

Heritage Impact Statement

15 St Vincent Place South, Albert Park



Acknowledgement of Country

RBA recognises that our conservation practice takes place on Country whose sovereignty has never been ceded. It is land that should be treated with respect. We recognise the First Nations Peoples of Australia and celebrate their continuing cultural practices and Connections to Country.

We acknowledge the Traditional Custodians of the lands on which we live and work, and pay our respect to Elders past, present and emerging. We respect the longstanding environmental and cultural knowledges held by Aboriginal and Torres Strait Islander peoples and the continuum and diversity of Indigenous land management, science and design that endures across Australia.

We are mindful of the role that the built environment held - and still holds - in shaping Country, and we are acutely aware of our responsibility in the heritage sector to unlearn, improve and repair.



Report Register

This report register documents the quality assurance and issue of the Heritage Impact Statement for proposed additions and alterations to 15 St Vincent Place South, Albert Park as prepared by RBA Architects + Conservation Consultants in compliance with our ISO 9001 certified Quality Management System.

Project No.	Version	Written by	Checked by	Issued To	Date Issued
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01 Introduction

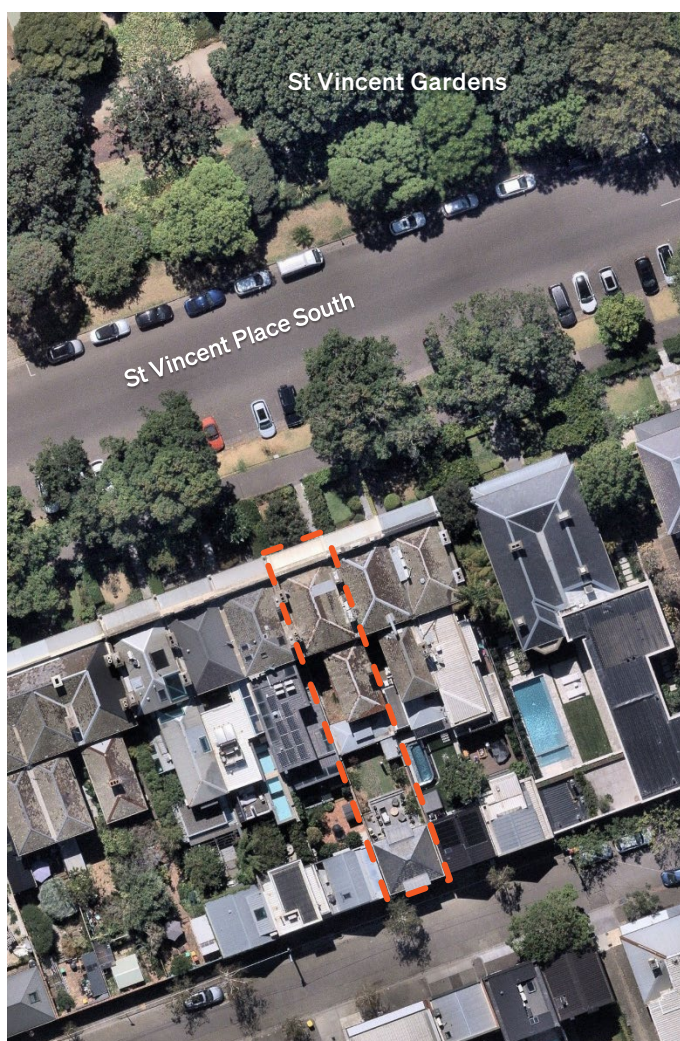


Figure 1: Aerial with subject site indicated (orange dash)
(Nearmap, February 2026)

1.1 Purpose

This Heritage Impact Statement (HIS) accompanies a permit application for proposed additions and alterations to 15 St Vincent Place South, Albert Park (subject site). It has been prepared for Studio 35 Architecture on behalf of Greg Hocking by RBA Architects + Conservation Consultants.

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

1.2 Location

The subject site is a residence forming part of Belgrave Terrace, which consists of three residences (nos 11-15). It is located to the south of St Vincent Place South between Ferrars Street and Montague Street. It is situated opposite of the St Vincent Gardens, with direct views of the gardens from the front of the residence.

1.3 Proposed Works

In summary, the proposal includes:

- Demolition of the non-original, single storey additions to the rear;
- Limited demolition of original fabric to the rear;
- Introduction of a new single-storey living space addition to the rear ground floor;
- Minor extension of an existing first-floor bedroom to the rear;
- Upgrades to the façade presentation with a reinstated render finish and new paint to timber elements.

1.4 Accompanying Documents

Documents included as part of this submission are as follows:

- Architectural drawing set, Studio 35 Architecture (October 2025, revised May 2025)
- Colours and Finishes, Studio 35 Architecture (June 2026)
- Architectural Design Statement, Studio 35 Architecture (June 2026)

1.5 Site Inspection and Involvement

RBA Architects + Conservation Consultants attended a site inspection on 26 March 2026 with the architect. Subsequently, we provided design advice which has informed the development of the design.

1.6 Pre-application Meeting

A pre-application meeting (P42377) with Heritage Victoria was held in June 2026. The written pre-application advice provided is as follows:

- 'There is comfort with the proposal as it is low impact with most changes occurring to later addition fabric.'
- 'The proposal to enlarge the rear second floor bedroom with retention of part of the rear wall and siting below the roof pitch and guttering does not raise major concerns.'
- 'Retention of as much fabric as possible should be the aim, including the vertical brickwork above the rear window. Ensure detailed explanation is provided as to why this may not be practical or possible and how the proposal strikes the right balance between conservation and contemporary needs.'
- 'Any further detail regarding the façade details of no. 11 would be helpful. To date, no record of the works has been located.'

1.7 Additional References

- *The Burra Charter*, Australia ICOMOS (2013)
- *Guidelines for preparing heritage impact statements*, Heritage Victoria (2021)
- *The Victorian Heritage Register Criteria and Threshold Guidelines*, Heritage Council Victoria (2022)

02 Heritage Status + Provisions

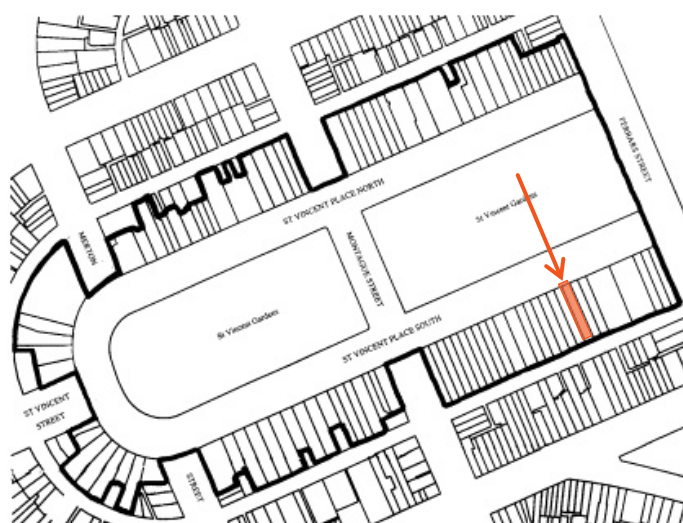


Figure 2: Extent of Registration Diagram 600821 with a bold black border indicating the precinct's boundaries. The arrow and shading indicate the location of the subject place. (Victorian Heritage Database)

2.1 Victorian Heritage Register

The subject place is situated within a heritage precinct listed on the Victorian Heritage Register (VHR) as St Vincent Place Precinct (H1291).

