

Heritage Impact Statement

‘Burlington Terrace’
400 Albert Street, East Melbourne

Permit Application

15 September 2026



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1.0 Introduction

The following assessment of heritage impacts has been prepared on behalf of the owner of 400 Albert Street, East Melbourne. It concerns a proposed suite of works to the interiors and to the external setting of the registered building (H0797).

By way of background, the permit applicants discussed the proposed scheme with Heritage Victoria, who subsequently issued a permit exemption on 10/8/26 (P42625) for the following scope of works: removal or modification of later addition fabric across the site; creation of inspection points in all rooms on the ground floor to inspect for rising damp and compliance with National Construction Code; and the replacement of short sheet roof sheeting with like for like short sheet galvanised steel.

A permit is required for the remaining scope of works. That said, it is understood that Heritage Victoria has indicated during a discussion that there is a general level of comfort with the proposal to renovate 400 Albert Street for residential use.

This report, prepared by Bryce Raworth and Domenica Presa of Bryce Raworth Pty Ltd, comments on whether the proposed works are appropriate in character and detail, and acceptable in terms of their impact upon the significance of the registered place. It is intended that this report be read in conjunction with the drawings prepared by DiPietro•Pierce dated 31/8/26, and other documentation submitted with respect to this application.

2.0 Methodology

This heritage impact statement has been prepared with regard to the Burra Charter and its guidelines, as amended in 2013, and in general accordance with Heritage Victoria Guidelines for Preparing Heritage Impact Statements (June 2021). As per the guidelines, this report addresses the following questions:

- *Why the place is of cultural heritage significance to the State of Victoria.*
- *What options were considered in developing the proposal*
- *What impact (positive or negative) the proposed works have on the significance of the place*
- *If a negative impact is proposed, why the proposed option was chosen and why were other more sympathetic options were not feasible.*
- *What measures are proposed to minimise and mitigate negative impacts.*

3.0 Sources of Information

- Victorian Heritage Database, <https://vhd.heritagecouncil.vic.gov.au/places/376>
- Historic MMBW plans (various), State Library of Victoria, <https://www.slv.vic.gov.au/>
- Sands & McDougall Directories, State Library of Victoria.
- The City of Melbourne Heritage Map.
- Phillip Goad and Julie Willis ,*The Encyclopedia of Australian Architecture*, Cambridge University Press 2012.
- The East Melbourne Historical Society, <https://emhs.org.au/catalogue/wbhotst158-164>
- Historical sources as cited.
- City of Melbourne, Building Permit Application Index (accessed via www.ancestry.com.au)
- Historic newspapers (various), accessed via Trove Online, <https://trove.nla.gov.au>
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013), Australia ICOMOS Incorporated Internal Council on Monuments and Sites.

In preparing this report, the authors have also considered the Heritage Overlay provisions and local heritage policy, as set out under Clause 43.01 Heritage Overlay and Clause 15.03-IL Heritage of the Melbourne Planning Scheme.

4.0 History

400 Albert Street, East Melbourne is one of sixteen two-storey terraced houses which together form the Burlington Terrace (384-400 Albert Street and 15-27 Lansdowne Street).

A c.1858 subdivision plan of East Melbourne (Figure 1) indicates that the subject site (lot 2) had not yet been subdivided or transferred into individual ownership, suggesting that the subdivision occurred sometime between 1850 and the construction of the terrace in 1867.

Burlington Terrace was designed by prominent architect Charles Webb, with the year of construction (1867) inscribed on the pediment. The *Burchett Index*¹ of building permits in the City of Melbourne identifies that Burlington Terrace was constructed by and for H. P. Harris of Queens Street. Although Heritage Victoria's statement of significance for the site states that Henry Phillip Harris did not reside at Burlington Terrace and that the development was undertaken as a 'speculative' venture, evidence indicates that Harris did occupy the property: his probate records of 1912² identify his residential address as Burlington Terrace, while the *Sands & McDougall* directories, record his occupancy of what is now 400 Albert Street between 1868-1890.



