
Heritage Impact Statement – Boardwalk and landscaping project.

Primary School Number 1479/
St Kilda Primary School, St Kilda
2B Brighton Road, St Kilda, VIC 3182
VHR H1712



Figure 1," Main school building"/1875 Building with 1878 additions, St Kilda Primary School,
Photograph 1971, (Source St Kilda Historical Society/Flicker online)

Michael Taylor Architecture & Heritage
Level 6, 443 Little Collins Street Melbourne Vic 3000

20 October 2025

1. Heritage Impact Statement for:

Primary School Number 1479/St Kilda Primary School
2B Brighton Road, St Kilda, VIC 3182

2. Heritage Listings:

Victorian Heritage Register (VHR)

VHR H1712, Primary School Number 1479

1. To the extent of the buildings being the main school building marked B-1 on diagram 602486 held by the Executive Director.
2. To the extent of the land marked L-1 on diagram 602486 held by the Executive Director being part of the land described as Reserve No. 37049 in Government Gazette 16/01/1874 page 96 and Government Gazette 13/03/1912 page 1145.¹

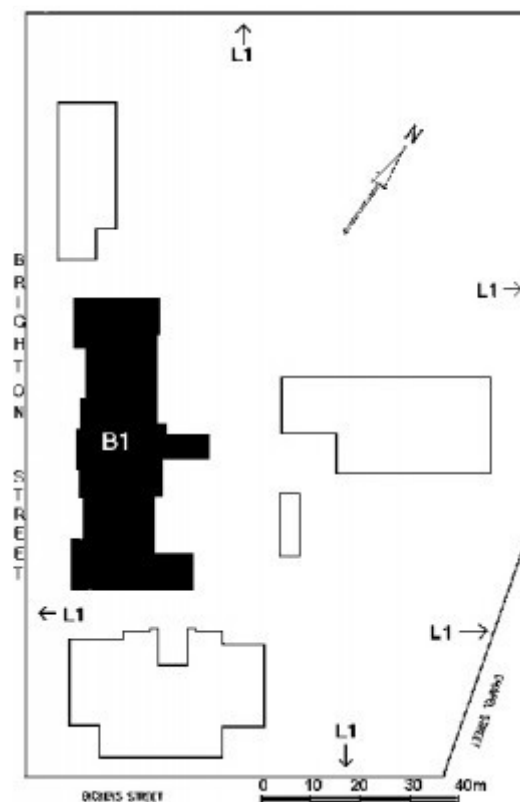


Figure 2, Plan extent of registration H1712.

City of Port Phillip – Heritage Overlay HO64

The site is subject to City of Port Phillip's site specific Heritage Overlay HO64, and Precinct Heritage Overlay HO7 St Kilda, Elwood, Balaclava, Ripponlea.

