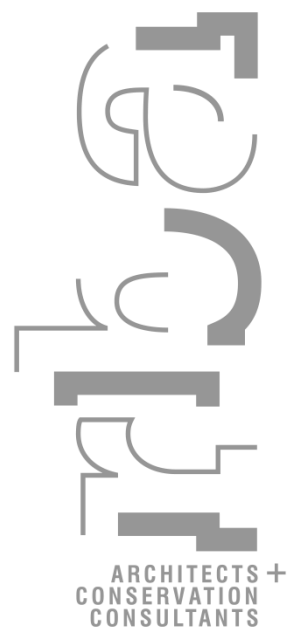


**25 ST VINCENT PLACE SOUTH
ALBERT PARK
OCTOBER 2024**



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Traditional Owners and their Elders past, present and emerging, as the original custodians of the land and waters we work across and recognise that sovereignty has never been ceded. We support the Uluru Statement from the Heart to achieve justice, recognition, and respect for all First Nation people.

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Contemporary and historical sources utilised in the preparation of this Heritage Impact Statement are acknowledged and referenced in footnotes and/or figure captions.

REPORT REGISTER

The following report register documents the development and issue of the Heritage Impact Statement for Franco & Jess Muser, as prepared by RBA Architects + Conservation Consultants in line with its quality management system.

PROJECT NO.	VERSION	ISSUED TO	DATE ISSUED
2024.16	1	Spacemaker on behalf of Franco & Jess Muser	08 October 2024

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1.1 PURPOSE

This Heritage Impact Statement (HIS) has been prepared by RBA Architects + Conservation Consultants on behalf of Franco & Jess Muser, the owners of 25 St Vincent Place South, Albert Park (the subject place). The Statement accompanies a permit application for the partial demolition and redevelopment of the rear section of the existing terrace house.

The subject place is listed on the Victorian Heritage Register as part of St Vincent Place Precinct (H1291). It is also listed at local level as a precinct based Heritage Overlay, St Vincent Place Precinct (HO258), under the Port Phillip Planning Scheme.

This report provides an independent assessment of the potential heritage impact of the proposed work on the identified heritage significance of the subject place.

1.2 LOCATION

The subject place is situated on St Vincent Place South and extends through to Bevan Street (between Montague Street to the west and Ferrars Street to the east). It overlooks the St Vincent Place gardens.

The subject place is located in the south-eastern part of the St Vincent Place Precinct. The precinct has a semioblong configuration with central gardens encircled by residential housing. The general area is characterized by one and two storey terrace housing dating to the Victorian period with a small proportion of later infill.



Figure 1 Aerial photograph of the subject site (dashed red)
(Source: Nearmap November 2023)

1.3 HERITAGE STATUS

The subject place has been recognised as embodying heritage significance by the authorities and organisations outlined in the table below.

1.3.1 STATUTORY

ORGANISATION	HERITAGE LIST	LISTING IDENTIFICATION
Heritage Victoria	Victorian Heritage Register (VHR)	St Vincent Place Precinct (H1291) Statement of Significance is reproduced below.
City of Port Phillip (LGA)	<i>Port Phillip Planning Scheme</i> – Schedule to Clause 43.01 Heritage Overlay	St Vincent Place Precinct (HO258)

1.3.2 NON-STATUTORY

The following listings are without statutory implications, although they are generally accepted as indicative of broad public and expert interest in the cultural heritage values of a place.

ORGANISATION	HERITAGE LIST	LISTING IDENTIFICATION
National Trust	National Trust Register	St Vincent Place & Gardens, Historic Area (B2231)
Australian Heritage Council	Register of the National Estate (archived)	St Vincent Place Conservation Area (Place ID 5460)

1.3.3 VICTORIAN HERITAGE REGISTER

The following diagram shows the VHR extent of registration for the St Vincent Place Precinct (H1291).

The extent of registration includes:

All of the St Vincent Place Precinct Albert Park comprising all the land, gardens, buildings and works within the heavy line marked on Diagram 600821 held by the Director of the Heritage Council and including the places known as St Vincent Gardens East, St Vincent Gardens West, Numbers 2-94 St Vincent Place North, Numbers 1-99 St Vincent Place South, 10 Merton Street, the Albert Park Bowling Club, the Albert Park Tennis Club, the roadway and footpath of St Vincent Place, and the roadway and footpath of Montague Street between the property lines of St Vincent Place North and St Vincent Place South.

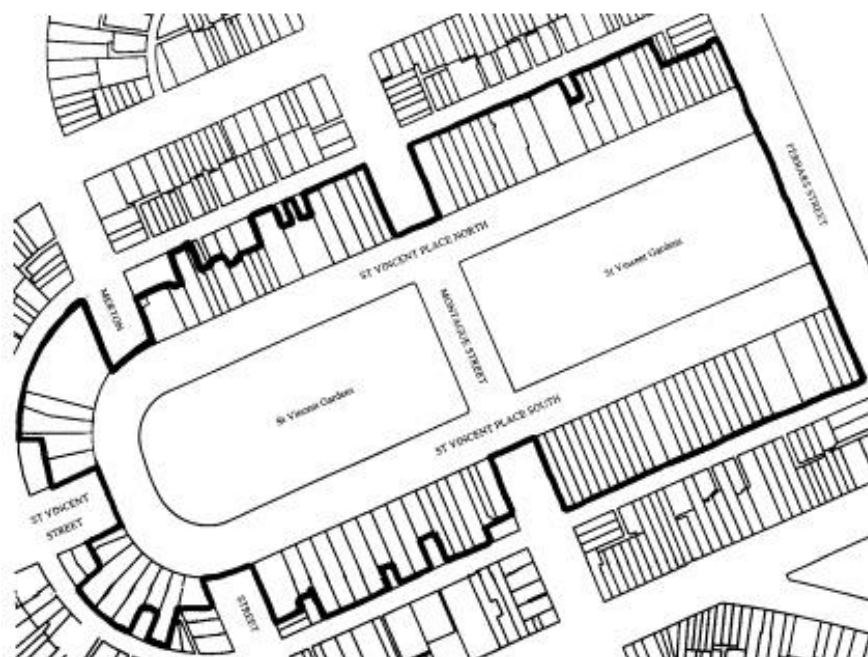


Figure 2 Extent of Registration Diagram 600821 with the black section indicating the extent of registration.
(Source: Victorian Heritage Database)

The Victorian Heritage Database [VHD] provides the following Statement of Significance for St Vincent Place Precinct.

