

Heritage Impact Statement

60 St Vincent Place North, Albert Park

Permit Application

December 2023

Contents

1.0	Introduction.....	2
2.0	Methodology.....	2
3.0	Sources of Information.....	3
4.0	History	4
5.0	Description	6
6.0	Heritage Listings.....	16
7.0	Significance	18
8.0	Proposal.....	21
9.0	Heritage Impacts	22
10.0	Key Considerations	24
11.0	Conclusion	27



1.0 Introduction

The following assessment of heritage impacts has been prepared on behalf of the owners of the residence at 60 St Vincent Place North, Albert Park, which is located within the St Vincent Place Precinct (VHR H1291). It concerns a proposed suite of demolition and new works, to be located behind the existing dwelling.

It has been prepared subsequent to two pre-application meetings with an officer of Heritage Victoria, the second of which included a site inspection.

This report, prepared by Jo Leeder and Guy Murphy 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 by Olle Design 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's guidelines for preparing heritage impact statements (June 2021). It seeks to respond to several key matters that are set out on page 3 of that document:

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

3.0 Sources of Information

The analysis below draws upon site visits and a review of the *Victorian Heritage Register* documentation for the registered components of the subject site. It also draws upon the following additional sources.

- *Victorian Heritage Database*, <https://vhd.heritagecouncil.vic.gov.au>
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013)*, Australia ICOMOS Incorporated Internal Council on Monuments and Sites.
- *Port Phillip Planning Scheme – Clause 15.03 Heritage and Clause 43.01 Heritage Overlay*.
- *Port Phillip Heritage Review (Version 36 December 2021)*.
- Port Phillip Heritage Policy Map (December 2021).
- *Sands & McDougall Directories*, State Library of Victoria, <https://www.slv.vic.gov.au>
- Historic property service plans, South East Water.
- Historic newspapers (various), accessed via Trove Online, <https://trove.nla.gov.au>
- Historic photographs (various), accessed via Trove Online, <https://trove.nla.gov.au>

In preparing this report, the authors have also been mindful of the Heritage Overlay provisions and local heritage policy, as set out under *Clause 43.01 Heritage Overlay* and *Clause 15.03 Heritage* of the *Port Phillip Planning Scheme*.

4.0 History

St Vincent Place was designed in 1857 by Clement Hodgkinson, a noted surveyor, engineer and topographer, and is exemplary of a traditional English-style residential square. The original layout was compromised when the intersecting St Kilda railway line was constructed in 1857, which isolated the eastern circus, but the western portion of the subdivision remains largely intact to its nineteenth century form. Residential development of one to two storeys, including both freestanding and terraced residences soon ensued.

The property now known as 60 St Vincent Place North has had a number of different street numbers, being initially identified as number 32. A dwelling appears to have been constructed on the site by the early 1870s, with *Sands & McDougall* directories listing J. Cole as the occupant in 1872. This is presumed to be the existing single-storey building fronting the south side of the site. The next occupant was Robert Walker, who directories indicate occupied the house from 1877 until his death in 1901 (*Age*, 25 January 1901, p.1). Newspaper references identify the name of his residence as 'Windermere'. His wife Isabella Walker continued to reside at the house until her death in 1934 (*Argus*, 28 November 1934, p.6.)

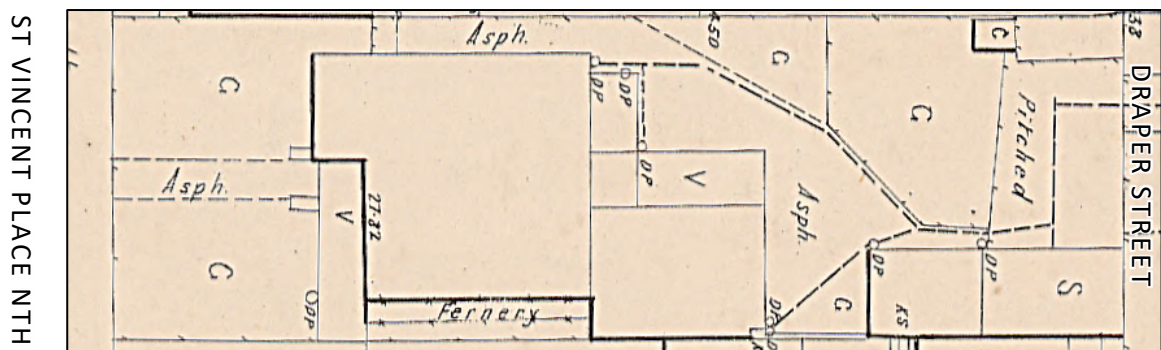


Figure 1 1895 MMBW extract showing the outline of built form on the site at this time.