¹ Victoria Government Gazette No. G25 25 June 1998 p.1634

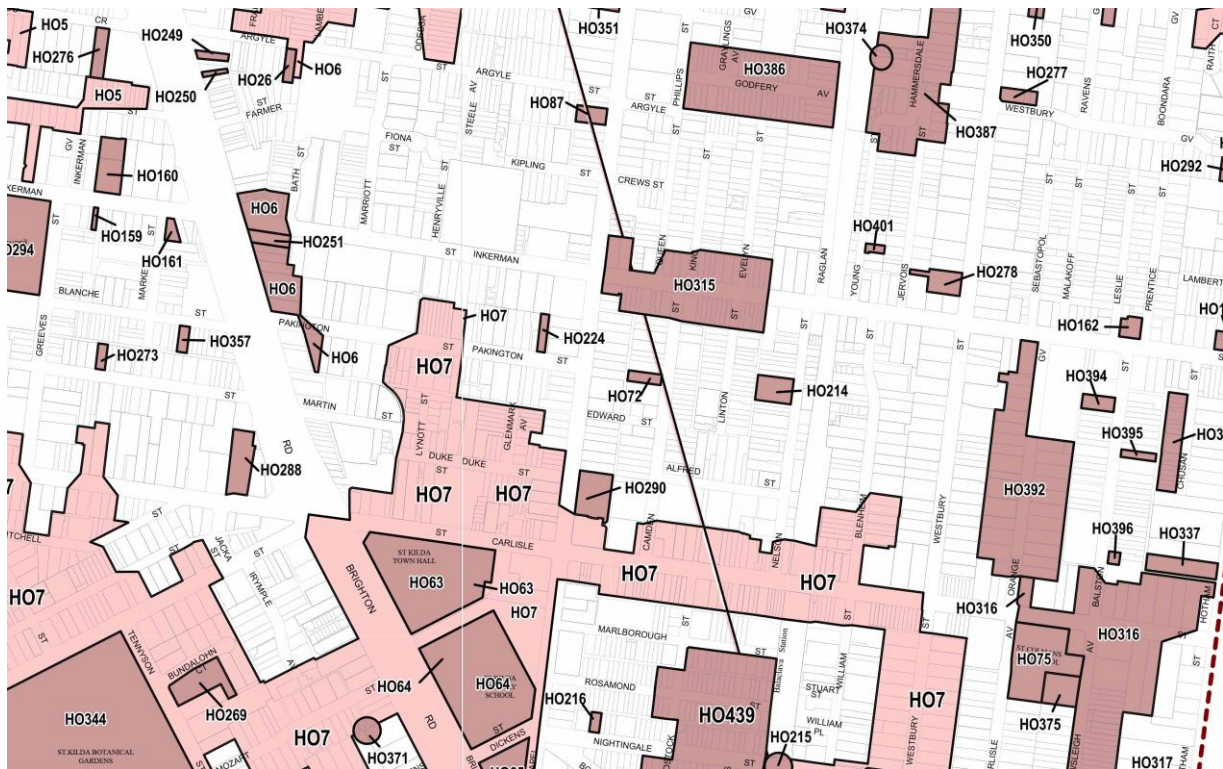


Figure 3, HO64, Extract from City of Port Phillip Planning Map 06HO & 07HO.

3. Prepared for:

This report has been prepared for St Kilda Primary School

4. Prepared by:

Michael Taylor Architecture & Heritage.
Level 6, 443 Little Collins Street Melbourne.

5. Date: 20 October 2025

6. The Statement forms part of an application for:

- Demolition of a small brick annex currently used as the kiln room.
- Construction of a timber boardwalk and terrace structure.
- Landscaping at the rear of the main school building.

As described by the drawing set prepared by Greenbits and submitted as part of this permit application.

7. Why is the place of heritage significance?

The VHR Statement of Significance for the place records:

How is it significant?

St Kilda Primary School is of social, historical and architectural importance to the State of Victoria.

Why is it significant?

St Kilda Primary School is of social and historical importance as a representative example of a school dating from the first phase of building by the Education Department after the introduction of free, compulsory and secular education under the Education Act of 1872. It is important for its use as a temporary hospital during the 1919 influenza epidemic when the Public Hospitals became overcrowded. It opened as a hospital from 12 February 1919 until August 1919, during a 6-month period the Brighton Road State School Emergency Hospital treated over 600 patients, of whom 49 died. The shelter sheds were used as a temporary morgue. Classes for some of the children were held elsewhere during this time.

St Kilda Primary School is of architectural importance as it exhibits the principal characteristics of an Early Education Department Urban Gothic School which has been extended to accommodate changing educational needs. It retains its paired arched windows and the ornamental parapet over the front entrance. It is believed to have influenced the plan of Geelong West and Daylesford Schools. The school illustrates elaborate details in its window treatment with a saw tooth string course over a double course of brick in a contrasting colour above the windows. Its interior is significant for retaining decorative detail such as the coved timber ceilings and original roof trusses in some classrooms. The school is associated with Henry Bastow, Education Department and Public Works Department architect between the years 1873 and 1894.