Figure 1 Map of the Public Records Office land survey from c. 1858. The land associated with Burlington Terrace is shaded in blue and the subject site outlined in pink.
Source: The State Library of Victoria

¹ Burchett Index (as reproduced by the East Melbourne Historical Society), <https://emhs.org.au/catalogue/wbalbst384-400>

² VPRS 28/P0003, 126/581

Charles Webb was born in Suffolk, England in 1821 and completed his articles in architecture in London before immigrating to Australia in 1848³. Webb designed a great number of prominent buildings in Melbourne, preferencing the Italianate or Renaissance Revival styles. Some of his notable works include: Wesley College, Prahran, Vic. (1864); the Royal Arcade Melbourne (1869); the mansion Manderville Hall, Toorak, Vic. (1876) and the Grand Hotel (now Windsor Hotel) Spring Street, Melbourne (1883-4)⁴.

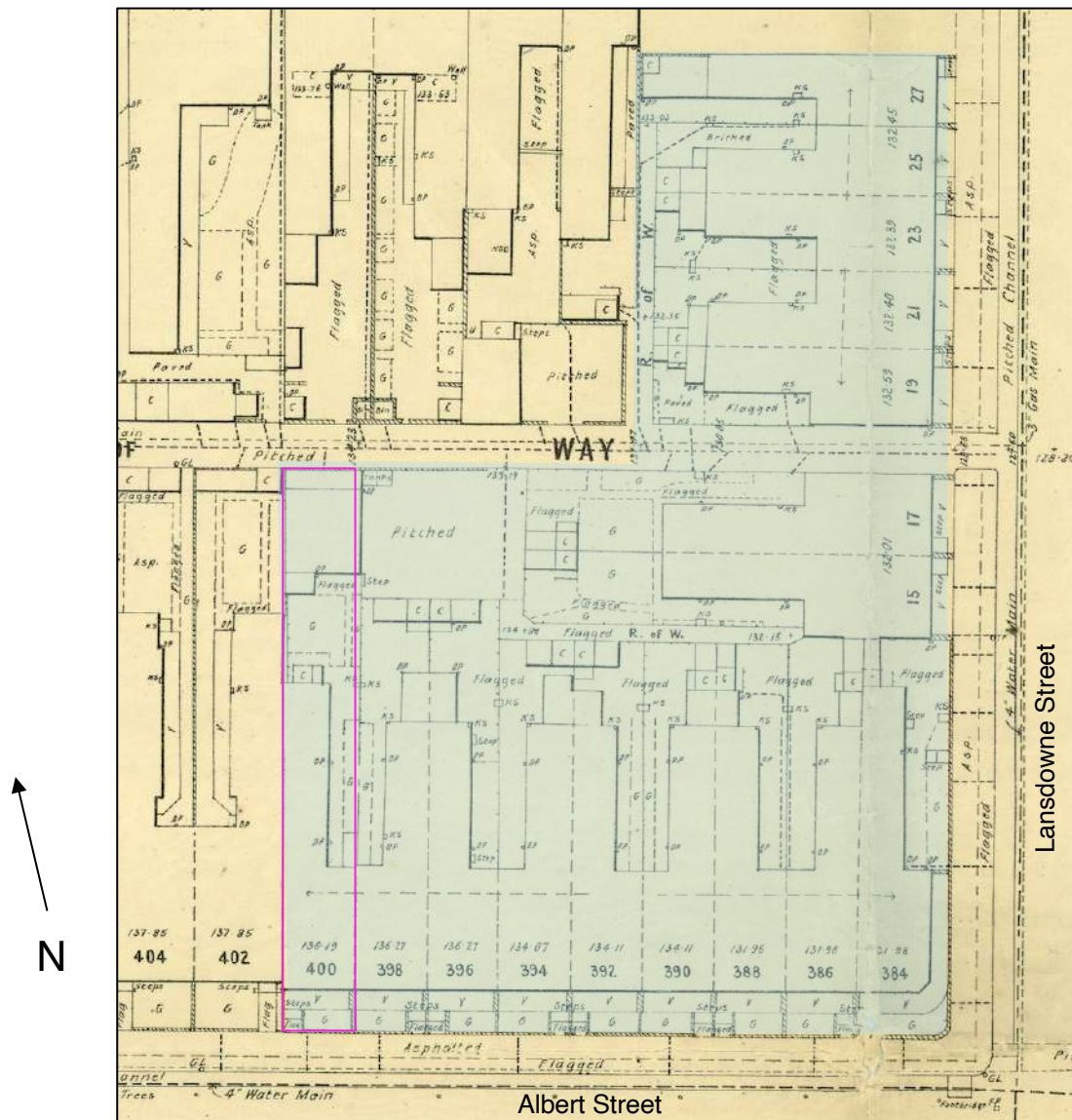


Figure 2 c. 1899 MMBW Plan extract showing the original layout with Burlington Terrace shaded in blue, the subject site (400) outlined in pink.

