

**NOTICE OF REFUSAL TO GRANT A  
PERMIT  
UNDER SECTION 102(1)(C) OF THE  
HERITAGE ACT 2017**

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Permit Application No.: P29647

Applicant/s:



**NAME OF PLACE/OBJECT:** FORMER NORTH PARK

**HERITAGE REGISTER NUMBER:** H1286

**LOCATION OF PLACE/OBJECT:** 69 WOODLAND STREET ESSENDON

**WHAT HAS BEEN REFUSED?**


*Creation of a four (4) lot subdivision, demolition of administration building, weatherboard house and sections of fence to Woodland Street, tree and vegetation removal, construction of a three level plus basement residential building, construction of twenty-five (25) two and three level townhouses, conservation works to the Main Building (former North Park residence) (B1), restoration and refurbishment of the Former Coach House (B2), relocation and restoration of the Garden Shed (B3) and construction of new crossovers, roads, pathways and associated landscaping.*

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**REASONS FOR REFUSAL:**

- If the application were approved it would result in unacceptable and irreversible detrimental impact on the cultural heritage significance of the registered place.
- The subdivision and development would adversely affect the cultural heritage significance and setting of the registered place by:
  - physically and legally dividing the site, leaving the mansion separated and isolated from its wider landscape setting
  - erasing the legibility of the place through intensive townhouse development, with associated fencing on separate lots, and separating the mansion from the coach house by subdivision and construction of accessways and fencing
  - adopting an architectural design that is at odds with the setting and architecture of the mansion, and is visually dominant in relation to the existing buildings and site, due to its scale, bulk and materiality
  - erasing the appreciation of the Gardenesque style of the garden and jeopardising the remaining trees and vegetation.
- Refusal of the permit application will prevent the works as proposed from being realised. Heritage Victoria accepts that providing for the contemporary needs of the St Columbans Mission Society on the site may be appropriate. However, it has not been sufficiently demonstrated that the requirements of the society could not be met without having such a significant and irreversible impact on the registered place.

- The negative impacts of the proposal are not outweighed by the benefits, including the economic benefits.

 <b>STEVEN AVERY</b> Executive Director, Heritage Victoria	<b>Date:</b> 16 September 2020	<b>HERITAGE VICTORIA HERITAGE VICTORIA HERITAGE VICTORIA</b>
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