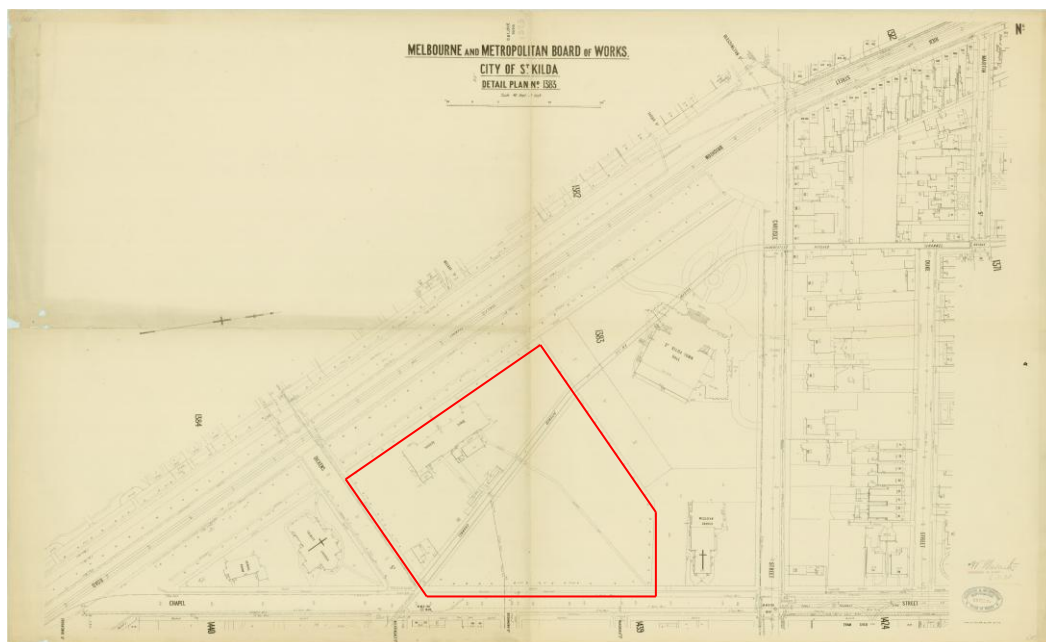


Figure 4, extract from MMBW Detail Plan No. 1383 (September 1987) showing the whole school site and original 1875 building.

8. Current use of the place:

Victorian Government Primary School-St Kilda Primary School.

9. Existing Condition of the place:

The site is located on the south-east side of Brighton Road. The site is asymmetrical, bounded by Brighton Road, Dickens Street and Chapel Street. The school was constructed between 1874-75. The building is shown on the MMBW Detail Plan No. 1383, that plan also shows a

small outhouse/closet marked “C” and the rear and in the kiln room’s location. Also at the rear, in the proposed boardwalk’s location, is an unknown (classroom-sized) building with a downpipe one step up to a higher level than ground indicating it was a habitable building with a roof and flooring rather an outdoor shelter shed, or bike shed which use the asphalt paving.