Source: <https://handle.slv.vic.gov.au/10381/109270>

³ Phillip Goad and Julie Willis, *The Encyclopedia of Australian Architecture*, Cambridge University Press 2012.

⁴ Ibid p 757.

The construction of Burlington Terrace is confirmed by *Sands & McDougall* directories, which list each of the sixteen terraces occupied in 1868. As noted, Henry Phillip Harris is listed as the earliest occupant of the subject site at the present 400 Albert Street. It is understood that the numbers of the subject site changed sometime between 1886-1890. By 1890 this part of Albert Street and Lansdowne Street had gained its current street numbers with '1 Burlington Terrace' Albert Street being renumbered 400 Albert Street.

Heritage Victoria's statement of significance notes the terraces have associations with prominent Jewish citizens and Melbourne's earliest businessmen. This is reflected in the 1900 *Sands & McDougall* directory, which records the *Hebrew Ladies' Benevolent Society*, with its Treasurer, Mrs J. Abrahams (no. 392), and Hon. Secretary, Miss F. Marks (no. 398), both residing within the Burlington Terrace.

The 1890 MMBW detail plan (Figure 2) shows the original building footprints and curtilage configuration. Each terrace along Albert Street was set back behind a small front garden, with steps ascending to a front verandah and dwelling entry. The terraces to Lansdowne Street differed in that they did not include a front garden. The front of the subject property remains enclosed by a cast iron palisade fence on a bluestone plinth. The rear of the site, in 1890, comprised stables, a garden and closet outbuildings. Currently the stables and closet outbuilding adjoining the dwelling remain while the rear garden no longer exists. A pitched courtyard adjacent to the stables served as a communal area for all the dwellings, with rear access provided via a laneway connecting to Lansdowne Street.



Figure 3 Burlington Terrace 1967, photograph taken by Mark Strizic. (left to right) 400-392.
Source: <https://handle.slv.vic.gov.au/10381/175783>



Figure 4 *Burlington Terrace 1974, 384-400 Albert Street.
Source: The East Melbourne Historical Society*



Figure 5 *Burlington Terrace 1974, (left to right) 400-396 Albert Street. The subject site is on the left.
Source: The East Melbourne Historical Society*



Figure 6 Burlington Terrace today (left to right) 400, 398 and 396.



Figure 7 The subject site 400 Albert Street, Burlington Terrace.



Figure 8 The original brick stable block.

5.0 Description

The subject site is rectangular in shape, with primary south-facing street frontage to Albert Street, and rear access to a small laneway, Bionic Ear Lane. As noted above, 400 Albert Street is one of sixteen two-storey terrace houses which together form Burlington Terrace (384-400 Albert Street and 15-27 Lansdowne Street). The terraces feature composite cast iron and timber verandahs and balconies and elaborately decorated party walls with cement details. The subject dwelling is set behind a narrow front garden, with steps ascending to a front verandah and entry. The property is enclosed from Albert Street by an original cast iron palisade fence on bluestone plinths.

Despite some alterations and general weathering of the elements, the exterior of 400 Albert Street appears to be in reasonable condition. Some timber verandah posts and fascias show signs of deterioration, and the fence and façade need repainting, but overall the building is largely intact (Figure 7). The verandah floor has been concreted, replacing the original heritage fabric.



Figure 9 (left) View of the original brick outhouse building, (right) rear of the primary dwelling.

The rear yard is paved in bluestone and retains the original two storey brick stable and brick toilet outbuilding, which adjoins the main dwelling (Figure 8 & Figure 9). The former stable (coach house) has been significantly altered over time, particularly in terms of refits to the interior, resulting in the loss of much of the original internal fabric. The fireplace appears to be the only remaining interior element of heritage significance (Figure 10). The exterior retains its parapeted gable ends and a corrugated iron roof and appears to be highly intact.



Figure 10 (left) The original brick chimney to the stable at ground level, (right) the chimney on level 1.