Source: <http://handle.slv.vic.gov.au/10381/127958>

The 1895 Melbourne and Metropolitan Board of Works (MMBW) plan (see Figure 1) shows the layout of built form on the site by that time. The primary building was the front dwelling, which had a forward projecting western bay, with the remainder of the façade set back behind a verandah. It was located at a generous setback from St Vincent Place North behind a front garden with a central path to the front door and was enclosed with a timber front fence. A fernery ran down the east side of the residence. A rear wing extended north, abutting the eastern property boundary, although whether this was one or two storey is not indicated. This wing included a verandah on its west side, which also extended across the rear north elevation of the main house. A stable was located in the north-eastern corner of the site addressing Draper Street, with the rear otherwise comprising a combination of asphalted or pitched areas, and garden.

The earliest identified historic image is an aerial view from c.1925-1940 (see Figure 2), and this generally shows the same building footprints and layout as the MMBW Plan. The rear wing to the house was double storey, with hipped roof form. The stable comprised a double-storey northern portion addressing Draper Street, with a single-storey southern section, which appears to have been extended further south after 1895.



Figure 2 C.1925-1940 aerial view of 60 St Vincent Place North from the west, shaded yellow, with key elements on the site annotated. Source: <http://handle.slv.vic.gov.au/10381/20433>

The double-storey rear wing was extended west sometime after c.1940. A 1966 property service plan (see Figure 3) shows the footprint of this enlarged rear wing, and also that of the stables structure, with its small southern extension.

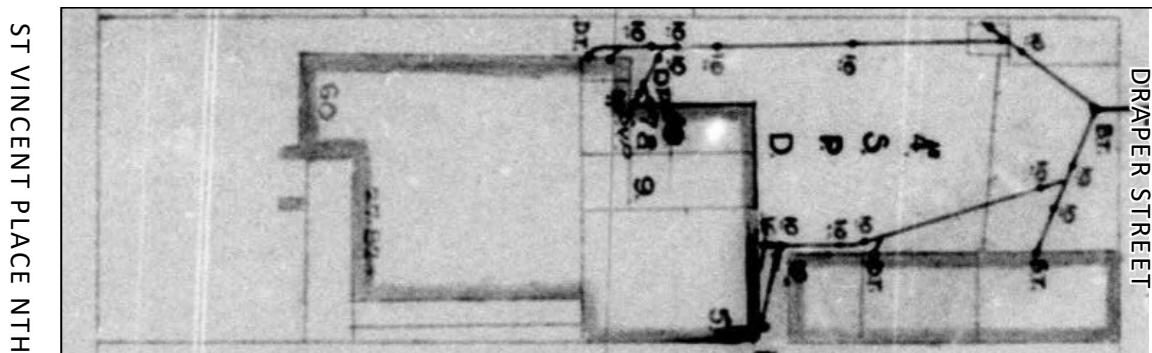


Figure 3 1966 property service plans showing more built form on the site, to the west of the rear wing and infill to the stable area. (Compare to Figure 1). Source: South East Water.

5.0 Description

60 St Vincent Place North comprises a deep site with a primary street interface with St Vincent Place North to the south, and a secondary rear laneway interface with Draper Street to the north. The north end of the western boundary abuts an unnamed cobbled laneway. The land and surroundings are flat in topography. Vehicular access is from Draper Street to the rear (north). The site contains four main building envelopes – the single-storey Victorian residence, its original double-storey rear wing, the extension to the rear wing and the stable (See Figure 4). These elements are described in more detail as follows.



Figure 4 Annotated recent aerial image showing the subject site at centre, with key built form elements annotated. Source: Google Maps.

- *Victorian Residence*

This single-storey, overpainted brick dwelling presents a double-fronted facade to St Vincent Place North and may have originally been bi-chromatic or poly-chromatic brick (see Figure 5). Its current presentation is the result of a series of historical modifications.

The forwarding projecting west side has been modified by the insertion of a bay window of an Edwardian style, that is nevertheless sympathetic to the overall character of the house. The central main entry is set behind a Victorian style verandah with decorative cast iron, that may, at least in part, be modern reproduction. Early or original door and window joinery appears to remain. A triple window on the east side of the façade may reflect the original form of the window on the west side before the existing bay window was installed. The roof has a simple pitched form with bracketed eaves and has recently been clad with slates to replace an early, inappropriate tiled treatment. Two prominent chimneys, with rendered decoration, project above the roofline, one to the eastern hip and one to the west.



