

HERITAGE IMPACT STATEMENT

Place: 61 St Vincent Place, VHR No. H1291
For: David Yu
Date: 30 July 2026 (Amended)

Introduction

This Heritage Impact Statement (HIS) revision assesses the rear alterations and additions proposed to the double storey terrace at 61 St Vincent Place, Albert Park as shown on the amended drawings prepared by All Extension Design, issued 7 July 2026. The proposed works shown on the drawings dated 13 March 2026 have been reduced in scope and this amended HIS reflects these amendments and their potential impacts to the heritage place.

The terrace is within the St Vincent Place Precinct, VHR No. 1291. The listing exempts internal works from the permit requirements under the Victorian Heritage Act 2017 under the specific exemptions applicable to the Precinct.

The property is also covered by the Heritage Overlay, HO258 which follows the State listing of the Precinct. No heritage permit is required under the Port Phillip Planning Scheme under Clause 43.01 as this is obviated by the permit required from Heritage Victoria addressing the external works.

St Vincent Place & Gardens is listed by the National Trust as an Historic Area, No B2231, Hermes Number 66660, however this listing imparts no control over the place.

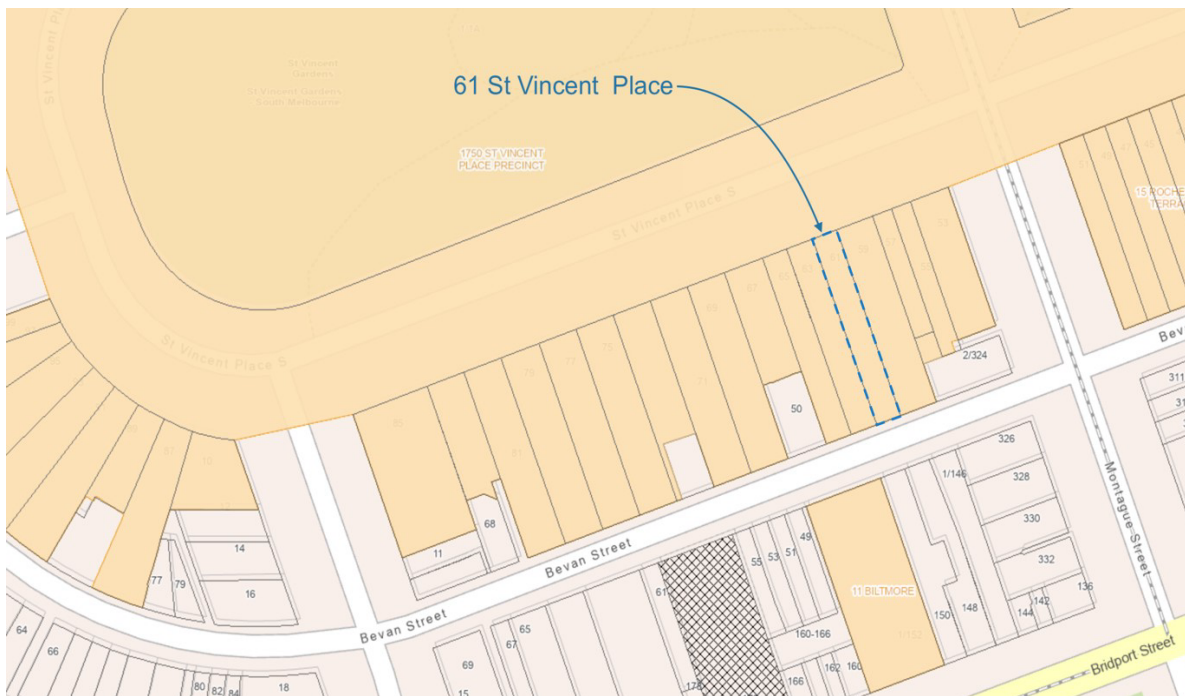


Figure 1 Heritage map (Vic plan)