2.1.1 Extent of Registration

The extent of registration for the St Vincent Place Precinct is as follows:

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 3: 1976 photograph of the subject site (dashed) included in the Victorian Heritage Database records for the St Vincent Place Precinct (H1291) (Victorian Heritage Database)

2.1.2 Statement of Significance

The site was first registered to the VHR on 9 January 1997, and the Statement of Significance was most recently updated on 12 May 1999.

The Statement of Significance 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.

2.2 Permit Policy

2.2.1 General Permit Policy

The Heritage Act (2017)

As the subject site is included within a state-listed heritage precinct (H1291), 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 making a determination under subsection (1), 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 making a determination under subsection (1), 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.

Supporting Principles and Guidelines

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. Relevant principles for from this guiding document have been outlined 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. [...]

Before considering any type of change it is important to understand all elements of the place in the context of their setting including:

- The historical, visual and physical connections between the place and its setting.
- The historical, visual and physical relationships between elements of the place including buildings and landscape features, and how they all work together.
- The significance of the spaces between buildings and landscape features

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

Inappropriate setting, scale or massing cannot be compensated for by architectural style, expression, materials and finishes. Any new built form should present as a well-designed companion building(s) which defers to the place. The presence of a place should not be diminished, and the emphasis should always remain on the heritage elements. New built form should:

- Be proportionate to other buildings and structures at a place. It should not dominate, challenge, disrupt or compete with the heritage elements.
- Reference the heritage elements of the place without replication or mimicry.
- Avoid highly contemporary design which is starkly different to the heritage elements.
- Avoid cantilevering or extending into airspace over the place.
- Retain important views to and from the place.
- Reflect the State level significance of the place through the quality of the new design, materials and finishes.
- Avoid demolition of heritage elements.
- Avoid the need to dismantle and reconstruct heritage elements.
- Avoid structural interventions that may harm heritage elements.

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.

2.2.2 General Permit Exemptions

General Permit Exemptions are available for places and objects within the VHR. The following text is quoted from the St Vincent Place Precinct VHD report:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must notify the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the Planning and Environment Act 1987 and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

2.2.3 Specific Permit Exemptions

As the subject place is located within a broader heritage precinct, the site has some specific exemptions from heritage permits. Though generally limited to external maintenance and internal works (which are not visible within the precinct streetscape and surrounds), specific exemptions are as follows:

Except for places which are already individually included in the Heritage Register (such as Rochester Terrace 33-51 St Vincent Place South) or may be individually included in the future, the following works or activities are exempted from the requirement to obtain permits from the Heritage Council.

All internal works to buildings.

Emergency and safety works to roads, footpaths, tramway equipment, and gardens

Repairs, conservation and maintenance to the hard landscape elements, structures and ornaments, drainage and irrigation systems.

The process of gardening and maintenance to care for trees and planting themes

Management of trees in accordance with Australian Standard; Pruning of amenity trees AS 4373.

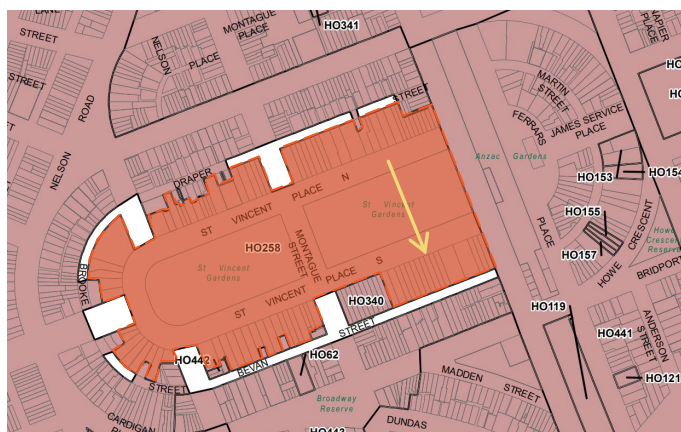


Figure 4: Heritage Overlay diagram showing HO258 (orange) with subject site indicated (yellow arrow)
(Map 3 HO, Port Phillip Planning Scheme)



Figure 5: Heritage grading of 15 St Vincent Place (arrow) and surrounds – red indicates 'significant' grading; green indicates 'contributory' grading; grey indicates 'non-contributory' grading
(City of Port Phillip Heritage Policy Map 1 of 9)

2.3 Other listings

2.3.1 Port Phillip Planning Scheme

The subject site is also included in the City of Port Phillip Planning Scheme under a precinct Heritage Overlay (HO258).

Grading

15 St Vincent Place is graded significant within HO258.

The definition of a 'significant' grading within the City of Port Phillip Planning Scheme is as follows:

Significant heritage places

Includes buildings and surrounds that are individually important places of either Victorian, regional or local heritage significance, or are places that, together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area, or as an individually listed heritage place.

2.3.2 Aboriginal Cultural Heritage

Though some areas of the broader St Vincent Place Precinct are affected by an Aboriginal Cultural Heritage Area of Sensitivity, the subject site at 15 St Vincent Place is not affected.

2.3.3 Non-statutory heritage lists

The St Vincent Place Precinct is included in the non-statutory National Trust Register (B2231) and attributed with National significance.

03 The Place

3.1 General History of St Vincent Place

3.1.1 Pre-Contact History

The subject site is located on Bunurong Country. The Bunurong peoples of the South-Eastern Kulin Nation have an unbroken relationship with their Country which forms sacred lands and waterways of Bunurong Ancestors, their places, traditional cultural practices, and stories.

The Registered Aboriginal Party is the Bunurong Land Council Aboriginal Corporation.