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.

1.3.4 PORT PHILLIP PLANNING SCHEME

The place is included in the local heritage overlay to the *Port Phillip Planning Scheme* as part of HO258 *St Vincent Place Precinct*. The extent of the heritage overlay coincides with that of the VHR listing. Places within the precinct have been given gradings of Significant, Contributory, or Non-Contributory with the subject place being graded Significant.

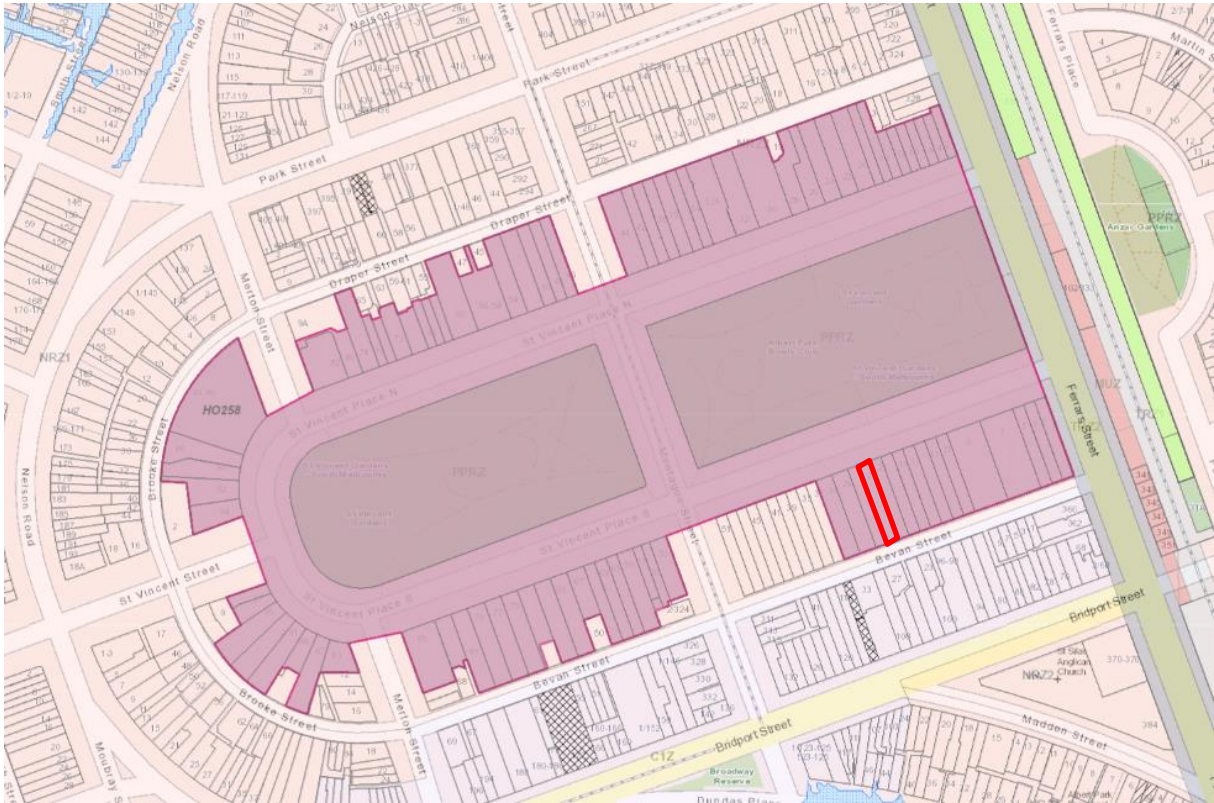


Figure 3 Heritage Overlay diagram with subject site indicated (dashed red)
(Source Vicplan)

1.4 METHODOLOGY

The terminology and principles utilised in this report are informed by sound heritage management practice, namely as expressed by *The Australia ICOMOS Charter for Places of Cultural Significance: The Burra Charter*, (rev. 2013). This report also generally adopts the approach set out in Heritage Victoria's *Guidelines for Preparing Heritage Impact Statements* (rev. June 2021).

RBA carried out a non-invasive inspection of the subject place in June 2024. Unless otherwise specified, the images included in this report derive from this inspection.

1.5 AUTHOR

This HIS report has been prepared by Chamathya Gunawardena (Heritage Consultant) and reviewed by Anthony Hemingway (Associate) of RBA Architects + Conservation Consultants.

2.1 SUMMARY HISTORY

ST VINCENT PLACE

The first land sales in the area began in December 1864, but housing development did not commence in St Vincent Place until 1866. As a result, the development of the central gardens was also delayed until 1868.¹

The earliest housing developments were located in St Vincent Place North; however, many were redeveloped in subsequent decades. The terraces at nos 56-58 and 'Rosebank' at no. 30 are the earliest extant housing remaining from this first 1866 phase of development.²

The precinct was largely developed by the 1880s and consisted predominantly of grand Victorian terraces, many architecturally designed.

