



15 ST. VINCENT PLACE SOUTH, ALBERT PARK. (17.09.26).

Further Information Request

This response provides further clarification in relation to the matters outlined in the Further Information Request issued by Heritage Victoria on 21.08.26.

Point 1.

The proposal seeks to match the paint scheme of 11 St. Vincent Place South, rather than reinstate an original/earlier paint scheme. As the proposed scheme is considered acceptable, all conflicting references to “investigate existing paint finishes” have been removed on HV02, HV03, HV05 and HV06.

Point 2.

The proposal seeks to reinstate the original render and ashlar tooling, as noted in RBA’s Heritage Impact Statement. As such, the note on HV05 stating there will be “new 20mm thick natural render over as required” has been removed. Furthermore, notes on HV02, HV03, HV05 and HV06 relating to original render works have been revised to “remove overpainting using a non-abrasive and non-caustic paint, to reinstate original render and ashlar tooling”. Refer to Figure 1 in the appendix.

Point 3.

There is no preference to reinstate an earlier paint scheme, as clarified in Point 1. It is not proposed to paint over the original render that will be reinstated. We therefore believe that a paint scheme analysis would not be applicable.

Point 4.

A vapour permeable skim coat may be required over the original render once it has been reinstated. We will be guided by the Heritage Architect when the overpainting has been removed from the façade, so that a wholistic assessment can be made. References to the application of a skim coat “as required” have been added on HV05 and HV06.

Point 5.

Upon closer inspection, the front façade is generally well-maintained and in good condition, so no repairs to the original render are required. All references to “repair original render” have been removed on HV02, HV03, HV05, HV06 and HV07. Refer to Figure 2 and 3 in the appendix.

Point 6.

The proposal seeks to retain the existing timber deck at ground level (verandah). It is our intention to reinstate the edging with basalt in a bullnose profile to match No. 11. TO do so, the existing vertical timber edging will be removed. Notes on HV02 and HV03 have been re-worded for clarity. Refer to Figure 4 and 5 in the appendix.

Point 7.

We agree that repurposing the original flagstone pavers as part of the proposed landscaping scheme will be a positive contribution to the balancing of the proposal's heritage impacts. Notes on HV02 and HV05 have been added to this effect. Refer to Figure 6 and 7 in the appendix.

Point 8.

Additional images have been provided in the appendix at the end of this document. For proposed verandah edging, refer to Figure 4 and 5. For proposed alteration to lightcourt window, refer to Figure 8 and 9.

Point 9.

Please refer to separate letter responding to 'Reasonable or Economic Use' under Section 101(2)(b) of the Heritage Act 2017.

We appreciate Heritage Victoria's support on this application thus far. Feel free to contact me on (03) 9686 0555 with any queries and I'll be happy to assist.

Kind Regards,

*Grace Huang
Master of Architecture
Studio 35 Architecture Pty Ltd.*

Appendix.



Figure 1 – The photo above shows overpainting of the original ashlar tooling. This is particularly evident on the left hand side of the first floor bedroom window.



Figure 2 – The photo above shows the existing façade, generally in good condition.



Figure 3 – The photo above shows the existing façade, generally in good condition.



Figure 4 – The photo above shows the existing verandah timber decking. It is proposed to remove the existing timber edging and reinstate it with basalt edging to match No. 11.



Figure 5 – Basalt edging to verandah of No. 11 pictured above. The proposal seeks to match this detail.



Figure 6 – The photo above is taken from the backyard, looking north towards the existing residence. Pictured here is the existing living room and shed.