For further information, please visit:
<https://www.bunuronglc.org/>

St Vincent Place is situated in Albert Park and South Melbourne, south of Melbourne's city centre, within an area originally comprising swampland and the elevated volcanic outcrop of Emerald Hill. This area is an important site traditionally used as a camp place or *willam* by the original owners, the Yalukit Willam clan of the Boon Wurrung people, and was where inter-tribal corroborees were regularly held.¹ The strategic location and prominence of the site made it attractive to European's arriving to Australia in the 1830s and was one of the earliest areas to be surveyed by the Crown.²

¹ Meyer Eidelson, 'Yalukit Willam: The River People of Port Phillip,' *City of Port Phillip*, 2014

² 'South Melbourne,' *Victorian Places*, Monash University, 2015: <https://www.victorianplaces.com.au/south-melbourne>

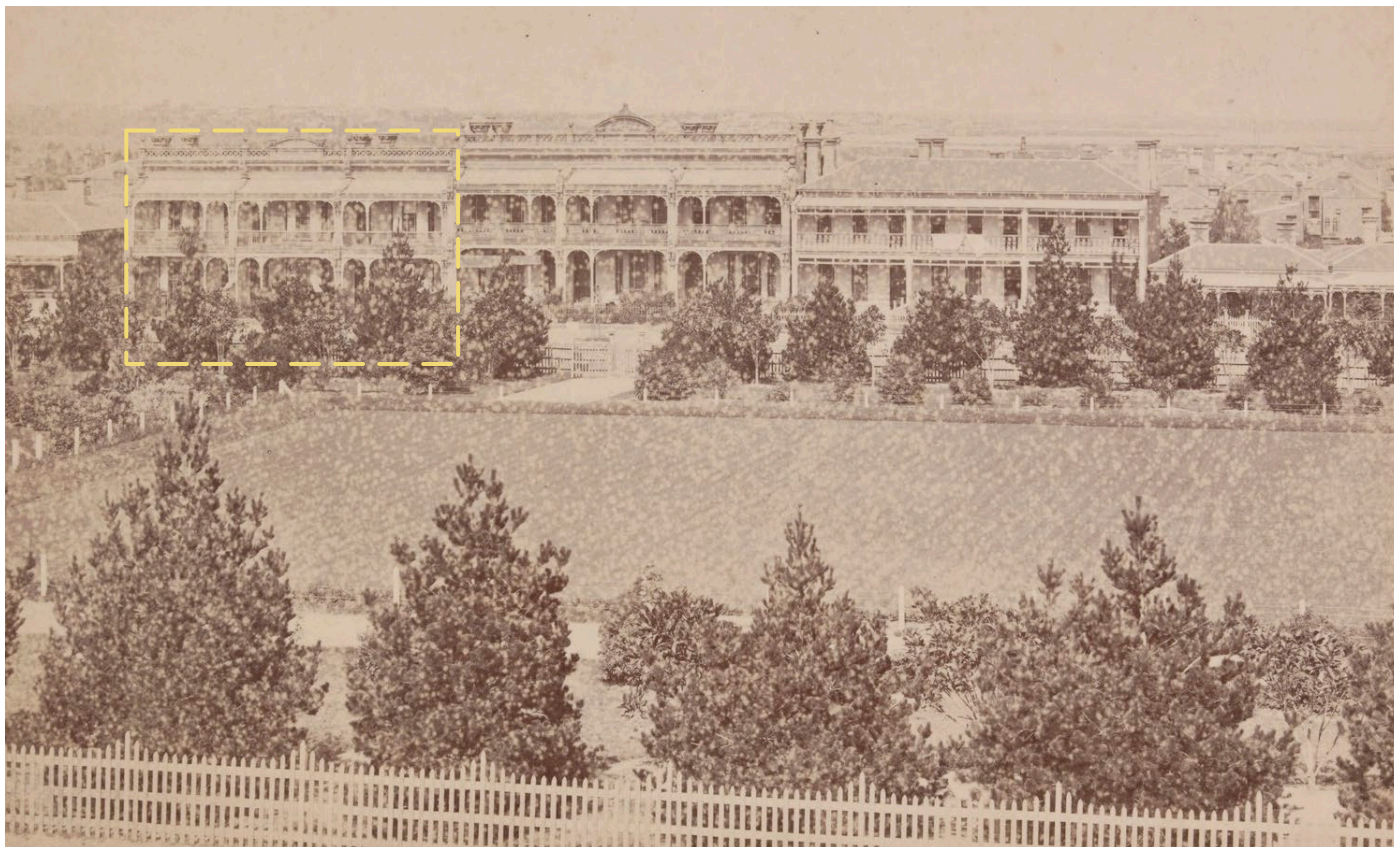


Figure 6: St Vincent Place South c1867, showing gardens and streetscape with Belgrave Terrace located at the far left (indicated by dash)
(Charles Nettleton, SLV, H11948)



Figure 7: 1855 survey map of South and Port Melbourne with St Vincent Place. The plan shows the geographic features of the area prior to its widespread development and the original design of St Vincent place.
(James Kearney, Port & South Melbourne map, no. 3, 1855, SLV)

3.1.2 Post-Contact History

St Vincent Place is organised around a central garden square bordered by houses on either side, oriented to take advantage of sunlight: morning for St Vincent Place North and afternoon for St Vincent Place South.³ Surveyor Clement Hodgkinson designed the area, inspired by the Georgian garden squares of London, Bath, and Bristol.⁴

The design evolved during the mid-1850s under Captain Andrew Clarke, surveyor and Robert Hoddle's successor, with contributions from draftsman James Kearney and engineers David Miggy and James Brown. Clarke revised the plan following the 1857 St Kilda train line extension, which interrupted the area and altered Hodgkinson's original garden layout.⁵

Land sales within the precinct began in December 1864, with housing development following in 1866 and the central gardens established by 1868.⁶ The earliest housing developments were in St Vincent Place North, though much was redeveloped in later years. Nos 56-58 and 'Rosebank' at no. 30 are among the earliest surviving examples from this initial phase.⁷ By the 1880s, the area was mostly developed with grand Victorian terraces, many architecturally designed.

While many of the residences within the precinct have been altered from their original configurations, much of the changes have been limited to the rear of properties – therefore retaining a relationship to the central gardens.

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

4 Max Nankervis, 'St Vincent Place Gardens: Where landscape becomes townscape,' *Australian Garden History*, Vol. 35, no. 4, April 2024, p12

5 *St Vincent Gardens Conservation Analysis & Management Strategy*, City of Port Phillip, 1997, p5