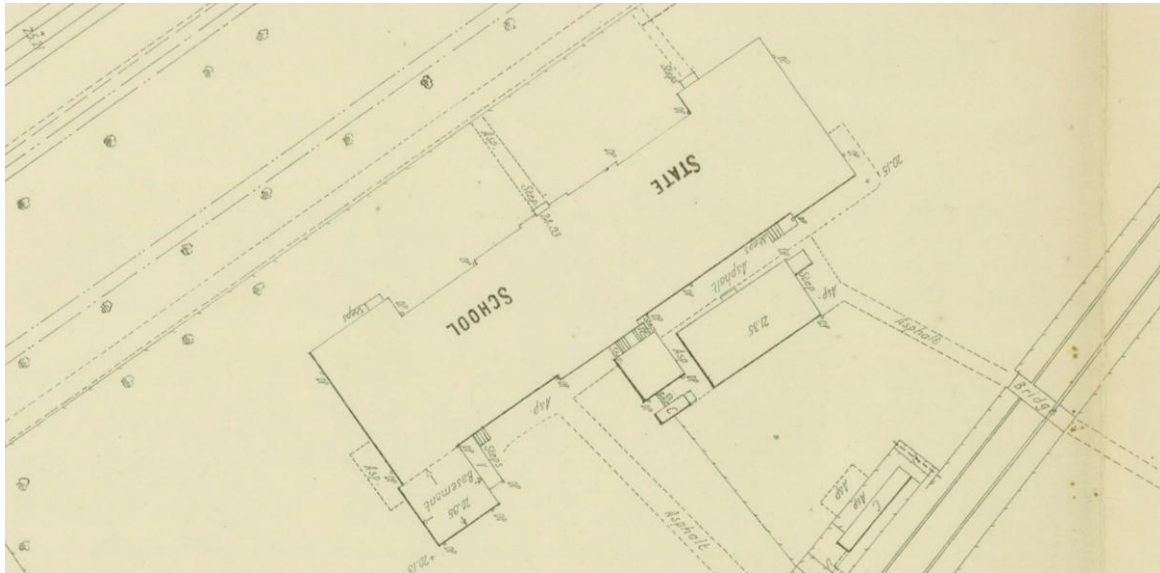


Figure 5, Detail from MMBW Detail Plan No. 1383 (September 1987) showing the original 1875 building, water closet marked “C” and unknown building with relative level of “21.35” and a downpipe in the corner.

The VHR statement of significance for the 1875 building records:

The building is Gothic style and constructed of polychrome brick with foundations of bluestone. The slope of the land made possible a basement store at the rear which is still intact. The two-storey central bay incorporating the moved tower was added in 1887-88 in a sympathetic manner. The entrance of the school is emphasised by an ornamental parapet and by segmented polychrome brick arches over the door. The slate roof is still in place. The large classrooms of the original plan have been partitioned. The coved timber ceilings are intact but have been painted. The main front classroom retains its original trusses.

The Brighton Road St Kilda Primary School No. 1479 was constructed in 1874-75. The single-storey building consisted of ten rooms on either side of a central passage. The four central rooms were 20 x 20 feet, flanked by two rooms of 30 x 20 feet on each side. The end schoolroom had dimensions 50 x 20. A second storey was added to the four central rooms in 1887-88, and the tower on the west facade was moved to a central position. In 1901 the galleries were removed and in 1902-03 some windows were altered. In 1922-23 the main school was remodelled; further additions were made and a caretaker’s cottage repaired.



Figure 6, Main Building, St Kilda Primary School, south/principal facade showing ramp and landing to front door. Photograph 2018



Figure 7, St Kilda Primary School, rear facade and grounds showing proposed landscape development area, Photograph 2025



Figure 8, St Kilda Primary School, Kiln Room, Photograph 2025

Kiln Room

The Kiln Room is a small single level annexe located rear of the original building. This one-room structure has more recently been adapted of use as a kiln room for the school's pottery and art program. The building is constructed from red brick laid in stretcher bond with a flat roof of unknown construction. The building has a single solid core door and on timber framed double hung sash window with frosted glazing. Each opening has a very large concrete lintel over. Construction style and the plain and pragmatic design suggests post war/mid-20th century origin. The original use is not known but it appears to have been intended for a single utilitarian purpose such as a toilet, store or to house services plant.



Figure 9, St Kilda Primary School, rear facade and grounds showing proposed terrace, boardwalk and landscaping (Greenbits drawing set 2025).

10. Scope of proposed works

- Demolition of Kiln Room,
- Construction of new boardwalk, terraces and landscaping to the rear of the main building.