Figure 5 Recent Google Street view image of the residence from St Vincent Place North during winter. (For much of the year the house is partially obscured by deciduous trees). The double-storey rear wing is partially visible at right. A double-storey rear wing to the adjacent property to the west is also visible in the background at far left. Source: Google Maps.

The front garden curtilage to St Vincent Place North retains a similar layout to that shown in the 1895 MMBW plan, with garden on either side of a central entry path from the street. A Victorian style reproduction metal picket fence set on a bluestone plinth with decorative metal gateposts replaces the original timber picket fence. A low brick fence encloses the eastern front boundary.



Figure 6 *View from the street showing the full width of the site's St Vincent Place North frontage and the high degree to which the house is concealed by vegetation for much of the year.*



Figure 7 *(left) The bay window on the west side of the facade appears to date from the early decades of the twentieth century and includes leaded glass.*
(right) The triple-window on the west side of the facade and the verandah.

- *Original Rear Wing*

The double-storey brick envelope is rectangular in plan, with a slate clad, hipped roof and is presumed to correspond to the wing shown in the same location in the MMBW plan. It was presumably constructed as an addition to the original c.1870s house. The originally face brickwork has been overpainted. A brick parapet projects up above the eaves line along its elevation, with a chimney located on the eastern face of the roof, close to the boundary, and a further chimney to the southern hip, both of which have similar rendered decoration as to the chimneys at the main house. The fenestration at the southern elevation is limited to a small square window addressing the staircase.

- *Rear Wing Extension*

Presumed to date from some time after 1940, this is generally of a similar materiality, roof profile and character as the original rear wing, albeit at a slightly lower height. It is partially encircled at ground floor by a verandah.



Figure 8 *Partial view from Draper Street of the upper level of the original rear wing (left) and the rear wing extension (right).*

- *Stable*

The former stable is an altered Victorian era building that has received a minor extension to its south end, but is otherwise still legible as a nineteenth century element (see Figure 9 and Figure 11). It is constructed of overpainted brick, with a sheet metal-clad roof. It comprises a double-storey section on its north side. This presents a facade to Draper Street containing a modern garage door at street level, and a double-hung sash window (presumably originally a door) at first floor. Evidence of a hoist (now removed) remains on the wall above. The south side of the former stable is single storey, with additions now linking it to the rear wing of the main house. The internal west elevation includes various double-hung sash windows and a door.

The rear of the site is landscaped and includes a swimming pool. A modern full-height brick fence with cement render above encloses the northern boundary to Draper Street.



Figure 9 The northern Draper Street elevation of the former stable.



Figure 10 View of the northern Draper Street frontage of the site from the south-west, showing the existing modern red brick fence with cement sheet above. This extends along the adjacent laneway to the west (right). The former stable is partially visible at far left.



Figure 11 *View of the west elevation of the former stable from within the site.*

- *Urban Context*

St Vincent Place North is a highly intact and significant streetscape, distinguished by a large number of intact Victorian residences along its northern side. The adjacent site to the east at 56 St Vincent Place North (see Figure 12) contains double-storey brick interwar block of flats with a broad street frontage, projecting close to the street frontage and abutting the western side boundary. To the west at numbers 62-66 (see Figure 13) is a row of three attached partially rendered and partially overpainted, double-storey Victorian brick terraces. Number 62 abuts the boundary with the subject site and includes a modern double-storey rear addition along its eastern side, which is visible behind the Victorian dwelling on the subject site.

The southern side of the street is occupied by St Vincent Gardens.



Figure 12 56 St Vincent Place, adjacent to the subject site to the east.



Figure 13 62-66 St Vincent Place North, adjacent the subject site to the west. This view dates from before the slate roof was installed on the house on the subject site. The location of the partially visible rear wing is shown by the red arrow.



Figure 14 View west St Vincent Place North, with the subject site located at far right.



Figure 15 View west down Draper Street, with the stable on the subject site indicated by the red arrow.

Draper Street, by contrast, is a relatively mixed streetscape with some Victorian, post-war and contemporary dwellings, generally one and two storeys in scale. The south side of this part of Draper Street is more intact than the north. It accommodates both the rear yards and associated outbuildings of properties addressing St Vincent Place North, as well as freestanding houses on land subdivided from the rear of St Vincent Place North dwellings. To the east of the subject site, 47 Draper Street, is a modest Victorian double-fronted timber cottage with a pitched roof and convex verandah (see Figure 16). It has received a flat roofed, double storey rear addition built to its western boundary, which is visible from the street. To the west, 57 Draper Street is a recently completed contemporary style, double storey, two-unit development.