6 *St Vincent Gardens Conservation Analysis*, 1997, p6

7 Watts, 1976, p12

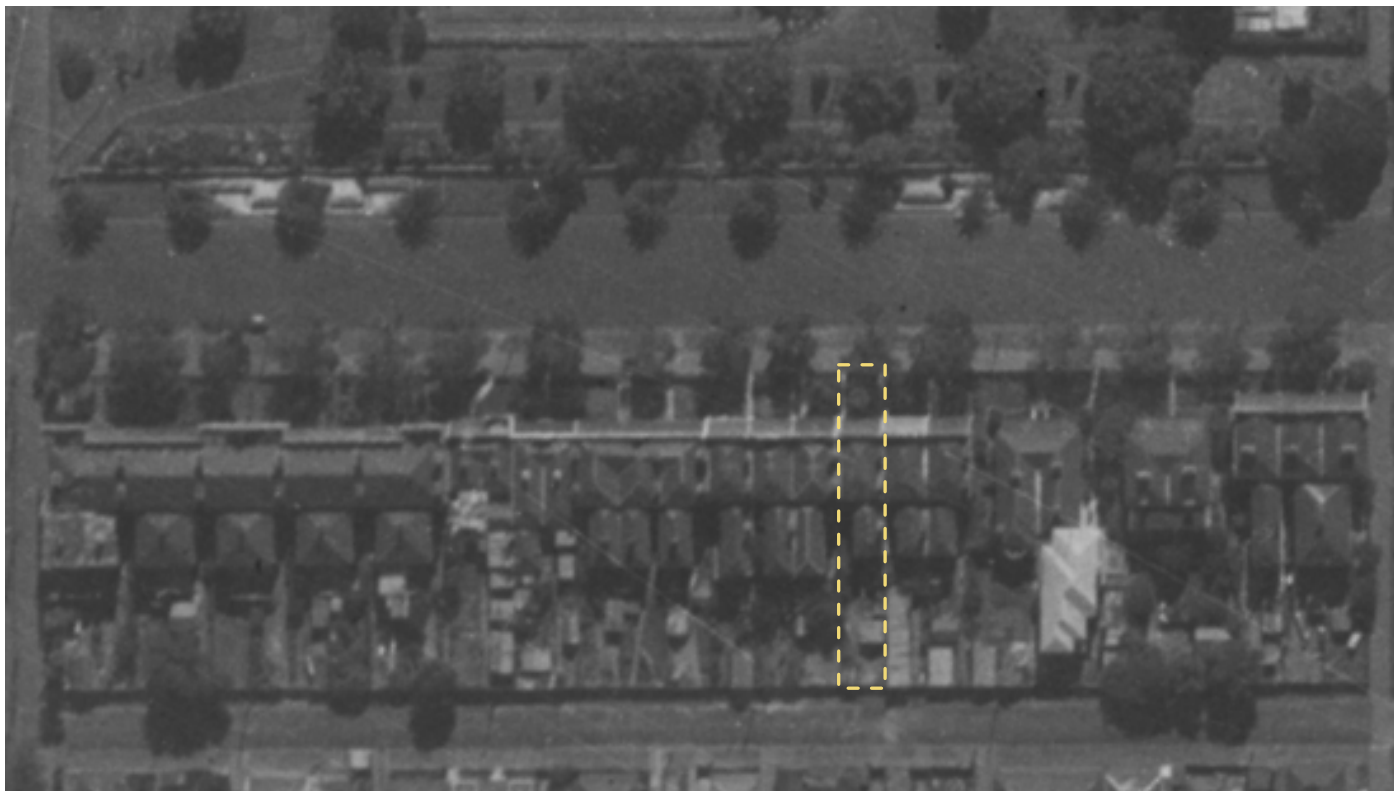


Figure 8: Aerial c1942 showing St Vincent Place South between Montague Street and Ferrars Street, subject site indicated by dash (Geoscience Australia, MAP1820, frame72312)

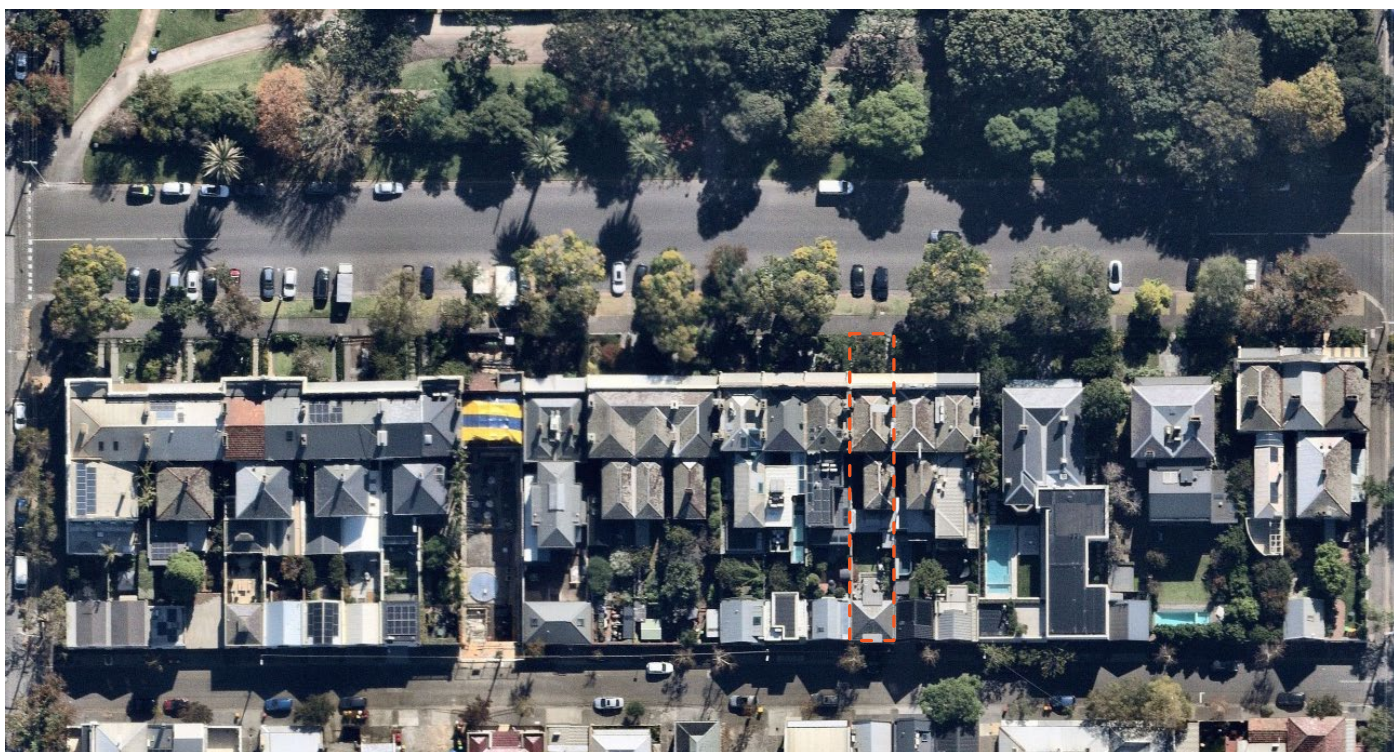


Figure 9: Aerial, 25 April 2026 showing St Vincent Place South between Montague Street and Ferrars Street, subject site indicated by dash – note the typical level of development/redevelopment to the rear of residences within the precinct (Nearmap, April 2026)