SUBJECT SITE

The subject land derives from Crown Allotment 5 in Section 41B of the Parish of South Melbourne. The approximately ¼ acre (38 perches) holding was procured by Thomas Jenkyns (1808-1877)³ in October 1866 and relates to the group of three terraces at 23- 27 St Vincent Place South.⁴ Jenkyns was a builder/carpenter who worked at 65 Napier Street, Albert Park, between 1863-1876.⁵ The three terraces remained in a single ownership until 1922.

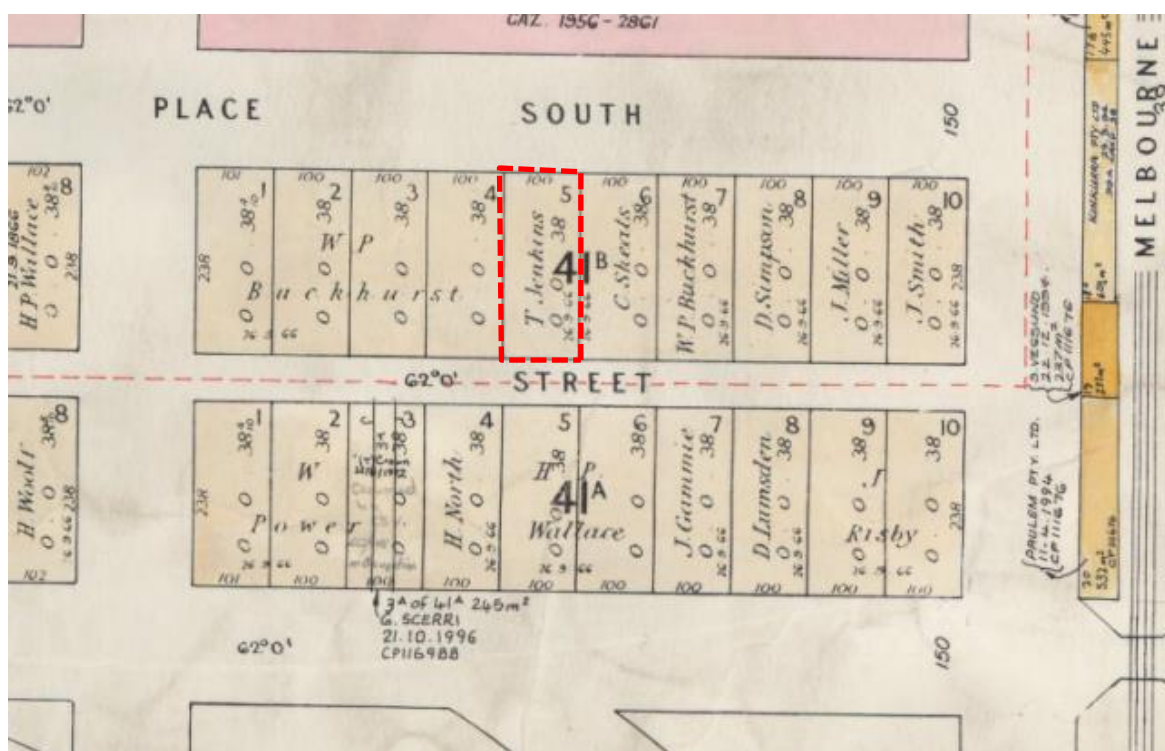


Figure 4 Crown allotments purchased by Thomas Jenkyn in 1866.
(Source: Parish Plan, City of South Melbourne, PROV M333 (36))

¹ St Vincent Gardens Conservation Analysis, 1997, p6

² John Watts, 'A History of St Vincent Place, South Melbourne,' Undergraduate Thesis, University of Melbourne, 1976, p12

³ Thomas Jenkyns, Australia New Zealand, Find a Grave Index, Ancestry.com.au

⁴ Certificate of Title, Vol. 212, Fol. 226

City of South Melbourne, Parish Plan, M333(36), PROV

⁵ Thomas Jenkyns, Electoral Rolls, Melbourne Victoria, 1863-1876, Ancestry.com.au

Rate books show that the subject place had been constructed by 1869 (along with nos 23 and 27), three years after purchasing the allotment. It was then referred to as 14 St Vincent Place South and was occupied by tobacco merchant Charles Arnell. The house was described as being brick construction consisting of 8 rooms with a valuation of £84.⁶ In 1874, the house was occupied by John Morrow.⁷

The earliest photograph of the subject place and adjoining terraces dates to 1871, when the other nearby buildings had been completed. At this stage, the residence had an expressed roof (i.e. no parapet) and a cornice with paired brackets. The double hung windows to the front façade had margin lights to the sashes. The verandah was less cast iron elements with the other parts likely to have been added in the late 19th century when the residence was extended.