It is relevant to note that the significance of the place is very substantially identified with the exterior fabric only, with no reference made to the interiors in any citation for the site. The interiors are relatively average for the period and do not include any notable detailing, fabric or finishes that would elevate their importance above that of innumerable other terraces houses of the late nineteenth century in Melbourne. They have also been modified in the past by previous owners, including the most recent owners, the Catholic Archdiocese. Although the interior to 400 Albert Street has undergone a number of unsympathetic alterations over time, some decorative details of note remain, which include marble fireplaces and ceiling roses within the front rooms at ground level (rooms 1 & 2) (Figure 11), decorative cornices and a ceiling rose within the rear room at ground level (room 5) a leadlight window over the stairway (Figure 12), and what appears to be the original staircase.

At present, much of the ground floor is finished with vinyl flooring adhered either directly to floorboards or to sheets of particleboard laid over the timber flooring, while each room at level 1 is carpeted. It is likely that original Baltic pine floorboards are concealed beneath these later finishes, as observed at 398 Albert Street. Further investigation and clarification are required to establish whether the floorboards beneath the existing finishes comprise original fabric.

It was observed that extensive mould is present throughout the subject site, particularly at level 1 (Figure 13). The mould growth is considered likely to be associated with ongoing water ingress resulting from a leaking roof. Rising damp may also be a contributing factor at ground floor level. Heritage Victoria is aware of these conditions and has included the replacement of short sheet roof sheeting with like for like short sheet galvanised steel in the permit exemption (P42625) to address the source of water ingress and mitigate further deterioration.



Figure 11 (left) Original marble fireplace in the front room at ground level.
(right) Original cornices and ceiling rose in the front room at ground level.



Figure 12 (left) Window with decorative stained glass border over the stairway.
(right) Decorative cornices and ceiling rose featured at the ground floor rear room (room 5).



Figure 13 The original marble fireplace and significant recent mould growth present in the front room at level 1.

6.0 Significance

The property is of state significance and is included in the Victorian Heritage Register (VHR No. H0797). The statement of significance in the Victorian Heritage Database for the terrace is as follows:

What is significant?

Burlington Terrace is a row of sixteen houses built between 1866 and 1871 to the designs of architect Charles Webb for HP Harris. It was a speculative venture for Harris and he did not live in any part of the terrace. The terrace forms a facade to both Lansdowne Street and Albert Street. Burlington Terrace makes an elegant return with a curved corner at 384 Albert Street. All the houses in the terrace have the same overall classically-derived decorative characteristics. The windows have simple mouldings. A bracketed render cornice runs uninterrupted the full length of the Albert Street facade and returns on Lansdowne Street, curving down at every junction of each group to follow the slope of the ground. A balustraded parapet runs the length of both parts of

the terrace. Party walls are elaborately decorated with pressed cement details including elaborate brackets and acanthus leaves on top of each party wall forming the sides of the verandahs. The verandah is a continuous two-storey composite cast iron and timber construction. It contains a small decorative cast iron frieze below a dentillated cornice. Surviving original balustrade panels depict a pair of birds within an intricate foliated pattern. 400 Albert Street has a two storey brick stable block at the rear. The stable has parapeted gable ends and a corrugated iron roof. The pitched courtyard adjacent to the stables, served by the right of way from Lansdowne Street, was a common area for all the houses. At the rear of each property there was originally an outside toilet. The pair of toilets at 19 and 21 Lansdowne Street are excellent examples, as the only two with decorated Dutch gables. In all cases the night soil access has been bricked up. Internally each house in the terrace had identical layouts.

How is it significant?

Burlington Terrace is of architectural and social significance to the State of Victoria.

Why is it significant?

Burlington Terrace is architecturally significant as an unusual example of intact terrace housing dating from the 1860s. The terrace is highly unusual for its facade to two streets with an equally unusual curved corner linking the two parts. It is one of the longest terraces in Melbourne and is an important example of the early work of noted architect Charles Webb, the designer of the Windsor Hotel, Melbourne Grammar School and Royal Arcade. The composite construction of the verandah with timber columns and cast iron balustrade panels and frieze demonstrates the evolution of the verandah before the later general use of cast iron.