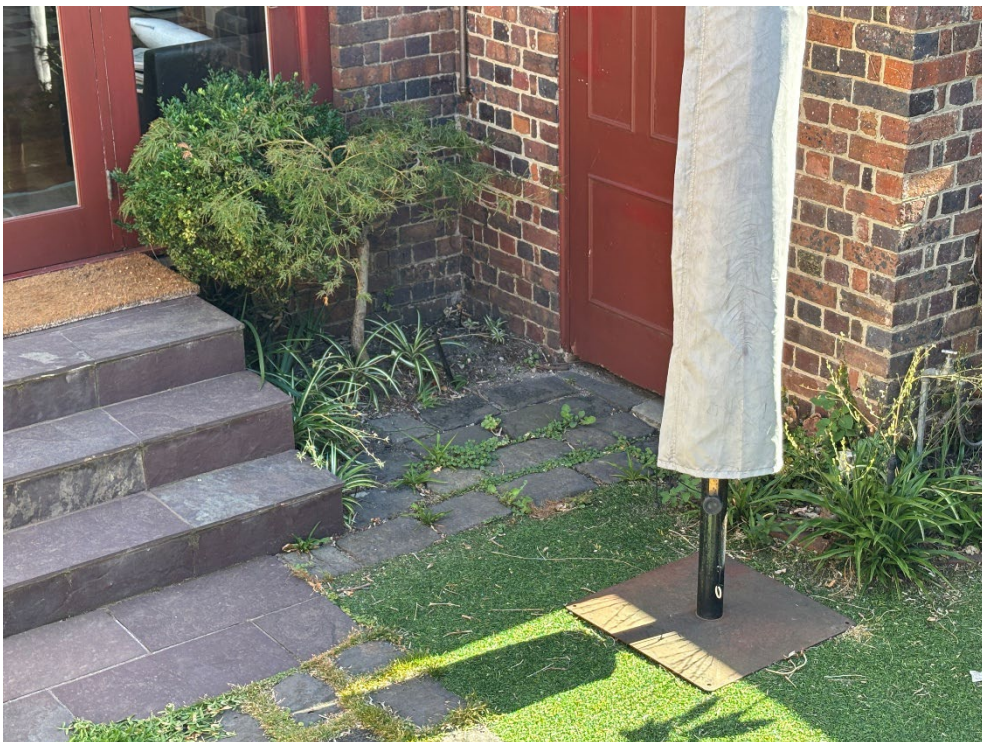


Figure 7 – Original flagstone pavers leading to the shed pictured above. These will be repurposed as part of new landscaping works.

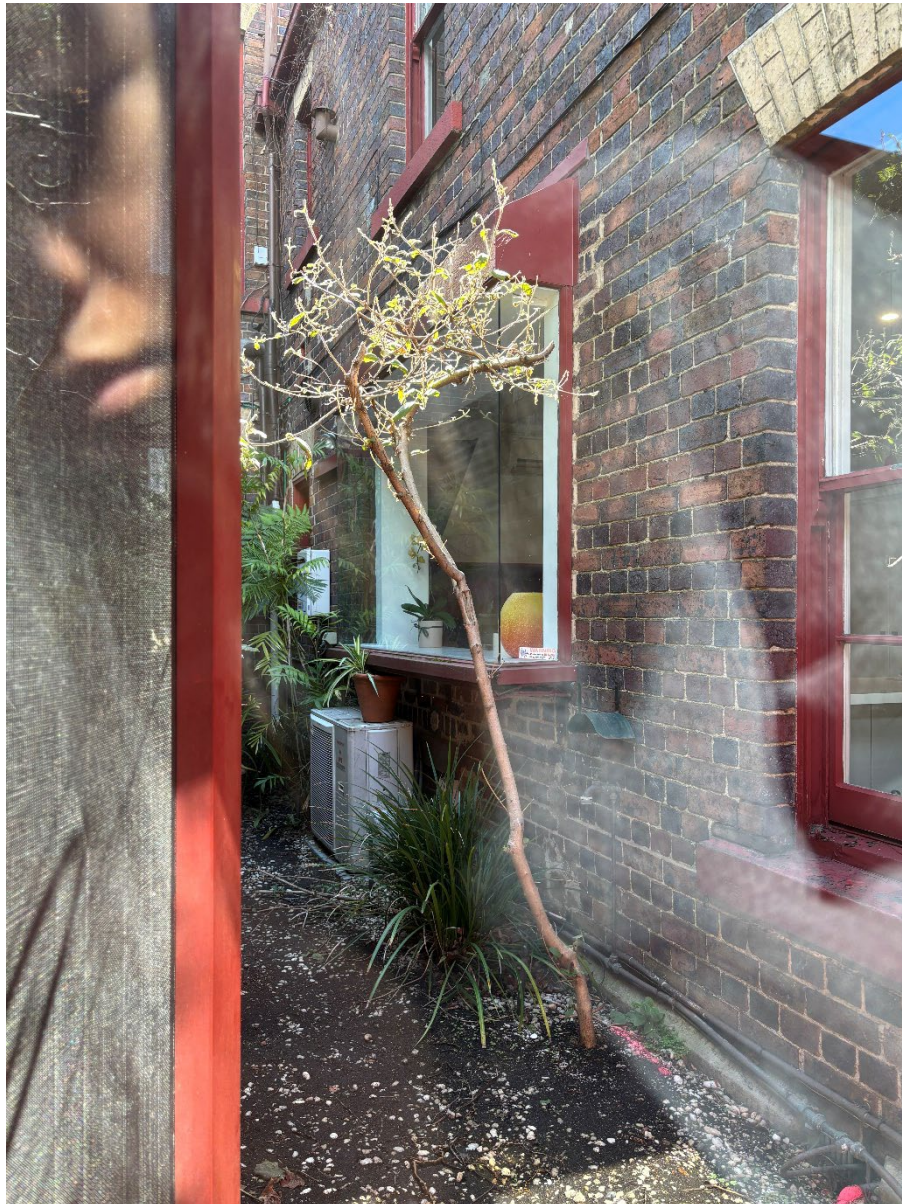


Figure 8 – Existing lightcourt pictured above. The window on the right is proposed to be altered into a door. The existing sill and bricks under the window will be removed to do so.



Figure 9 – Existing lightcourt pictured above.