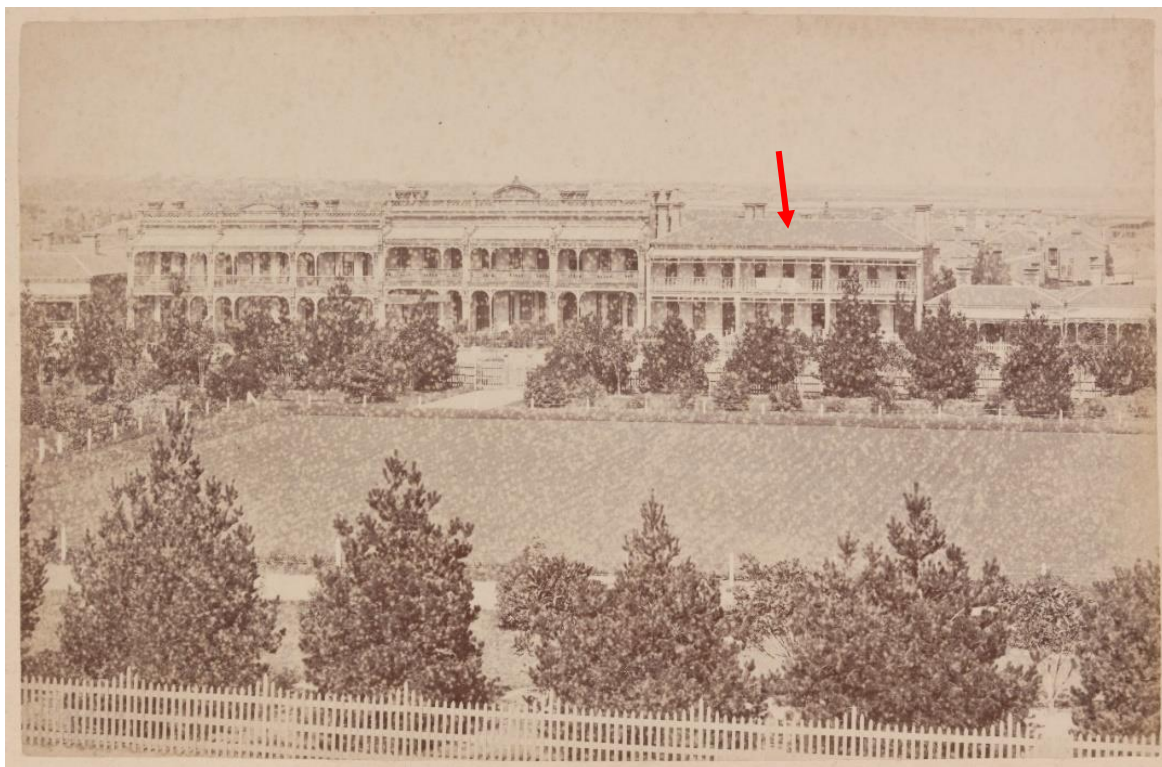


Figure 5 1871 photograph with subject place indicated
(Source: Charles Nettleton, Emerald Hill, St. Vincent Place, SLV, H11948)



Figure 6 Detail of 1871 photograph with paired brackets (red) and margin lights (blue) to sashes outlined
(Source: Charles Nettleton, Emerald Hill, St. Vincent Place, SLV, H11948)

⁶ 1869 Ratebooks, Emerald Hill, Ancestry.com.au

⁷ 1874 Ratebooks, Emerald Hill, Ancestry.com.au

After Thomas Jenkyn's death on 23 May 1877, the property, along with nos 23 and 27, were transferred to his daughter Mary-Ann Stead, who was the wife of Joseph Stead, a former councillor and mayor of Emerald Hill.⁸ In 1922 the land was transferred to Herbert Jenkyn Stead, Joseph Rushforth Stead, Florence Edith Stead and Marion Louisa Brown.⁹ It remained with the Jenkyns/Stead family for 82 years until 1948.¹⁰

The configuration of the elements on the site, as they existed near the end of the 19th century, is depicted on the MMBW plans from 1894-95. The rear wing extension had been undertaken by then, some 25 years after the original part was constructed. There was a brick closet and small timber-framed outbuilding to the rear southern boundary and a brick path extending diagonally across the rear yard. Initially, there had been a tiled front pathway rather than basalt paving as is currently the case.

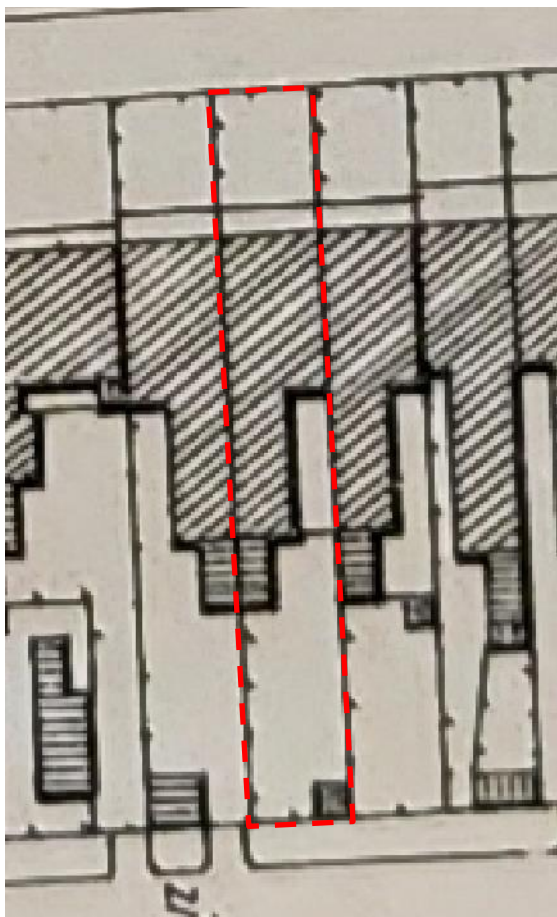


Figure 7 1894 plan showing brick section (diagonal hatching) and timber sections (vertical/horizontal hatching).
(Source: MMBW Plan no. 19, 1894, SLV)