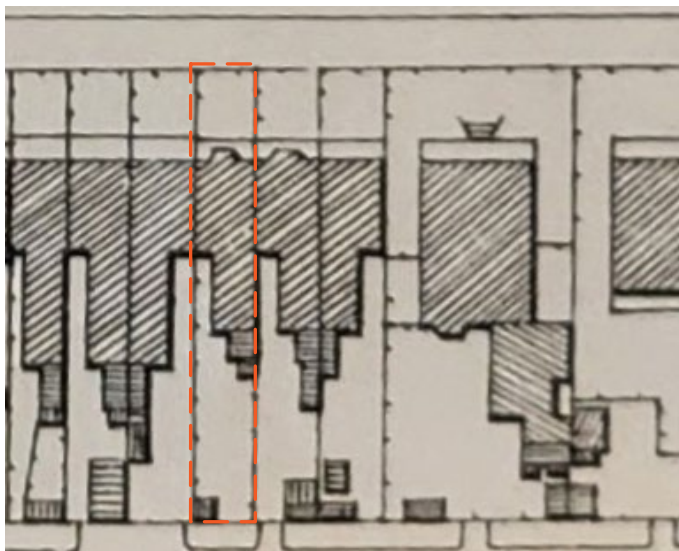


Figure 10: MMBW plan no 19, 1894, subject site indicated by dash; diagonal hatch represents masonry, while horizontal hatch represents timber

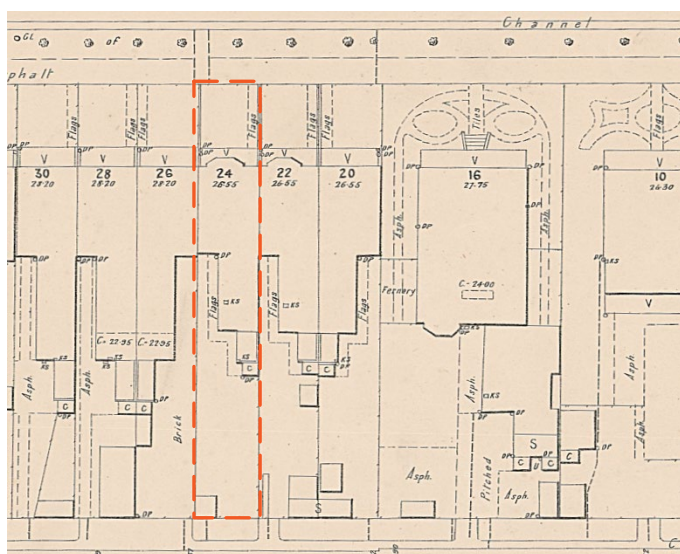


Figure 11: MMBW Detail plan no. 552, 1895, subject site indicated by dash



Figure 12: 1984 Aerial, subject site indicated by dash (Geoscience Australia, CAD2720, frame 344)

3.2 Site History

Belgrave Terrace is one of the earliest residential developments of the St Vincent Place Precinct. It consists of three terrace residences which were constructed in the latter half of the 1860s. According to the c.1864 Parish Plan of the City of South Melbourne, the well-known property developer W P Buckhurst owned the site prior to its development.⁸ The building was constructed by c.1867, and is captured in one of the earliest known photographs of the St Vincent Place Precinct, shown in Figure 6.

Early Melbourne and Metropolitan Board of Works (MMBW) plans published in c.1894 (Figure 10) and c.1895 (Figure 11), document the footprint of the building.

According to these plans, the configuration of the building reflected typical Victorian era terrace house format with the front wing spanning the width of the narrow lot and stepped back towards the rear.

On the c.1894 plan, the diagonal hatch indicates masonry construction while the horizontal hatch represents timber. The main front and rear wings were masonry as remains the case, however at that time, there were three small timber sections – two attached to the rear wing, including a closet (toilet) and possibly stables in the south-west corner (mirroring those labelled in the same location at nos 11+13).

As such, it can be determined that the extant brick garden wall bond shed to the rear is not original, but an alteration or later addition (bricks were likely sourced to match the existing materiality of the residence).

The existing living space spanning the entire width of the lot to the rear of the residence is a later addition. Historic aerial photography (such as the c.1942 aerial shown in Figure 8) reveals the original footprint remained unaltered during the mid-20th century.

A 1984 aerial indicates that the current single storey addition had not yet been constructed, and that to the rear/south boundary was a different garage/shed that had a flat or skillion roof clad in corrugated sheet metal however with a similar footprint.



Figure 13: c1925-33, Aerial photograph of the St Vincent Place Precinct, subject site indicated by arrow (Charles Pratt, SLV, H91.160/1590)



Figure 14: c1982, Belgrave Terrace 11-15 St Vincent Place South, subject site to the right (John Colins, SLV, H90.100/85)



Figure 15: Belgrave Terrace showing existing façade conditions - 15 St Vincent Place (far right), and 2009 scheme applied to 11 St Vincent Place (far left)

3.3 Description of the Context

3.3.1 St Vincent Place Precinct (H1291)

The earliest buildings within the precinct generally date to the 1860s and consist of one and two storey terraces as well as some early individual houses. Most of the architecture is of the Victorian era, though a handful of interwar buildings can also be found within the precinct. Larger groups of terraces consisting of 3-8 residences, such as the subject building, are typically concentrated in the eastern part of the precinct between Montague and Ferrars streets.

3.3.2 Belgrave Terrace

Belgrave Terrace is a terrace group comprised of three adjoining residences at nos 11-15 St Vincent Place South to the south of St Vincent Gardens.

To the rear, residences at nos 11 and 13 are adjoined where the built form steps back, whereas the rear of 15 St Vincent Place is separate from the neighbouring residences.

The rear of no. 11 has been heavily altered from the original design and configuration. Based on the available historic aerial photography, it is evident that these alterations took place during the 1990s or 2000s.

3.4 Site Description

The following description of 15 St Vincent Place is largely limited to areas impacted by the proposed change.

3.4.1 General

Front

The front of the property consists of a garden area with fencing to the north facing streetscape. This includes:

- an original cast iron palisade fence on a basalt plinth with draft margins and rockface detailing to the front/north boundary;
- a garden with small trees and perimeter planting;
- original/early slate paving to the east edge;
- a rendered wall with tooled lines, a plinth and projecting cap and shared with the neighbouring residence at no 13 – which has a curved profile at both ends.

Rear light court

Along the western boundary (adjacent to the kitchen/dining areas) is an outdoor area adjacent to the living room addition at the south end (labelled 'light court' on the drawings).

Rear

The rear consists of:

- a backyard lawn area stepping down from the main residence, flanked by garden beds;
- small patio area to the south;
- a contemporary garage building with vehicle access from Bevan Street;
- brick masonry fencing dividing the rear of the site from neighbouring properties.



Figure 16: General view of the exterior showing 13 (left) and 15 (right) St Vincent Place (obstructed by tree)

3.4.2 Exterior

Front

The front façade extends the width of the block and consists of rendered masonry with tooled lines which has been extensively overpainted. The verandah has a timber deck, timber columns, and timber-framed brackets with cast iron panels. The front door is located at the eastern end of the verandah with a highlight/transom light and narrow sidelights, and a bay window to the west extends to the first floor.

