



15 April 2024

Ann Gove  
Heritage Officer (Permits)  
Heritage Victoria  
ann.gove@delwp.vic.gov.au

Dear Heritage Victoria

**RE: PERMIT APPLICATION P37210 – GERMAN COTTAGE (HO714)  
5-9 SMITH STREET AND 222 TORQUAY ROAD, GROVEDALE**

NovoPlanning acts for Kobi Security and responds to the Request for Further Information (RFI) dated 25 March 2024. If this response does not satisfy the requirements of the RFI, an extension of time is sought under s98 (2) of the *Heritage Act 2017*.

1. Planning Permit and Endorsed Plans – Attachment 1.
2. Full set of Architectural Drawings and material details – Attachment 2.
3. Visual image and views from Torquay Road – Attachment 3.
4. Traffic Impacts  
The proposed expansion of the existing medical central will not have a negative impact on the German Cottage and heritage place. The additional parking will be located to the rear of the site and adjoining lot (which is not in HO714). No works are proposed in close proximity to the German Cottage so there are no potential impacts on the structural or heritage integrity of fabric of the registered place. The proposed expansion will marginally increase traffic to the site, however the existing accessways have sufficient capacity to cater for the additional parking at the rear.
5. The existing German Cottage has been restored and remains in excellent condition. No repairs or conservation works are proposed as part of this application and are considered not necessary considering the condition the building.
6. The Heritage Impact Statement has been amended to address the contextual impact of the new development on the heritage dwelling, views to it, and its setting within the overall site and s.101(2)(b) regarding the reasonable and economic use of the heritage place.

If you have further queries, please contact myself on 0417 036 702 or [kirsten@novoplanning.com.au](mailto:kirsten@novoplanning.com.au).

Yours sincerely

A handwritten signature in blue ink that reads "Kirsten Kilpatrick" followed by a horizontal line.

**KIRSTEN KILPATRICK**  
**Director – Town Planning & Strategic Advice**

## **HERITAGE IMPACT STATEMENT**

### **Heritage Impact Statement for:**

German Cottage

### **Victorian Heritage Register Number:**

HO0714

### **Heritage Impact Statement forms part of a permit application for:**

An 828.4m<sup>2</sup> two storey extension is located to the rear of the existing building (to be constructed over the existing car park). The proposed works are not physically connected to the German Cottage which is located at the front of site. The building line will continue in the same form and height.

The proposed works will have no impact on the place of significance being the weatherboard heritage cottage. All the works are located to the rear of the site and connected to the recent contemporary addition. The new addition will be of the same building line as the addition.

### **Pre-application meeting number**

HER561

*It is acknowledged that the site containing the existing heritage cottage has undergone a level of alteration, having been converted into medical suites, however, the proposed works will require a permit application to be submitted under Section 93(1) of the Heritage Act 2017 (the Act) for approval by the Executive Director, Heritage Victoria.*

### **Address and location description**

The subject site is located on Torquay Road, Grovedale in a residential area. The proposed works are located to the rear. No works are proposed near or abutting the German Cottage.

### **Prepared by**

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### **Prepared for**

Kobi Security

### **Date**

Updated 15.04.2024

## SIGNIFICANCE OF THE PLACE

*The Cottage at 224 Torquay Road, Grovedale is an early example of a German settler's Cottage located in one of the earliest and most important of early German settlements in Victoria in the mid nineteenth century, Germantown (now Grovedale). The property is one of the last surviving of the early settlement and is distinctive and original both in its form and methods of construction.*

## Site Context

The German Cottage has frontage to Torquay Road. The modern addition is located to the rear of the German Cottage. Part of the addition is single storey and increases to two storey at the rear. Torquay Road is a VicRoads-managed road with high vehicle traffic. A footpath is located along the front boundary of the site. A landscaped setback is located between the front boundary and the German Cottage.

The site is used as a medical centre referred to as The Cottage Medical Centre.