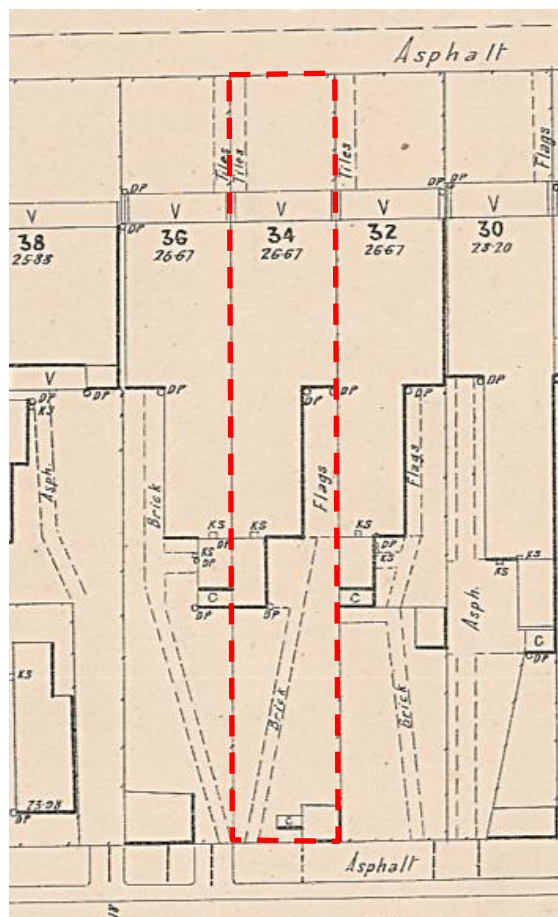


Figure 8 1895 plan identifying house, closet (C) and verandahs (V).
(Source: MMBW Plan no. 33, 1895, SLV)

A 1925 aerial of the subject site shows the extant building, including the front section, rear wing and two brick chimneys to the eastern boundary of the roof. The rear wing appears to have had a chimney that no longer survives. A decorative parapet with a nameplate and ornaments had been added by this stage. Remnants from the parapet (pier and an attached bottle) of 27 St Vincent Place South suggest that there was a bottled balustrade which has largely been removed. At this time, the planting consisted of primarily a front hedge.

⁸ 'Citation 1031 – Hambleton House and Terraces,' *City of Port Phillip Heritage Review*, Vol. 6, 2021

⁹ Certificate of Title, Vol. 646, Fol. 023

¹⁰ Certificate of Title, Vol. 7194, Fol. 489

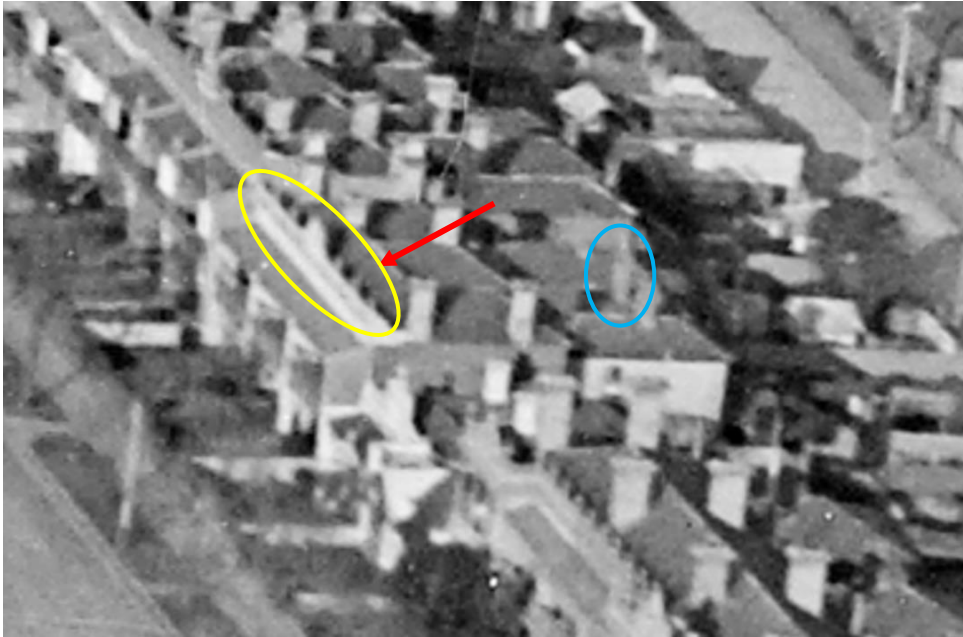


Figure 9 1925 aerial with the subject site indicated (red arrow). The parapet (yellow) and original chimney to the rear wing (blue) are indicated.

(Source: Charles Pratt, H91.160/1590, SLV)



Figure 10 Surviving section of a bottle balustrade at 27 St Vincent Place South

A 1945 aerial of the subject site shows the extant footprint of the house and a small structure behind the single-storey section along the western boundary (now demolished). No planting is evident in the front yard. In the vicinity, large outbuildings or the like had been constructed to the rear of several properties along Bevan Street.



Figure 11 1945 aerial
(Source: Melbourne and Metropolitan Area Project, Run 20, Frame 58429, Landata)

3.1 SITE

The subject site is a narrow rectangular allotment with flat terrain which accommodates the middle part of a group of three terraces. The building has an L-shaped footprint with full-width front wing and narrower rear wing. It has a 6.8m primary frontage and the façade is set back about 6.5m from the front boundary.

The site has a front and rear yard. The front garden is enclosed by a non-original metal palisade fence on a basalt plinth with a paved footpath extending along the western boundary. The front garden has small trees and is enclosed by a hedge.



Figure 12 Subject building viewed from St Vincent Place South

There is a non-original red brick fence, likely erected during the late 20th century with recycled fabric, which includes a pedestrian entry to the rear boundary (Bevan Street) and timber paling fences to the side boundaries.



Figure 13 Subject site (red arrow) from Bevan street, showing the extent of the red brick fence associated with the subject place

3.2 FRONT WING

The subject building is two storey terrace constructed during the middle to latter part of the Victorian Period.

The front wing has a hipped roof clad in slate tiles with a non-original quad gutter. There are two rendered brick chimneys along the eastern edge of the roof which are over painted and have moulded caps. The façade is rendered brick whereas the rear wing is face brick.