Burlington Terrace is historically significant for its nineteenth century associations with members of Melbourne's business and Jewish communities who occupied the terrace as tenants. Through the survival of the coach house and the pitched yard at the rear of the terrace, Burlington Terrace demonstrates the communal provision for horse based transport at the rear of nineteenth century terraces.

The Extent of Registration is noted as:

All the buildings and structures being B1 Terrace Houses, B2 Toilets, B3 Terrace Houses, B4 Terrace Houses, B5 Wall, B6 Stables as marked on Diagram 797 held by the Executive Director.² All the land marked L1 on Diagram (Figure 14 below). [Victorian Government Gazette G 10 9 March 2000 445-446]

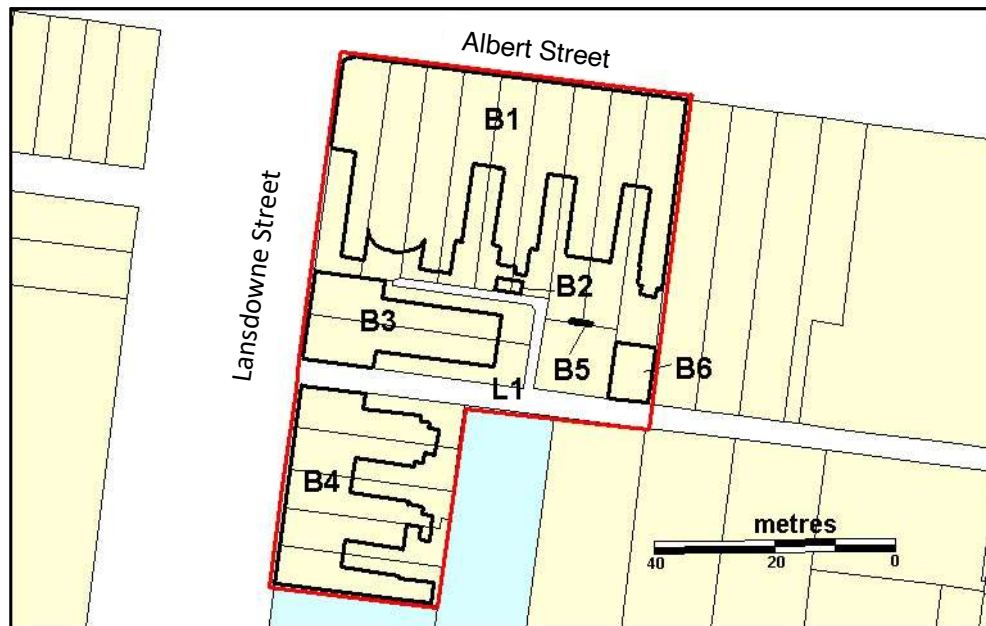


Figure 14 Heritage Victoria's extent of registration Diagram 797 showing the extent outlined in red.

Heritage Victoria has a permit exemption policy and provides standing permit exemptions for the place, as outlined below:

Exterior

Minor repairs and maintenance which replace like with like.

Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, signage, antennae, aerials etc, and making good.

Installation or repair of damp-proofing by either injection method or grouted pocket method.

Interior

Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of curtain track, rods, blinds and other window dressings.

Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.

Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.

Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.

Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.

Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.

Installation, removal or replacement of bulk insulation in the roof space.

Installation, removal or replacement of smoke detectors.

Installation, removal or replacement of grilles, bars and security locks to doors and windows.

The property is identified as a significant graded place, and forms part of a significant streetscape under the *Melbourne Planning Scheme*, within Heritage Overlay HO154. Collectively, the Burlington Terrace properties share the same heritage gradings and are protected under HO154.