Figure 1 - Subject site

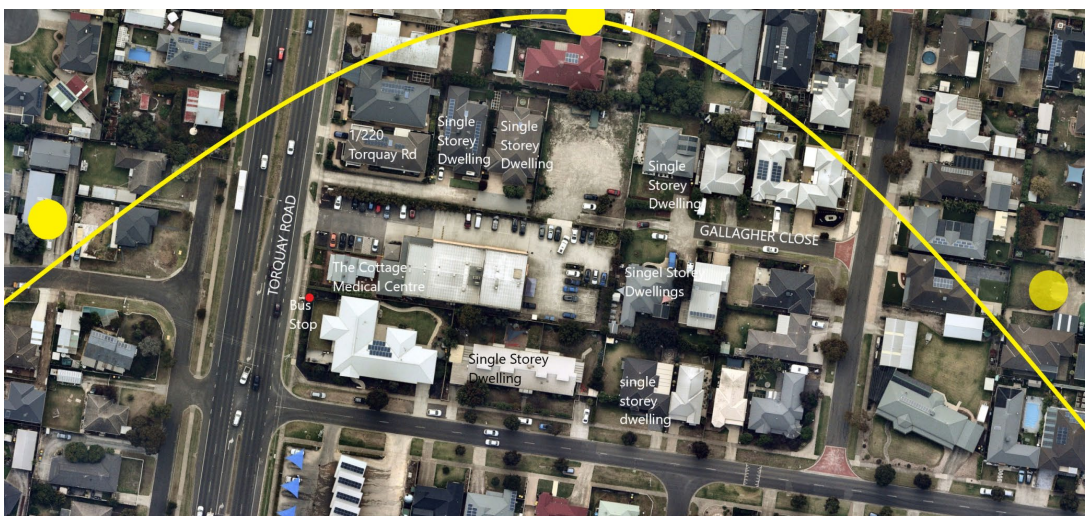


Figure 2 – Broader Site Context



Figure 3– View of Torquay Road (looking south) (source Google Maps)

### Existing Conditions

The site currently operates as a medical centre. The rear addition is a modern extension with associated parking. The modern addition is single storey adjacent to the German Cottage and is two storey at the rear. The accessway and carpark is located to the northern side of the site and is sealed. Limited parking is located to the north of the German Cottage.



Figure 4 - Existing building at the rear



Figure 5 – View from Torquay Road of the German Cottage (Source Google Maps)

### Constraints and opportunities

The site is currently used as a medical centre and seeks to expand its operations. The proposed extension will not have an impact on the heritage integrity of the German Cottage. The proposed works are located to the rear and in the same building line and materials as the existing building.

No additional signage is proposed or works in the front part of the site.

### PROPOSAL

An 828.4m<sup>2</sup> two storey extension is located to the rear of the existing building (to be constructed over the existing car park). The proposed works are not physically connected to the German Cottage which is located at the front of site. The building line will continue in the same form and height.

The proposed works will have no impact on the place of significance being the weatherboard heritage cottage. All the works are located to the rear of the site and connected to the recent contemporary addition. The new addition will be of the same building line as the addition.

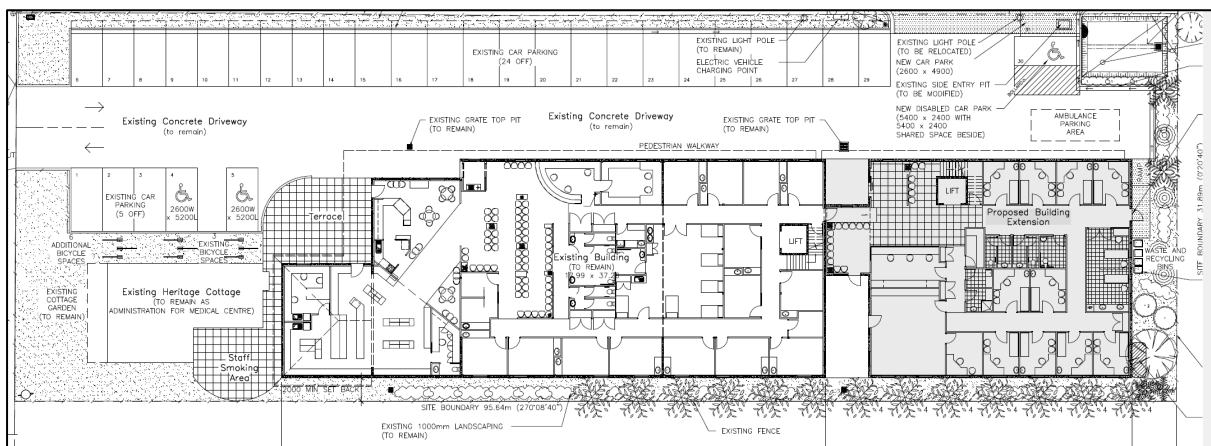


Figure 6 - Plans