The house has a non-original (date not confirmed but likely late 19th century) rendered parapet with only the moulded cornice surviving. The façade has a two-storey verandah with a corrugated concave roof supported by masonry wing walls. The verandah features a cast iron balustrade and a panelled frieze in a timber frame. The balustrade's cast iron panels have floriated motifs. The metal rails on top of the balustrade are modern additions. Above the ground floor verandah is a timber fascia with a dentillated band above. The verandah's ground floor deck is non-original with black and white marble tiling. There are blind niches to the internal sides of the masonry wing walls.

The windows to the ground floor are timber framed double hung single pane (replace margin lights) sash windows with moulded architraves. The entrance door is timber panelled with two elongated bolection mouldings which are arched at the top (common feature in the precinct). There are new timber framed French doors to the first floor.

The back wall of the front wing has a light grey rendered finish, with white ashlar lines remaining prominent. There are two single timber framed double hung sash windows with basalt sills and margin lights to the back wall.



Figure 14 Close up of front façade



Figure 15 Back rendered wall of front wing

3.3 REAR WING AND GARDEN

The rear wing and garden can be accessed from a secondary entry along Bevan Street.

The rear wing is two storey brown brick construction with a hipped slate clad roof, without chimneys and is fitted with non-original quad gutters.

The rear wing was clearly built in two stages, but both during the late 19th century – 1869 (north end) and circa 1880s (south end) – with differing basalt plinth and brickwork. The earlier part has handmade bricks in garden wall bond (three rows of stretchers, two rows of headers) and a wider basalt plinth. The later part has bricks laid in a stretcher bond (possibly with metal ties).



Figure 16 East elevation of rear wing showing the different basalt plinths and brickwork to 1869 (right) and circa 1880s (left) sections

The windows to the east and south elevations of the rear wing are timber-framed single double hung sashes with margin lights to the upper level, basalt sills and voussoirs to the lintel. There is a single pane window with the similar detailing to the ground level. There are two timber framed doors with a highlight on the east elevation.



Figure 17 South elevation

Attached to the rear is a timber-framed single storey nominally late 20th century addition. In the rear corner is a modern metal shed. The rear yard has non-original/recycled red brick pavers and some established vegetation.



Figure 18 Single storey timber addition and rear garden

3.4 BEVAN STREET (REAR) STREETSCAPE

The rear wing of the subject place has limited visibility to the rear along Bevan Street. Currently, it is most visible to the west in front of 27 St Vincent Place.



Figure 19 Subject site (red arrow) from Bevan Street, opposite no. 27

The middle section of Bevan Street between Ferrars (to the east) and Montague streets (to the west) is the main part where there is only single storey construction to the rear boundary – garages and/or brick boundary walls. Elsewhere there is generally recent two storey garage and studio development, typically extending the full width of the block. Gable roof forms have typically been adopted for the latter in a varying material palette – rendered, overpainted brick, face brick, metal sheeting, or slatted timber screen. Most have an expressed window.



Figure 20 Nos 45 (left) to 33 (right)



Figure 21 Nos 31 (left) to 27 (right)



Figure 22 Nos 21 (left) to 19 (right)

4 HERITAGE FRAMEWORK

4.1 INTRODUCTION

While Heritage Victoria is the responsible authority, the subject site is also covered by a heritage overlay in the Port Phillip Planning Scheme. Before assessing the heritage impact of the proposal on the place, it is necessary to outline the relevant heritage provisions of the Heritage Act (2017) and also those of the Port Phillip Planning Scheme.

4.2 HERITAGE ACT (2017)

As 25 St Vincent Place South is included on the VHR, Heritage Victoria is the responsible authority. The following provisions from Section 101 of the Heritage Act (2017) are relevant in relation to determining applications:

- (2) In determining whether to approve an application for a permit, the Executive Director must consider the following—
 - (a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;
 - (b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;
 - (c) any submissions made under section 95 or 100;
 - (f) any matters relating to the protection and conservation of the registered place or registered object that the Executive Director considers relevant.
- (3) In determining whether to approve an application for a permit, the Executive Director may consider—
 - (a) the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is—
 - (i) included in the Heritage Register; or
 - (ii) subject to a heritage requirement or control in the relevant planning scheme; or
 - (b) any other relevant matter.

PRINCIPLES FOR CONSIDERING CHANGE TO PLACES IN THE VICTORIAN HERITAGE REGISTER

Heritage Victoria provides guidance for considering change to a place in the Victorian Heritage Register in accordance with Part 5 of the Heritage Act 2017. The document *Principles for considering change to places in the Victorian Heritage Register (December 2022)* provides a basis for sound conservation and management activities based on the Burra Charter.

The main principles are reproduced below:

Principles for managing change

There are several best practice principles consistent with the Burra Charter that should be addressed when considering change to a place in the Victorian Heritage Register. While every place is different and every application is assessed on its own merits, the following principles are considered by Heritage Victoria when determining heritage permit applications and should also be considered by applicants.

Principle 1. Understand why the place is significant

The heritage values and physical characteristics of a place must be clearly understood and articulated before contemplating change. The statement of significance is a useful starting point, but a more thorough analysis is often required.

Principle 2. A cautious approach

In accordance with the Burra Charter, Heritage Victoria supports a cautious approach to change at places in the Victorian Heritage Register: do as much as necessary to care for a place and to make it useable, but otherwise change it as little as possible so that its significance is retained. As stated in Article 15, change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The significance of a place should always be respected.

Principle 3. Protect significant settings and views

Places in the Victorian Heritage Register cannot be separated from the setting and often derive significance from it.