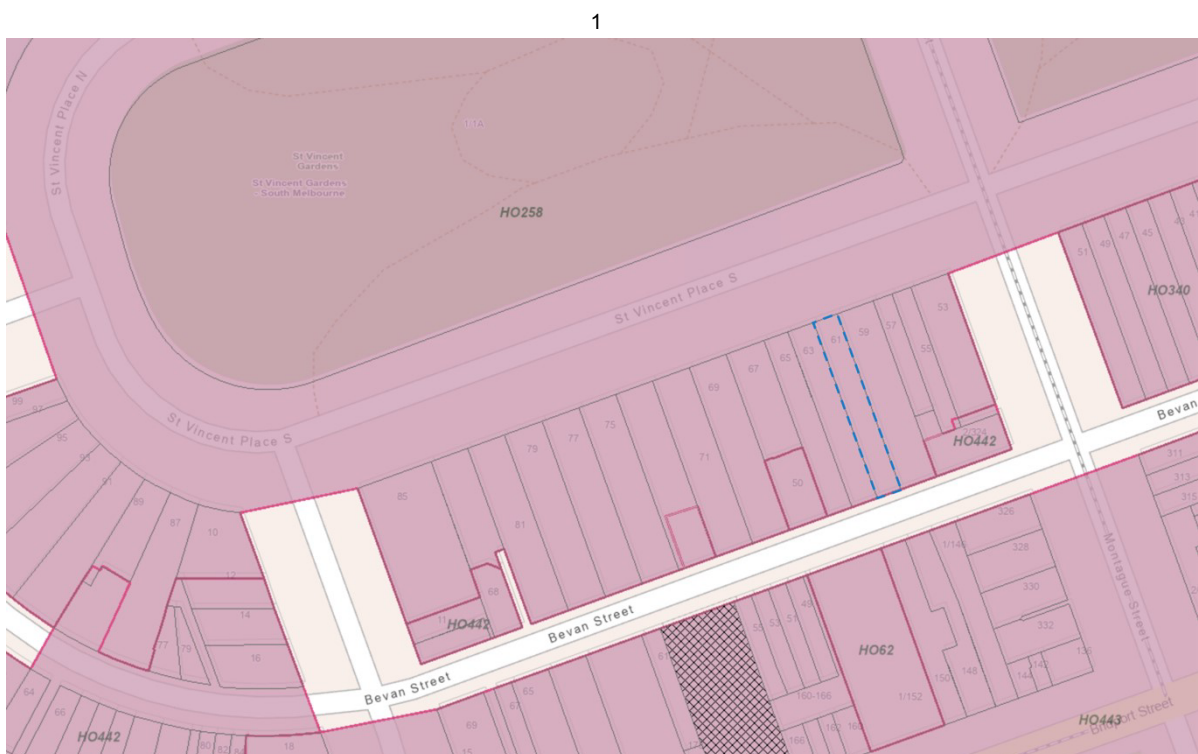


Figure 2 Heritage Overlay map (Vicplan)