The first-floor balcony has a balustrade detailed with ornamental cast iron which curves inward to the residence at both ends. This differs from details of the neighbouring residences at Belgrave Terrace as they alternately consist of sharp cornered edges at the ends of the balustrade. The columns and brackets are similar to those on the ground floor.

Crowning the façade is a parapet with various mouldings.

Light court

The interim outdoor 'light court' has been established between the original receding form and non-original living space extension to the rear. It has a projecting window to the kitchen which is not original. Similarly, the condition of mortar below the window to the laundry is indicative of a later phase.



Figure 17: Entrance verandah with timber columns, decorative frieze, timber decking, and bay window.



Figure 18: Configuration within light court towards original, receding form



Figure 19: Main residence from the south, showing original fabric (double-storey), non-original living space addition (single-storey) and shed (to the right)

Rear

The original face brick sections to the rear show English bond brickwork, which has pronounced banded, alternating courses of red/brown stretchers and manganese/purple headers.

Original windows to the rear are timber double hung sashes with a basalt sill (overpainted). Above the original windows is a flat arch lintel with cream brick voussoirs.

Extending across the width of the block, behind the remaining original section, is a circa late 20th century single-storey addition (labelled 'living' in the supplied drawings). This addition generally consists of glazing towards the outdoor areas, timber elements painted red, and corrugated metal roof sheeting. Attached is a small brick shed in English bond with a skillion roof. As noted above, this section is not original, however it has been designed to conform with the existing materiality and footprint of the original closet in this location.

Roof

The roofs to the wide front section and narrower rear section both are hipped and clad in slate.

There are three chimneys - two are located west side of the front section and another is located to the east side of the original rear wing.

All chimneys are rendered with an ornate projecting cap and terracotta pots visible to one of the front pair.

3.4.3 Interior

As the interior of residences at St Vincent Place Precinct (H1291) are exempt from heritage protections (as outlined in Section 2.2.2), they are not described in this report as they will not be assessed for heritage impact.



Figure 20: Panoramic aerial, showing subject site (yellow dash) with view of the overall roof form and chimneys (arrows). The non-original living space addition and shed are visible (orange dash). (Nearmap. February 2026)

3.5 Review of Significance

As outlined in the VHR Statement of Significance, the St Vincent Place Precinct is of state-level significance for its historical, aesthetic/architectural, and social heritage values.

Relevant to the current proposal, the Statement highlights the 'harmonious relationship' between residential buildings and formal parklands. It emphasises the role of the precinct as Victoria's "premier 'square' development" and as a social centre for the surrounding district.

In terms of architectural significance, the Statement identifies the 'consistent quality' and intactness of the late 19th-century middle-class residences, noting "a mixture of one and two storey terraces and detached houses."

The Statement focuses on the precinct's public domain, characterised by the interface between principal frontages/forms and the landscaped centre. It acknowledges the occurrence of continuous development, identifying faithfulness to the 'initial landscape concept' as a significant element.

Little architectural significance has been specifically attributed to 'back of house' areas, which are mostly concealed or less prominent – in the case of the subject site, the rear of the residence is completely concealed from the back lane, Bevan Street.

Furthermore, specific permit exemptions for the place include 'all internal works to buildings,' reinforcing the notion that fabric visible from the public domain is of primary importance to the significance of the place.

3.6 Constraints and Opportunities

Considering the significance of the St Vincent Place Precinct primarily focuses on the relationship between residences, streetscapes and the central St Vincent Gardens, heritage constraints would limit any change to original fabric at the front and conservation should be the focus there.

Given the lack of visibility of the rear part of the site from St Vincent Place, there is opportunity to make changes to facilitate the ongoing use of the site in line with contemporary amenity expectations.

The approach that could be taken at the rear depends on the extent of original fabric that survives. Given the relatively high level of intactness and integrity to the rear, the opportunities for change have required a considered approach to ensure a sympathetic outcome.



Figure 21: View from Bevan Street, looking towards the subject site (centre)

04

4.1 Summary

The proposed works seek to undertake limited changes to the rear which would support comfortable ongoing use of the site for residential purposes. It additionally seeks to undertake conservation works to the facade.

It should be noted that the drawing set submitted alongside this HIS contains some instances where the information is to be updated and/or amended. While the drawings clearly communicate much of the proposal and design intent, please refer to the description in the following sections (as well as the architect's design statement) for the most accurate representation of proposed works. Further clarification of instances where the drawing set is to be amended or updated are identified in writing.

A summary of the proposed works is outlined below.

Demolition

It is proposed to demolish the following elements:

- Non-original living space addition and attached shed to the rear;
- Removal of a window, sill and some brickwork within the light court, however the sill would be reused;
- Partial demolition to the rear south elevation to the first floor (bedroom).

Additions + Alterations

- New single-storey living space addition to the rear, at the same position as the demolished non-original addition;
- Conversion of an original rear ground floor window to a door;
- Minor extension of the first-floor rear bedroom.

Exterior + Conservation

- Works to conserve the façade on the St Vincent Place South streetscape.



Figure 22: Proposed site plan, area of new additions and alterations indicated by the orange dash and fill (supplied by Studio 35 Architecture)



Figure 23: First-floor rear bedroom exterior – orange dash indicates brickwork and wall segments which are to be retained.

4.2 Proposed works

4.2.1 Demolition

Non-original rear addition

The proposal includes demolition of the non-original living space and shed to the rear. This will allow for the construction of an updated living space addition in the same position.

Light court window

Some minor and isolated demolition to an original window within the light court is proposed to allow for the conversion of the existing opening into a door. The cream brick voussoirs above the opening are to be retained. Additionally, the basalt sill would be removed and reused within the threshold.

First-floor rear bedroom

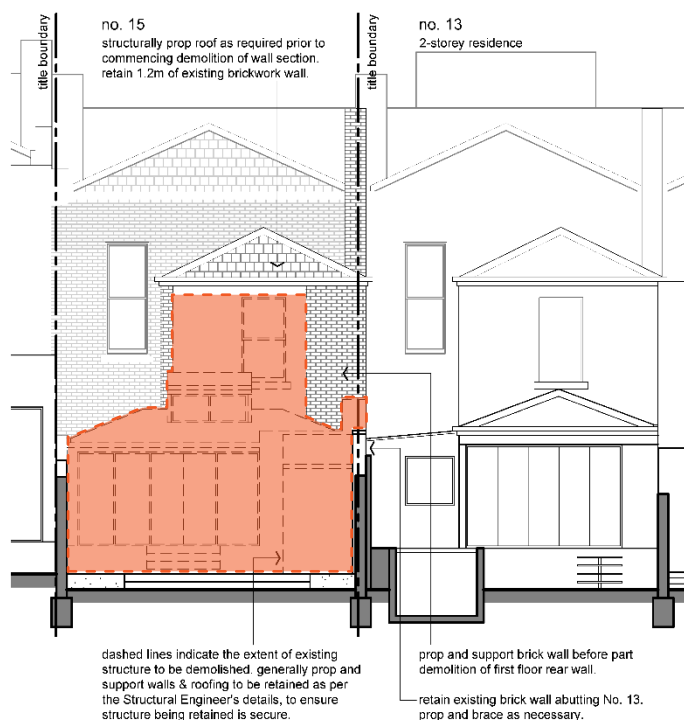
At the first-floor rear bedroom, a section of the original wall and the original window are proposed for demolition to enable extension of the existing bedroom.