Principle 4. Respectful change and new built form

Once an appropriate level of change has been established, consideration should be given to any new built form proposed as part of that change. The development of new built form should consider:

- Setting
- Scale
- Massing
- Setback
- Architectural style and expression
- Materials and finishes
- Structural and engineering capacity of the place
- Impacts of the building code compliance, seismic strengthening and environmentally sustainable design requirements

Principle 5. Provide for upkeep

The use of a place in the Victorian Heritage Register is important for its ongoing maintenance and retention of its cultural heritage significance. The reasonable use and economic use provision of the Heritage Act helps to determine this but should not be used to justify change which is inappropriate. In determining whether to approve an application for a permit, Heritage Victoria must balance the impacts an approval may have on the cultural heritage significance of a place against the impacts a refusal may have on the reasonable use or economic use of a place.

PERMIT EXEMPTIONS**General**

Permit exemptions for the site are as follows:

General Conditions:

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.
3. If there is a conservation policy and plan endorsed by the Executive Director, all works shall be in accordance with it.
4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Specific

Specific exemptions from permits includes the following:

- All internal works to buildings

4.3 PORT PHILLIP PLANNING SCHEME

Heritage Permit applications that are lodged with Heritage Victoria for works within Port Phillip Planning Scheme are typically referred to Council for comment. As such the heritage provisions of the *Port Phillip Planning Scheme* are also relevant.

The subject site is also affected by a heritage overlay (HO258) in the *Port Phillip Planning Scheme*. The heritage provisions are principally outlined at Clause 43.01 (Heritage Overlay), Clause 15.03-1S (Heritage Conservation) and Clause 15.03-1L (Heritage Policy).

CLAUSE 43.01 HERITAGE OVERLAY

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy
- Any applicable heritage design guideline specified in the schedule to this overlay
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place

CLAUSE 15.03-1S HERITAGE CONSERVATION

The relevant policy from Clause 15.03 -1L is reproduced:

Strategies

- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.

CLAUSE 15.03-1L HERITAGE POLICY

Demolition and relocation

Prioritise the conservation, restoration or adaption of a heritage place over demolition.

Discourage the complete demolition of any building or feature that contributes to the significance of a heritage place unless the building or feature is structurally unsound, and the defects cannot be rectified.

Avoid demolition where it would result in the retention of only the façade and/or external walls of a Significant or Contributory building.

Support demolition of part of a Significant or Contributory building or feature if it will not adversely impact upon the significance of the place and any of the following apply:

- It will remove an addition or accretion that detracts from the significance of the place.
- It is associated with an accurate replacement, or reconstruction of the place.
- It will allow an historic use to continue.
- It will facilitate a new use that will support the conservation of the building

Avoid the demolition of a Significant or Contributory building unless new evidence has become available to demonstrate that the building is not of heritage significance and does not contribute to the heritage place.

Conservation

Prioritise the maintenance and repair, rather than replacement of features, details, materials or finishes that contribute to the significance of heritage places.

Encourage accurate like for like replacement of features, details, materials or finishes that contribute to the significance of heritage places if they are damaged and cannot be repaired or are missing.

Encourage the accurate restoration or reconstruction of heritage places to a known earlier state, particularly publicly visible features such as:

- Verandahs, balconies and awnings.
- Doors and windows.
- Wall materials and details.
- Roof materials and details.
- Shopfronts.
- Chimneys.
- Front fences.
- Historic signage

Encourage the conservation of alterations and additions where they contribute to the significance of the place.

Conserve original colour schemes and ensure new colour schemes are appropriate to the architectural style of the building where external paint controls are triggered.

Discourage the painting of originally unpainted surfaces.

Alterations

Discourage alterations to:

- Contributory fabric, the principal façade, roof or any walls or surfaces visible from the public realm including a side street or laneway for Significant and Contributory places.
- Any feature, detail, material or finish specified in the statement of significance for Significant places.

Support alterations to visible or contributory fabric of Significant or Contributory places if it will not adversely impact upon the significance of the place and any of the following apply:

- It will allow an historic use to continue.
- It will facilitate a new use that will support the conservation of the building.
- It will improve the environmental performance of the building.

Additions

Support additions to residential buildings that are:

- Substantially concealed when viewed at natural eye-level from the opposite side of the street

New buildings

Support new buildings that respect and complement Significant and Contributory buildings in relation to form, scale, massing, siting, details and materiality.

4.4 PROPOSAL

The proposal, as set out in the *Town Planning Drawings* (16.09.24) by Spacemaker, considers a development proposal for the site. The majority of the works are proposed to the rear of the place and involve demolition of the two storey rear sections, including the rear ancillary structures, and the construction of an addition and studio/garage.

In 2024, a pre-application meeting was held to discuss the potential for change at the rear of the site. In the correspondence provided, HV has not identified any concern regarding the extent of demolition to date.

The proposed works can be summarised as follows:

DEMOLITION

- Full demolition of the extant rear brick wing;
- Demolition of staircase, powder room and two internal walls on the ground floor of the front section of the building;
- Demolition of robe, bathroom and section of an internal wall on the first floor of the front section;
- Removal of single storey timber addition to the rear;
- Remove rear landscaping, paving and raised garden bed;
- Removal of metal shed, steps and retaining walls in the rear yard;
- Removal of rear brick wall.

NEW WORK

- A new two storey addition with a hipped roof behind a parapet is proposed to the rear of the retained front section;
- A small roof deck with a skylight to the front of the two storey addition;
- A rendered cement pergola to the south elevation of the two storey addition;
- A two-storey studio/garage to the rear boundary;
- Two skylights are proposed to the south side of the roof in the retained front section;
- A basement level beneath the studio, courtyard, and rear addition;
- A new boundary fence between the original residence and studio/garage;
- A new courtyard between the original residence and studio/garage.