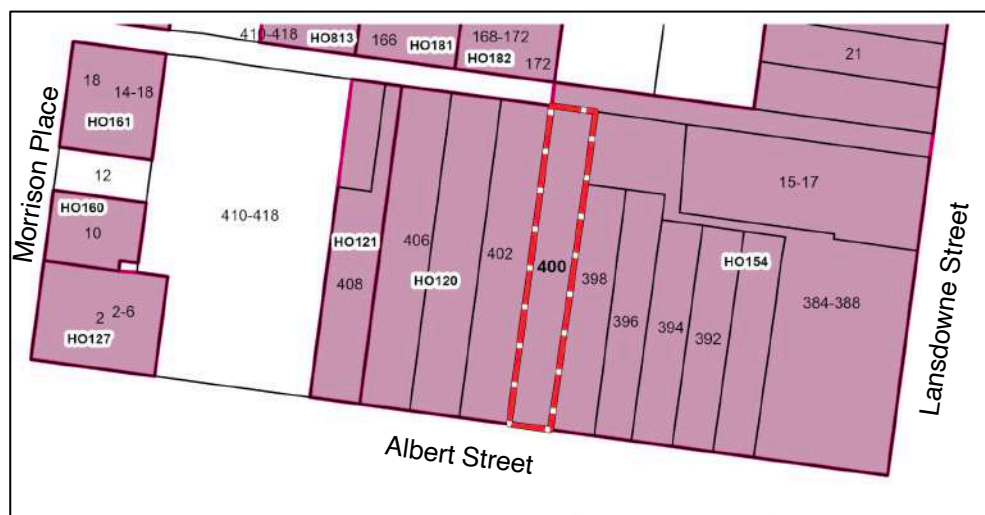


Figure 15 Heritage Overlay Map extract showing the subject site (outlined in dotted red) and HO154.

7.0 Proposal

The proposal for 400 Albert Street includes partial demolition, internal alterations, interior refurbishment, and general maintenance works to preserve the building's heritage fabric.

The architectural documentation makes reference the room names presently found on site that result from the previous occupation of the site. For convenience and ease of description, the same room names are used below.

The proposed demolition and removal of fabric for the ground floor includes the following:

- The hallway glass partition wall and door
- The north-west portion of the wall between Rooms 2 & 3 to create a new opening

- The storage room west wall
- The wall between rooms 3 & 4 (retaining a wall nib)
- Joinery at the north east corner of room 4
- The washroom and WC fixtures
- The wall between room 5 & the wash room
- Rear internal storage room wall
- External rear staircase

(All of the above have been approved as a permit exemption.)

- Original Baltic pine floorboards (clarification is sought to determine whether these boards are original)
- Portion of the west wall in the front room (room 1)
- Some internal timber doors
- The chimney breast and mantle in the rear room (room 5)
- The east portion of wall between the middle and rear room (rooms 4 & 5).

Alterations

- Conversion of the two front rooms (rooms 1 & 2) into a formal living and dining space
- Conversion of the two middle rooms (rooms 4 & 5) into a kitchen and sitting room
- The creation of a new wall opening between the proposed formal dining and kitchen
- Widening of the door opening in the front room (room 1)

The proposed demolition and removal for the first floor includes the following:

- Portion of non-original wall in existing doorway heighten the opening between the front two rooms (rooms 6 & 8)
- Wall between the front room (room 8) & the tea area
- The Tea Area doorway
- Portion of non original wall in between the middle rooms (rooms 9&10)
- Internal doors in rooms 9, 10 & 11 (believed to be no-original fabric)
- The fire escape doorway at the rear of the dwelling (room 12)

(All of the above aspects have been approved under the permit exemption process.)

- Original Baltic pine floor boards in the front room

Alterations

- Conversion of the two front rooms (rooms 6 & 7) into a master suite with ensuite and built in robes
- Conversion of the middle bathroom into a study
- Conversion of the middle and rear rooms into an additional two bedrooms with ensuites (rooms 9, 10, 11 & 12)

- Conversion of bathroom to study in the middle room (room 8)

Exterior Works

With regard to the exterior works, the roof cladding to the front portion of the dwelling is to be replaced and the rear fire escape stair is to be removed.

Restoration and conservation works include the following:

- Repainting the façade to a heritage colour scheme
- Cleaning, repairing and repointing brickwork where necessary
- Restore and repaint the front fence
- Repave verandah using Victorian tiles
- Landscaping the front garden with low formal plant species
- Retain and restore the existing blue stone paving to the rear

While it has not been part of the scope of works to date, it is recommended that a Schedule of Conservation Works be considered as a permit condition. The Schedule of Conservation Works would address the following scope of work: roof cladding and rainwater goods; an appropriate heritage colour scheme for the façade; any repair work to the facade; the verandah paving; and any cleaning, pointing and painting of brickwork as required.