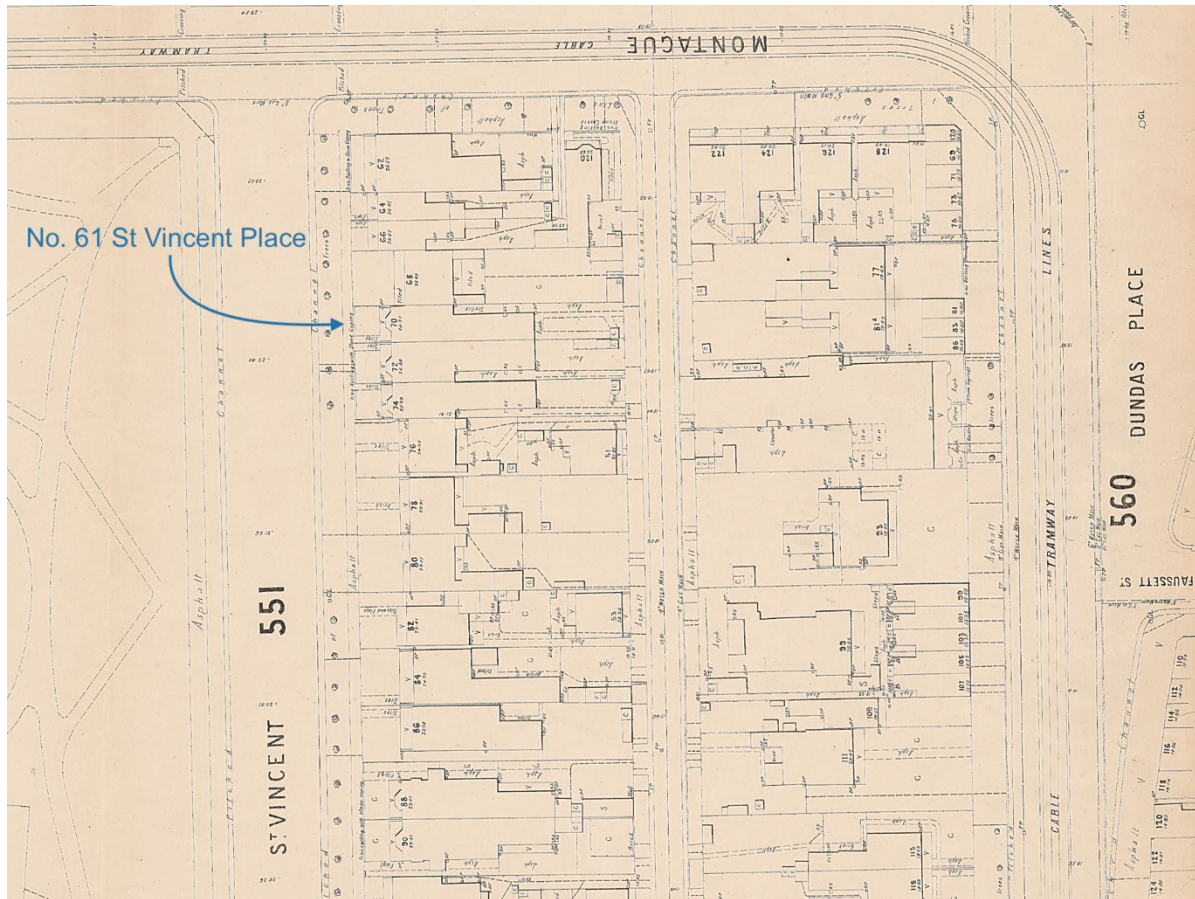


Figure 3 Extract from MMBW Detail plan No. 522, 1894 (State Library of Victoria)

Heritage Significance

There is no individual citation for the subject house at 61 St Vincent Place and the property is not individually mentioned in the Statement of Significance for the St Vincent Place Precinct, or in the National Trust listing.

The statement of significance for the precinct is as follows:

What is significant?

The St Vincent Place precinct was first designed in 1854 or 1855, probably by Andrew Clarke, the Surveyor-General of Victoria. The current layout is the work of Clement Hodgkinson, the noted surveyor, engineer and topographer, who adapted the design in 1857 to allow for its intersection by the St Kilda railway. The precinct, which in its original configuration extended from Park Street in the north to Bridport Street in the south, and from Howe Crescent in the east to Nelson Road and Cardigan Street in the west, was designed to emulate similar 'square' developments in London, although on a grander scale. The main streets were named after British naval heroes. The development of the special character of St Vincent Place has been characterised, since the first land sales in the 1860s, by a variety of housing stock which has included quality row and detached houses dominated by Rochester Terrace (Heritage

Register Number 813), and by the gardens which, although they have been continuously developed, remain faithful to the initial landscape concept.

How is it significant?

The St Vincent Place Precinct is of aesthetic, historical, architectural and social significance to the State of Victoria.

Why is it significant?

The St Vincent Place Precinct is aesthetically important for the outstanding quality of its urban landscape. The major elements that reflect this importance are the gardens with their gardenesque style layout and fine collections of mature specimen trees, and the harmonious relationship of the gardens with the residential buildings facing them around St Vincent Place.

The St Vincent Place Precinct is historically important as the premier 'square' development in Victoria based on similar models in London. It is significant as the largest development of its type in Victoria and for its unusual development as gardens rather than the more usual small park as at, for example Macarthur, Murchison, Lincoln and Argyle Squares in Carlton. The precinct is also historically significant for its associations with Surveyor General Andrew Clarke, and more particularly with Clement Hodgkinson, a prolific and influential surveyor engineer in early Melbourne.