4.5 ASSESSMENT OF IMPACTS

DEMOLITION

Rear wing

It is proposed to demolish the full extent of the rear wing and replace it with a new two-storey addition. The extant building fabric of the rear wing dates to the Victorian period. Although it was built in two stages, both were constructed during the late 19th century (north part in 1869 and southern part circa 1880s), and both relate to the period of significance of the precinct.

The significance of the St Vincent Place precinct relates to the intactness of the built fabric, mainly terrace groups from its earliest development phase (late 19th century) and their relationship to the 'square' planning and central gardens. There is no specific mention of the significance of the rear streetscapes in the precinct (Bevan Street, Draper Street) in the SOS.

There would be no impact from St Vincent Place South as there is no visibility of the rear wing from the front.

Whilst there would be some negative impact from demolishing the original rear wing, this section has limited visibility Bevan Street given the change that has already occurred with the introduction of two-storey garage and

studio developments to the rear boundary of many properties during the late 20th/early 21st century (often replacing original/earlier smaller outbuildings). Furthermore, several rear wings in the vicinity have already been altered and/or at least partly demolished (especially to the east), such that it can be said the integrity of the rear Bevan Street streetscape (north side) has been considerably modified. As such, the impact of the proposed demolition of the rear wing on the significance of the precinct would be limited.

Other elements to the rear

The proposal includes the demolition of other non-original, late 20th century elements to the rear including the single storey timber addition, metal shed, brick fence, and landscaping (including brick paving and retaining walls).

These elements are generic and do not contribute to the significance of the place such that there would be no impact associated with their removal.

NEW WORKS

Two storey addition

a) Height/Scale

It is proposed to introduce a two storey addition to the rear of the retained front section. This addition would be 8.8m high and is to be setback about 17.2m from the rear boundary. The addition is proposed to have a hipped roof clad in corrugated sheet metal and be constructed in brick with a light neutral render finish.

The addition would sit below the height of the retained front section. As the addition would be recessed from the front a key consideration is the impact of the proposal to the rear of the property. From Bevan Street, it would be mostly concealed by the proposed rear studio/garage though partially visible from the west and east. The hipped roof would integrate well with the original rear wings to the two outer terraces in the group (nos 23-27)

The proposed rear addition would have a width of 6.35m and be 1.7m longer than the rear wing of the adjoining properties. Whilst it would be wider and longer than the extant wing, it would broadly correspond with the original extent and standard pattern of the rear sections of the nearby terrace groups, including those that have also been altered.



Figure 23 Proposed perspectives of the two storey addition from Bevan Street

b) Aesthetic, Materiality and Finishes

The openings to the south elevation are to be steel-framed and include rectangular windows with projecting headers and sills and double hinged doors with sidelights. A rendered cement pergola will be added to the south elevation of the two storey addition. Although these elements would have limited visibility from the rear streetscape, they would nonetheless provide a restrained contemporary aesthetic that would be sympathetic.

c) Roof Deck + Skylights

A roughly L shaped roof deck with a skylight is proposed to the front of the two storey addition. The hipped roof would conceal this.

There will be two skylights proposed to the north side of the hipped roof, which will not be visible.

Two storey studio/garage

a) Height/Scale

A two-storey studio/garage is proposed to the rear boundary. The addition would be 7.7m high with a basement level and would sit below the original residence. The scale of the proposed studio would be consistent with similar recent redevelopment in the rear streetscape. The south, visible elevation to Bevan Street would have an exposed brick façade with a triangular parapet and a gable roof consistent with other nearby examples.

b) Aesthetic, Materiality and Finishes

Whilst nominally suggestive of Victorian period stable buildings, the current redevelopments along Bevan Street are much larger and have either brick or rendered facades. A range of roof profiles have been employed; though they generally have gable roofs, a few have flat or hipped. The exposed brick facade is in keeping with similar developments along Bevan Street (rear of nos 11 and 13) and the proposed gable roof would fit in with the range of examples in the streetscape.

The openings to the south elevation would include two rectangular steel-framed casement windows and a sliding garage door with projecting lintels and sills. The articulation of the neighbouring rear developments reveal either plain facades or central/multiple windows such that the proposed detailing would broadly correspond with the nearby examples.

There will be two skylights on both sides of the gable roof. The windows would not be visible from Bevan Street.

Retained front section

The front section of the residence would be retained, and no external works are proposed.

Two skylights are proposed for the rear/south side of the hipped roof of the front section. To limit the visibility/heritage impact, the windows would be a flush type within the slate roof. According to the perspective provided, these skylights will not be visible from the rear streetscape.

Rear Yard

A new rendered side (east and west) boundary wall would be introduced between the two-storey addition and rear studio/garage. The wall would be almost entirely concealed from Bevan Street.

The courtyard between the two-storey addition and the studio/garage would be hard paved.

4.6 CONCLUSION

The proposed scheme largely meets the intent of the Heritage Act (2017) and the provisions of the Port Phillip Planning Scheme. It would have limited impact on the heritage significance of the subject place and the broader St Vincent Place Precinct (H1291).

The original/early fabric proposed to be removed is located to the rear, has limited visibility, and is part of a streetscape which has been considerably modified. The impact of its loss would be limited.

The proposed sections – new rear wing and garage/studio – would be sympathetic. The rear wing would sit below the level of the main roof and have limited visibility, and the scale of the garage/studio would be consistent with commensurate recent development to Bevan Street. The detailing of both sections would reflect a contemporary and contextual design response and form part of the evolving rear streetscape.

The minor works to the original front section, being the introduction of two skylights to the rear face, would have negligible impact as they would be discrete interventions and not visible.