The extent of demolition to this part of the wall will be limited to an approximately 3-metre-wide segment. The remainder of the existing wall is to be retained at the westernmost edge (equivalent to the thickness of the wall), as well as a 1.2-metre-wide section to the east. Additionally, the brickwork positioned immediately below the gutter and above the window (three to four courses of bricks including the cream brick voussoirs) is to be retained but concealed by new works.

Clarification: The extent of demolition shown in the architectural drawing set is slightly different from the proposed works, as it is understood the bricks above the window opening are to be retained.



Figure 24: Light court window to be converted into a door, area for removal of window and bricks indicated by dash. Basalt sill to be re-used at the threshold. Non-original single-storey living space addition visible in the background.



south elevation (from courtyard)

Figure 25: South elevation (rear of the residence) showing the existing conditions and demolition. The extent of demolition proposed is indicated by the orange dash and fill – this slightly differs from the extent of demolition shown in the drawings.

(Drawings supplied by Studio 35 Architecture)

4.2.2 Additions + Alterations

Living space addition

A new single-storey living space addition is proposed to the rear, in the same position as the existing non-original living space and shed (proposed for demolition).

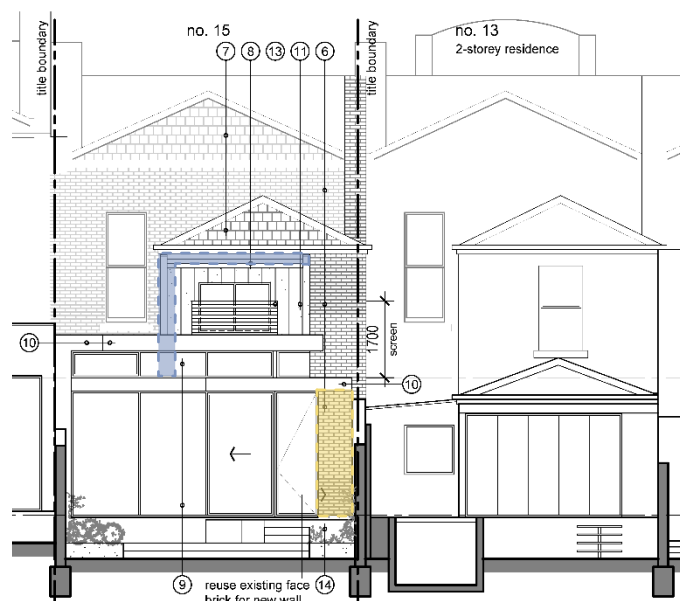
The new addition would be of a slightly larger footprint, extending two metres deeper than the existing. Additionally, the ceiling will be taller to allow for increased natural daylighting from clerestory windows.

Similar to the existing rear addition (to be replaced), the materiality of new addition will be predominantly glazed, providing views to both the backyard and the light court. The glazing will have aluminium framing, and non-glazed elements will be clad in aluminium. To the eastern end of the south elevation, a solid wall will be introduced – here the wall will be clad in reused original bricks from the first-floor bedroom's external rear wall.

Clarification: The architectural drawings do not state which bricks are to be reused. Upon discussion with Studio 35 Architecture, it has been clarified that the original 1860s bricks from the first-floor rear bedroom's external wall will be nominated for reuse.

Light court door

As the new living space would not have a door to access the light court, an existing window within the light court and adjacent to the new addition would be converted into a door. The width of the opening is to remain the same, and the basalt sill would be removed, but retained and reused as a step within the threshold.



propo

Figure 26: South elevation (rear of the residence) showing proposed living space addition and rear bedroom extension. Concealed original fabric indicated by blue, and reused bricks (original fabric from the first-floor bedroom external wall) indicated by yellow.

(Drawings supplied by Studio 35 Architecture)

Clarification: The architectural drawing set shows the window conversion in plan. Although details regarding the retention of the cream brick voussoirs, original opening width, and reuse of the sill are not shown in the drawings, they have been confirmed by Studio 35 Architecture.

First-floor rear bedroom extension

Proposed change to the first-floor rear bedroom would allow for a double bed to fit within the room (which is not possible within the existing dimensions). The bedroom will be extended by approximately one metre. This minor extension introduces the minimal amount of change to achieve a practical/functional outcome for the bedroom.

The exterior of this extension will be lightweight with copper cladding. The retained brickwork to the west and above the existing window would be concealed by new fabric.

Clarification: The retained brickwork to the upper part of the wall (including the lintel) is not shown in the architectural drawings.

4.2.3 Exterior + Conservation

This proposal includes conservation work to reinstate a rendered finish to the façade.

The existing exterior has been heavily overpainted, which has diminished legibility of the tooled lines, and conceals what remains of the building's original render finish. The proposal seeks to resolve this by reinstating a render finish – this will significantly improve the presentation of the façade for the individual residence and Belgrave Terrace. As a result, the tooled/ashlar lines would become more apparent.

Additionally, the existing painted timber elements at the façade will be repainted. The choice of render and paint colours have been selected to align with those established at 11 St Vincent Place South within the same terrace group (Belgrave Terrace). Similarly, a basalt edge to the timber verandah will be introduced to match that of no. 11 (an element which is indicated on the Committee for Urban Action's photographs from 1970s, see Figure 27). The works to the façade of no. 11 were completed in 2009.

Clarification: The architectural drawings indicate that painted timber elements would be sanded back to bare timber. Upon discussion and clarification from Studio 35 Architecture, the proposal will instead introduce a new layer of paint over the existing layers, allowing the existing paint layers to remain intact as a record of the original/earlier paint schemes. This accords with best heritage practice.

4.3 Consideration of alternative options

The proposed alterations and additions to the rear and would not be visible from either St Vincent Place (front) or Bevan Street (rear).

The location of the ground floor additions is the most appropriate and no alternative location was necessary.

In terms of the requirement to create another useable first floor bedroom, the options were limited. The other alternative would have been to add another room abutting or near to the southern wall of the first-floor rear wing which would have obscured original fabric.