11. What physical and visual affects will result from the proposed works?

Physical affects

1875 Building -Heritage Fabric

Under the proposed development there will be no works to the “Main Building”/existing 1875 school building which is the focus of cultural heritage significance at this place. The development is limited to the site adjacent to this building so as not to have any reductive effect on the original school building. The new structure adjacent to the rear wall is intended to be built over and retain existing steps and landings and be a self-supporting framed structure with an open and ventilated subfloor area. The new structure won't touch the existing building and back wall.

Kiln Room demolition

The Kiln Room is a later, mid-20th century addition to the 1875 main building. Demolition of this building will have no adverse impacts on the 1875 building's stated cultural significance. It's expected that particular ameliorative works would be required to the adjoining wall if the annex is demolished, these would need to be assessed post-demolition but would be expected to include infill of brick work, removal of embedded fixings, paint removal and repointing.

Visual affects

The proposed boardwalk, terraces and landscaping/trees will be visible within this rear section of the school and will integrate with exiting trees and new landscaping and planting established as part of the recent new building development completed in 2022 (H Act Permit P 31721)

Principal frontage & streetscape

The streetscape view of the principle frontage and facade from Brighton Road won't be altered visually with the introduction of rear terrace and landscaping. The existing school building has a considerable architectural presence from Brighton Road. The architecture of the 1875 school building is visually robust and wouldn't be impacted by the proposed development.

Scale

The proposed terrace's scale is deferential to the building's traditional composition with a base, middle and roof/top. The terrace's height and position references and is respectful to the building's base and ground floor level in this area.

Materials

The proposed materials are a contemporary palette of materials with strong references to the school's existing brick and stone materials, earthy tones and colours.

Use

The terrace and boardwalk are intended to provide multiple uses including:

- Ramped entry to the rear entrance (the rear entrance is used by the majority of students and visitors is day to day use. There is a strong “ant track” campus entry from the rear/north. The current main entry, which includes a ramp, is used for more formal visits and the ramp is further distance from the rear approaches).
- Direct and accessible pathway between central rear door and library.
- Assembly place with terraced seating for public addresses, school pick up and drop off and as an Outdoor Learning Space.
- The trees and planting are required environmentally to improve and cool the micro climate of this rear assembly and play area.

Universal Access

The structure will improve universal accessible in this heavily used entry point to the Main school building.

12. What will be the affect on the significance of the place?

The existing school building is noted for its social, historical and architectural significance to the State of Victoria.

It is of historical and social significance due to its representation of a school dating from the first stage of building by the Education Department when free and compulsory education was introduced by the Education Act in 1872.

It is also significant because of its use as a temporary hospital during the 1919 influenza epidemic.

It is of architectural significance as an example of an Early Education Department Urban Gothic School.

The proposed boardwalk, terrace and landscaping located at the rear of the main building will not adversely affect the architectural significance of the existing school building. The proposed addition is discreet and located at the rear and won't be visible in the school's principal views and vistas from Brighton Road.

The proposed ensemble of terraces, boardwalk and landscaping are a suitable contemporary architectural response, providing a clear differentiation of period styles.

The new board walk will assist the school to continue its historically significant use of the education building. The proposed installation will facilitate improved access for people of all abilities to the rear entry door . Current ramp access is only available from the front door on Brighton Road, and the pathway from the north site entry to the Brighton Road frontage and ramp is convoluted and unnecessarily long.

- **Reasons why the proposed works should be supported under s101(2) and s101(3)**

- i. **Reasonable Use s101(2)b**

The proposed development will support the site's use and continues the place's original purpose, outlined in the Statement of Significance, as a place of local primary education.

ii. Economic use s101(3)b

Refusal of the proposed works would adversely impact the schools' operational requirements to provide improved access to people of all abilities, places of community assembly, outdoor learning and recreation.

13. Conclusions

Use

- The proposed terrace, boardwalk and landscaping will provide improved accessibility and multiuse place for a variety of uses which positively contribute to the school's pedagogy and community operations.

Significance

- The historical, social and architectural significance of the existing historic school building will not be unduly affected by the proposal, which will be located away from the principal frontage and will have no physical impact on the main building.