8.0 Discussion

The proposed scheme has been refined following comments from both Heritage Victoria and this office. It is intended to include restoration works to the exterior, together with limited demolition and internal alterations to facilitate the adaptive reuse of the building for residential use. These interventions will provide the necessary amenity for contemporary residential use, while creating a more cohesive and fluid floor plan that responds to contemporary living requirements.

The design has been refined through several iterations to create a more sympathetic response to the heritage fabric. The owner and design team have been receptive to feedback from this office in regard to amending the scheme to create a design which respects the dwelling's Victorian origins and remnant internal character.

Although it is accepted that the widening of doorways, and creation of new wall openings will result in the loss of some original heritage fabric, there has already been some changes to door openings. The proposed new doorway at ground level between the dining room and kitchen is considered a minor alteration to create a more fluid and contemporary floor plan, and is unlikely to result in any significant adverse heritage impact. The removal of the chimney breast and mantle at ground level in the rear room (room 5) is supported as a change that will increase amenity and usefulness of the space in this previously altered room. The proposed alteration to the existing arched doorway between the front rooms at first floor level (rooms 6&8) to accommodate the master suite is considered acceptable from a heritage perspective, as it involves modification to previously altered, non-original fabric (see Figure 13).

The conversion of the middle and rear rooms at level 1 into additional bedrooms with ensuites, is also considered reasonable in order to provide for contemporary accommodation expectations – it is understood the wall demolition involves non original heritage fabric. These changes are all limited to the interior and/or concealed from view from Albert Street. They affect parts of the building that are secondary in character and that are not mentioned in the Statement of Significance. On this basis, these changes are considered low impact and are supported with regard to heritage considerations.

As per Heritage Victoria's guidelines for heritage impact statements, this report seeks to address the following questions:

- *Why the place is of cultural heritage significance to the State of Victoria?*
- *What options were considered in developing the proposal?*
- *What impact (positive or negative) the proposed works have on the significance of the place?*
- *If a negative impact is proposed, why the proposed option was chosen and why were other more sympathetic options not feasible?*
- *What measures are proposed to minimise and mitigate negative impacts?*

The cultural heritage significance of the place

The cultural heritage significance of 400 Albert Street is described in the Statement of Significance for the place. It is identified as being primarily of architectural significance for its unusual two-street façade and distinctive configuration, which incorporates a curved corner linking two sections of the terrace. It is also recognised as one of the longest terrace developments in Melbourne and as a significant early work of prominent architect Charles Webb. The subject site also contributes to an understanding of the early development and urbanisation of the East Melbourne area.

While the interiors to the building are of some contributory value as part of the original construction, they have previously been altered and are of generally low interest in terms of detailing and materiality.

What options were considered in developing the proposal?

The scheme has been prepared with careful consideration and attention to the advice provided by Heritage Victoria and the significance of the heritage place. The proposed scheme achieves an appropriate balance between providing the required level of amenity and minimising potential heritage impacts.

More broadly, a key objective of the proposal is to enable its 'adaptive reuse' from the immediately previous office accommodation use to its original residential use. Alternative uses have not been considered. Furthermore, the proposal seeks to upgrade the amenity and utility of the site without proposing major changes such as additions to the rear – to the extent that there is a degree of change to the interior, a major benefit of this is that there is not an alternative requirement for rear additions or for partial removal and replacement of the rear envelope of the building.

The scheme is also intended to include conservation works to the exterior of the building, particularly the façade. While this is only noted in a broad sense on the present documentation, it is intended that a schedule of conservation works to the façade be prepared as a condition of permit.

Impacts (positive or negative) on the significance of the place

The visible changes to the property as seen from Albert Street are limited to restoration and general maintenance works, with the majority of building works predominantly confined to the interiors of the primary dwelling and stables, together with the addition of an outdoor kitchen. The proposal seeks to improve amenity and provide a more practical and contemporary floor plan. The proposed works will contribute to the building's ongoing functionality and longevity through this sustainable adaptive reuse.

It is accepted that there is some change arising from the proposed modifications to the interior, but these can be seen to be of low impact with regard to significance.

Although widening of internal doorways and creation of new wall openings is often not encouraged in registered heritage fabric, the significance of the subject place is identified primarily with the exterior fabric, with no reference made to any aspect of the interiors. The interiors have already been altered by previous owners and are of minor significance relative to the exterior and presentation to Albert Street as a terrace. The enlarged internal openings are to be clearly identifiable as modern interventions and retain typical door height with wall and cornices remaining above to preserve the legibility of the original floorplan. Similarly, the proposed new door opening at ground level between the dining room and kitchen is also clearly identifiable as a modern intervention.

