0.00	931.47
Ins - ISR - Property - Contents, Fixtures & Fittings - Manse/Housing---Insured Period: 31 Oct 23 to 31 Oct 24---Port Fairy: 72 Cox St, Port Fairy---Sum Insured:$41467	1.00	75.88	0.00	75.88
Ins - ISR - Property - Buildings - Church---Insured Period: 31 Oct 23 to 31 Oct 24---Port Fairy: Main Church: 44 James St, Port Fairy---Sum Insured: $5016000	1.00	9,179.28	0.00	9,179.28
Ins - ISR - Property - Buildings - Community Services---Insured Period: 31 Oct 23 to 31 Oct 24---Port Fairy: Hall: 44 James St, Port Fairy---Sum Insured:$2320000	1.00	4,245.60	0.00	4,245.60
Ins - ISR - Property - Site Improvements---Insured Period: 31 Oct 23 to 31 Oct 24---Port Fairy: 44 James St, Port Fairy---Sum Insured:$150000	1.00	274.50	0.00	274.50
Ins - ISR - Property - Contents, Fixtures & Fittings - Church---Insured Period: 31 Oct 23 to 31 Oct 24---Port Fairy: 44 James St, Port Fairy---Sum Insured:$112356	1.00	205.61	0.00	205.61
Ins - Non-ISR - Prof Indmnty/Pub Liability--Insured Period: 30 Nov 23 to 30 Nov 24---Port Fairy Uniting Church--Sum Insrd-Prof Indmnty--$20M--Sum Insrd-Pub Liability--$200M--1 Policy Rate @ $ each or prorata for a sold prpty	1.00	212.00	0.00	212.00

TOTAL Excluding GST	**15,124.35**
TOTAL GST	**0.00**
INVOICE TOTAL	**$15,124.35**

TERMS: Net30

allen

Shed / Office: 1 Awabi Crt, Port Fairy, VIC 3284
Postal:10 Mariner Court, Port Fairy, VIC 3284
Email: gareth@allenplumbing.com.au

Mobile: 0418 104 917
Plumbing Licence: 32329
ABN: 77 088 412 864

T4.

Tax Invoice

Invoiced to:

Uniting Church Port Fairy
44 James St
Port Fairy VIC 3284

Invoice: 00008975

Date: 13/09/2023

Purchase Order:

Page: Page 1 of 1

Scope of Works	Amount	Code
Decommission existing water tank on roof of church and redirect pipework to existing rainhead Upsize existing downpipe from that rainhead to 90mm PVC & direct to new tank location. Install tank at church (supplied by owner, tank base prepared by others) into position. Connect water from new church tank to onsite pump to existing pipework for kitchen tap Connect tank overflow and downpipe on north side of church and toilet block downpipe to a new stormwater drain which terminates near rear tree at ground level.		GST
Connect 2 downpipes on south side of church to a new stormwater drain which goes under the road and terminates in garden bed at ground level. Repair 2 vent pipes on existing toilet block Repair roof leak and seal bluestone chimney on hall. Connect 2 existing downpipes on east side of hall to a new stormwater drain which terminates in garden bed at ground level. Install tank at hall (supplied by owner, tank base prepared by others) into position.		GST
Connect 2 downpipes on west side of hall and install to new tank. Connect tank overflow to a new stormwater drain which terminates in garden bed at ground level. Connect water from new hall tank to newly supplied pump to existing pipework for kitchen tap Install pipe from hall to a new small soak pit. Organise for PF Earthworks to remove rocks and clean and level site.		GST
Stormwater fittings & pipe	$2,256.19	GST
Water fittings & pipe	$304.68	GST
Roof repair materials	$67.80	GST
Bianco Inox 45 S2 Pump, polymaster pump cover	$575.45	GST
4mt sand & delivery	$225.50	GST
15M Trailer Boom Lift hire	$286.00	GST
PF Earthworks - Remove rocks and spread load of soil, Remove load rocks from Grant St side	$693.00	GST
Excavator & Driver	$5,527.50	GST
Excavator fuel	$170.54	GST
Plumber labour	$6,897.00	GST

Commonwealth Bank
Allen Plumbing Pty Ltd
BSB: 063-734 Acc: 10025632
Please use Invoice Number with payment
Credit Card facilities available at the Office - standard credit card charges apply

RATE	GST	SALE AMOUNT
10%	$1,545.79	$15,457.87

Ownership of goods does not pass to the purchaser until the account is paid in full

GST: $1,545.79
Total Inc GST: $17,003.66
Amount Applied: $0.00

Invoice: 00008975

Balance Due: $17,003.66

Terms: Net due 14 days - if account is not paid within our terms the cost of recovery fees maybe added to the outstanding balance.

CMA Plastering

T5.

PROGRESS PAYMENTS SCHEDULE

MOB: 0413786830 EMAIL : info@cmaplastering.com.au

26/06/19 ABN 75816557792 141150Q

TO : Terry Clift

RE: 44 James st Port Fairy

Total Price for works including Variations to date -----------$35,200 plus gst

exclusions -------- Electrical POA &TBC

1. DEPOSIT --$3300 inc gst
2. DEMO---$9606.66 inc gst
3. PLASTER BOARD HANG & STOP ----------------------$9606.66 inc gst
4. CORNICE INSTALLATION ------------------------------$9606.66 inc gst
5. PAINTING --$6600 inc gst

TOTAL ---$35,200 plus gst

Kind Regards

Cameron