The St Vincent Place Precinct is architecturally important for the consistent quality of its built form and its high degree of intactness from its earliest phase of development, characterised by a mixture of one and two storey terraces and detached houses.

The St Vincent Place Precinct is socially important as a reflection of the aspirations of middle class residents in South Melbourne. Because of the shared outlook on and use of the gardens, the precinct has developed a sense of community cohesion unusual in the Melbourne context.

The gardens are also socially important as a focus of community life for the surrounding district with the maintenance of their amenity a priority of municipal government since their inception. The existence of the tennis and bowls clubs in the gardens for over a century is a further manifestation of this social importance.

With regard to assessment of proposed alterations and additions at the subject site it is notable that the major elements that are aesthetically important “are the gardens with their gardenesque style layout and fine collections of mature specimen trees, and the harmonious relationship of the gardens with the residential buildings facing them around St Vincent Place.” The ‘architectural’ importance of the place is related to the consistent quality and intactness, and this can be taken to address the property frontage rather than the presence to the secondary streets which is not discussed in the statement of significance. Similarly, the historical and social importance of the place relates to the importance of the “premier ‘square’ development” with the rear of the terrace rows wholly isolated from that experience.

Proposed Alterations and Additions

As shown on plans prepared by All Extension Design, amended and issued on 29 July 2026, the proposed works do not alter the front of the double storey single fronted terrace house or the front two room depth. There are no proposed changes to the rear first floor level, aside from replacing an existing window with a new window to match existing and replacing the corrugated galvanised roof sheets with new to match existing. The proposed changes at ground floor level are the infill of the east boundary glazed awning with roof sheets and skylights and the replacement of the rear wall and the glazed bi-fold doors with a new face brick work wall and steel framed glazed doors and windows.



Figure 4 View of east wall of 61 St Vincents Pl above the roof of No. 59 next door looking to the rear of the Biltmore behind (Google Streetview)

At ground floor the light court along the rear wing has previously been infilled to abut the neighbour at No. 59 St Vincent Place where the single storey house is built to the shared boundary to the south of the rear wing of the subject building. The exception at No. 56 is a courtyard with glazed roof located beyond the second room. The extended skylight on the east side is to be replaced with a flat roof at the same level.



Figure 5 Aerial view of 61 St Vincents Pl and roof of No. 59 next door (Google)

At the south of the rear wing the existing brick wall has been previously painted and high level small windows have been added, as has also occurred next door at No. 63 presumably when all three terraces in the row had been retained under the one ownership. The south wall of the rear wings of the terrace is only visible from within the property rather than from Bevan Street at the rear.

At the rear of the property at 44 Bevan Street it is proposed to demolish the Bevan Street wall at first floor and reconstruct the wall to match the current modern double storey building with a full width garage entry.



Figure 6 The Bevan Street frontage with no view to the terrace fronting onto St Vincent Place (Google Streetview)

Discussion

Whilst it is often the case that the rear wings of Victorian may be considered to contribute to the significance of places of high heritage value in this instance it is reasonable to conclude that the heritage significance is related to the extraordinary frontage of the terraces and houses as these relate to the setting of the wider street layout and gardens. The Bevan Street frontage, with the exception of

particular individual heritage properties, is not a heritage streetscape. This is demonstrated by the exclusion of the road itself from the mapping of the Heritage Overlay and the registered land.

Given the absence of any comment or identification of the rear sections of properties fronting St Vincents Place, and the essentially typical nature of the rear wing of the subject properties, coupled with the existing changes to the property it is safe to accept that the rear wings make no meaningful contribution to the heritage significance for which the wider place is registered.

The proposed changes to the rear wing appearance and fabric are limited to the ground floor level, and to contemporary introductions to the original building form and fabric. The general character of the rear wing as experienced from within the property and the original form of the building will be retained. At the first floor level and roof of the rear wing the corrugated iron roof sheets are to be replaced with new to match existing as means to conserve the roof. The conservation measures are proposed to increase longevity of the heritage place and are good heritage practice.

From the public domain there will be no evident change to the property or wider heritage place.

It is my recommendation that the proposed works are appropriate and worthy of permit support.



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