The permit exemption (P42625) issued by Heritage Victoria allows for the opening of inspection points within the original flooring of each ground floor room to investigate the structural condition of the existing subfloor in the context of the proposed building works. It is nonetheless clear that the proposal seeks removal of all floorboards to the ground floor to enable sub-floor works, including enhanced ventilation and floor support, with new floor finishes.

The proposal also seeks the removal of the original floorboards within the front room at Level 1, due to the likelihood of damage to the flooring arising from the significant mould growth present within the room. During the site inspection, a substantial extent of mould growth was observed throughout Level 1, with the front room particularly affected, including visible mushroom growth emerging through the carpet. The permit exemption (P42625) issued by Heritage Victoria does not provide for the opening of inspection points within the original flooring of any Level 1 room. Accordingly, the proposed removal of the original floorboards falls outside the scope of the existing exemption and should be specifically addressed as part of this permit application.

While the removal of the original floorboards, most likely to be Baltic pine, at the ground level and the front room at Level 1 would result in the loss of some original fabric, the proposed removal is sought in order to facilitate the proposed building works and to achieve compliance with relevant building regulations.

The rationale for any negative impacts

The rationale for the proposed changes and comment upon the limited extent of negative impacts has been set out above.

What measures are proposed to minimise and mitigate negative impacts?

As discussed above, consideration has been given to minimise and mitigate negative impacts, with the majority of change limited to the previously altered interior of the dwelling.

In terms of works to the Albert Street facade, the proposed repainting and general maintenance works represent an important conservation action that will assist in maintaining and preserving the heritage fabric of the dwelling, a benefit that can be seen to outweigh the impacts associated with changes to the interior. The proposed scheme incorporates modest alterations and interventions that respect and acknowledge the character of the nineteenth-century terrace, and the building will remain legible in terms of its original layout and character.

Reasonable or Economic Use

Applications for works to places on the Victorian Heritage Register are considered within the broad ambit of considerations under the Heritage Act 2017, which seek to conserve the significance of place, whilst also support their sustainability and taking into account economic impacts. Inter alia, the Heritage Act provides the following directions regarding the matters to be considered in the determination of permit applications:

101 Determination of permit applications

(1) After considering an application the Executive Director may—

(a) approve the application and—

(i) issue the permit for the proposed works or activities; or

(ii) issue the permit for some of the proposed works or activities specified in the application; or

(b) refuse the application.

(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.

The above considerations include the extent to which the application, if approved, would affect the cultural significance of the registered place (i.e. being Burlington Terrace), and the extent to which the application, if refused, would affect the reasonable or economic use of the registered place.

400 Albert Street was constructed as substantial single occupancy residential dwelling, and during its more recent occupation by the Catholic Church, the interior has been substantially altered to facilitate its adaption for commercial office use. As previously mentioned, the proposed works will support the conversion of the building back into a single residency dwelling, its original and most compatible pattern of occupancy. The existing configuration of spaces including offices, kitchens and bathrooms reflects the requirements of an office tenancy rather than those of a private residence. The proposed scheme will improve the comfort and amenity of the dwelling for its single occupancy use as a significant heritage residence. Approval of the application will not affect the identified significance of the place to any appreciable extent.

Accepting this, the proposal provides for a sustainable, reasonable and economic use of the site that will provide for its conservation into the long term future.

9.0 Conclusion

The proposed scheme has been carefully developed with appreciation of the heritage significance of 400 Albert Street and the broader extent of Burlington Terrace. The proposed seeks to enhance and honour the dwelling's Victorian origins and its contribution to the character of the elegant terrace row. The primary frontage to Albert Street will be retained and conserved as part of the intact terrace row, with external works limited to restoration. The internal works are focussed on elements and spaces that are of low significance or have already undergone modification. The scope of works will not negatively impact the cultural significance of the broader heritage place, rather the proposal seeks to reinstate the dwellings original function as a single residence.

Having regard for the above, the proposal has been developed with due consideration for the significance of the registered place and the provisions of the Heritage Act and is supported on that basis.