Previous alterations to the rear include:

- Removal of an original/early flagstone path (evident on the 1894 MMBW plan);
- Removal of two timber rooms to the rear including a closet (on 1894 MMBW plan);
- Removal of stables (on 1894 MMBW plan);
- Landscaping and planting;
- Construction of the non-original living space (late 20th century);
- Conversion of a door into a window at the laundry (within the light court);
- Introduction of a window from the kitchen, projecting into the light court (bricks removed from this position were likely used to infill the laundry door);
- Construction of the non-original brick shed;
- Construction of the detached garage at Bevan Street.

As the rear has previously been subject to various changes, positioning the proposed alterations and additions to the rear minimises the impact of the proposal.

In contrast, the front and middle sections of the building have been largely retained and are highly intact. Any proposed additions and alterations to these areas would have a substantial impact on the heritage of the place – for this reason, alternative options for positioning the proposed additions and alterations have been discounted.



Figure 27: c1970-74, Belgrave Terrace from St Vincent Place South (no. 11 to the left, no. 13 centred, no. 15 to the right). Basalt edges to the verandah deck partially visible to residences within terrace group but obstructed at no. 15.

(Committee for Urban Action, SLV, CUASM249-6, Image 5)

05 Assessment

5.1 Introduction

The following section assesses the proposal against the relevant statutory requirements for permits under the Heritage Act 2017.

Assessment against the following clauses are not applicable to this proposal, and have therefore been omitted:

- Clause s101(2)(b), relating to reasonable and economic use;
- Clause s101(2)(d), if the applicant is a public authority;
- Clause s101(2)(e), if the proposal affects World Heritage Sites or Strategy Plans.

Overall, the proposed change impacts:

- The rear of the residence;
- A single window, basalt sill and some brickwork within the light court;
- Presentation of the façade, including the verandah, finishes, and painted elements.

5.2 Clause s101(2)(a)

s101(2)(a)—the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;

5.2.1 Demolition

Non-original rear addition

Demolition of the non-original rear addition would not impact the heritage, as the addition is a later change introduced circa late 20th century and does not contribute to the heritage significance of the precinct.

Light court window (conversion to a doorway)

Isolated removal of the southernmost original window to the light court would allow for the opening to be converted into a door. The extent of demolition would be limited to the minimum amount of fabric required for this conversion (and without saw cutting the bricks to the new section of the reveal) – that is, the window and a small portion of bricks

below the window. By nominating the basalt sill for retention and reuse within the threshold, the opportunity for future reinstatement lessens the impact of this change. As minor conversions of openings from windows to doors (and vice versa) in this manner is relatively common and acceptable, this is considered to have a minimal impact.

First-floor rear bedroom

Partial removal of the southern external wall to the rear first-floor bedroom would affect the intactness of this part of the building. This impact has been mitigated as far as practicable by limiting the extent of demolition to the minimum amount required for the extension.

Furthermore, the bricks removed from this part of the building will be nominated for retention and reuse at the new living space addition. This allows the opportunity for the removed brickwork to be reinstated at its original position in the future.

5.2.2 Additions + Alterations

Living space addition

As the new living space addition to the rear will be in the same position as the existing non-original living space, the provision of a similar but updated addition here would have a neutral impact.

The design of the new addition would be clearly identifiable as new work, and would not compete with the formal massing and design of the original fabric.

Though the height and depth of the new living space addition would be slightly increased from the existing, the dimensions would not exceed that of the neighbouring additions to no. 17.

By reusing the original bricks removed from the first-floor rear bedroom, the scheme allows for possible future reinstatement of these bricks in their original position. This would otherwise be impossible if the bricks were not designated for reuse.

First-floor rear bedroom extension

The proposed extension to the first-floor rear bedroom would have limited impact on original fabric, however the change is driven to create a more functional bedroom. The extension is limited in extent to achieve the desired outcome.

The extension is a contemporary design and would be clearly identifiable as new fabric. Although some of the original fabric would be concealed, the retention of the uppermost brickwork and cream brick voussoirs would indicate the location of the original window. This design choice has been directly influenced by pre-application feedback provided by Heritage Victoria.

Overall, the proposed additions and alterations to the rear have been considered in light of the heritage significance of the place. The proposal ensures the original configuration of the terrace house remains legible, while altering a limited amount of original fabric and sympathetically introducing new sections.

5.2.3 Exterior

Changes to the exterior seek to enhance the heritage significance of the place. These changes have been largely guided by the works to no. 11, located within the same terrace group. It is understood that these works have been previously approved by Heritage Victoria.

The façade works would have a positive impact as the reinstatement of a render finish would result in a presentation of the building in alignment with its 19th century construction date.

Furthermore, by following the presentation established at no. 11, the works would elevate the heritage interpretability of the overall terrace group. This may influence future positive changes to the façade of no. 13 and other nearby residences.

5.3 Clause s101(2)(f)

s101(2)(f)—any matters relating to the protection and conservation of the registered place or registered object that the Executive Director considers relevant;

5.3.1 Conservation Works

The application includes works contributing to the ongoing protection and conservation of the place. These works are outlined below:

- Reinstatement of a render finish to the façade in a likely original/sympathetic colour;
- Repainting of painted timber and iron elements to the façade;
- Repainting original palisade front fence;
- Reinstatement of a basalt plinth to the verandah.

It is not known the process of how the colour of the render finish to no. 11 was chosen, that is, if a materials analysis was undertaken or if any indications survived of the original colour. Either way, the colour chosen is sympathetic and indicative of a typical colour of that period. The circa 1867 image is somewhat blanced/washed out however a light to midtone colour is suggested (comparing with the contrast evident to the visible slate roof of nos 23-27 shown in Figure 6). The window frames are darker.



Figure 28: Façade at 11 St Vincent Place South, within the same terrace group (Belgrave Terrace), the proposed façade works to the subject site would match those of no. 11



Figure 29: c1867, façade of Belgrave Terrace – subject site to the right (Charles Nettleton, SLV, H11948)

06 Summary

The St Vincent Place Precinct is of historical, architectural and social significance to Victoria as one of the state's earliest civic square developments consisting of formal gardens surrounded by largely intact 19th century residences.

The proposal seeks to introduce minor additions and alterations to the rear, while conserving and enhancing the built fabric to the façade.

Though the proposal would have some limited impact, particularly on the intactness of the rear first-floor bedroom, this area is not visible from the surroundings. Furthermore, the impact has been mitigated by a variety of measures including:

- Retention of brickwork where possible (extending to parts of the wall which would be concealed by the new work);
- Reuse of bricks for cladding to the new addition – allowing for possible future reinstatement;
- Conservation and enhancement of the façade.

Overall, the proposal is modest and introduces the minimal amount of change to achieve the desired functional outcomes which largely relate to residential use of the interiors. It is comparable to (and in many instances less extensive than) other alterations to the rear of residences within the St Vincent Place Precinct.

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