Figure 16 47 Draper Street, east of the subject site, with the double storey element built to the shared boundary with the subject site. The former stables building is at right of image.



Figure 17 57 Draper Street on the adjacent site to the west contains a recently completed pair of contemporary style, double-storey units. The laneway between that address and the subject site is visible at left.



Figure 18 *The rear of 78 St Vincent Place as viewed from Draper Street.*



Figure 19 *Modern infill at 64 Draper Street.*

6.0 Heritage Listings

Victorian Heritage Register

The property at 60 St Vincent Place stands within the broader St Vincent Place Precinct, which has been identified as a place of State significance and is included on the *Victorian Heritage Register* as a registered place H1291. The extent of registration is as follows (see also Figure 20):

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.

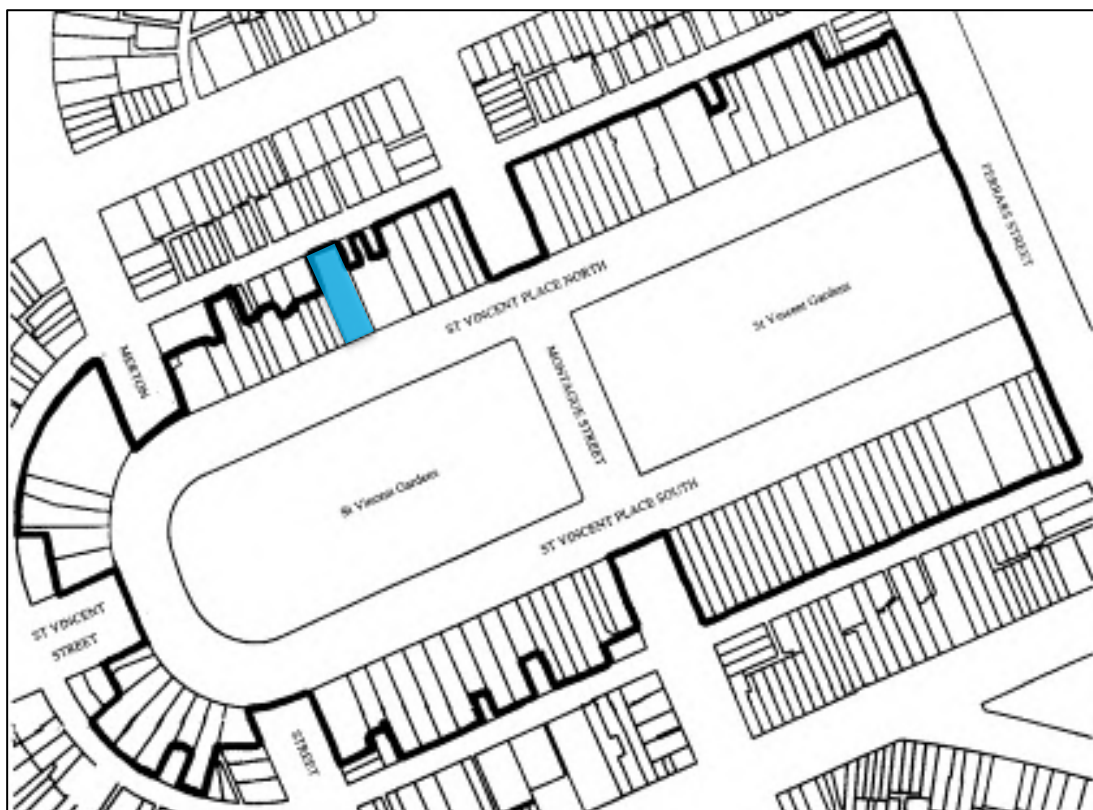


Figure 20 *Diagram showing the extent of the registration for St Vincent Place outlined by the dark black line. The subject site is shaded blue.*

City of Port Phillip

The property at 60 St Vincent Place North is located within the St Vincent Place Precinct, a Heritage Overlay area identified as HO258 in the Schedule to the Heritage Overlay of the *Port Phillip Planning Scheme*. The extent of the precinct is largely similar to the extent of registration, although the dwellings known as Rochester Terrace, at 33-51 St Vincent Place South, are subject to an individual heritage control identified as HO340 (Figure 21).

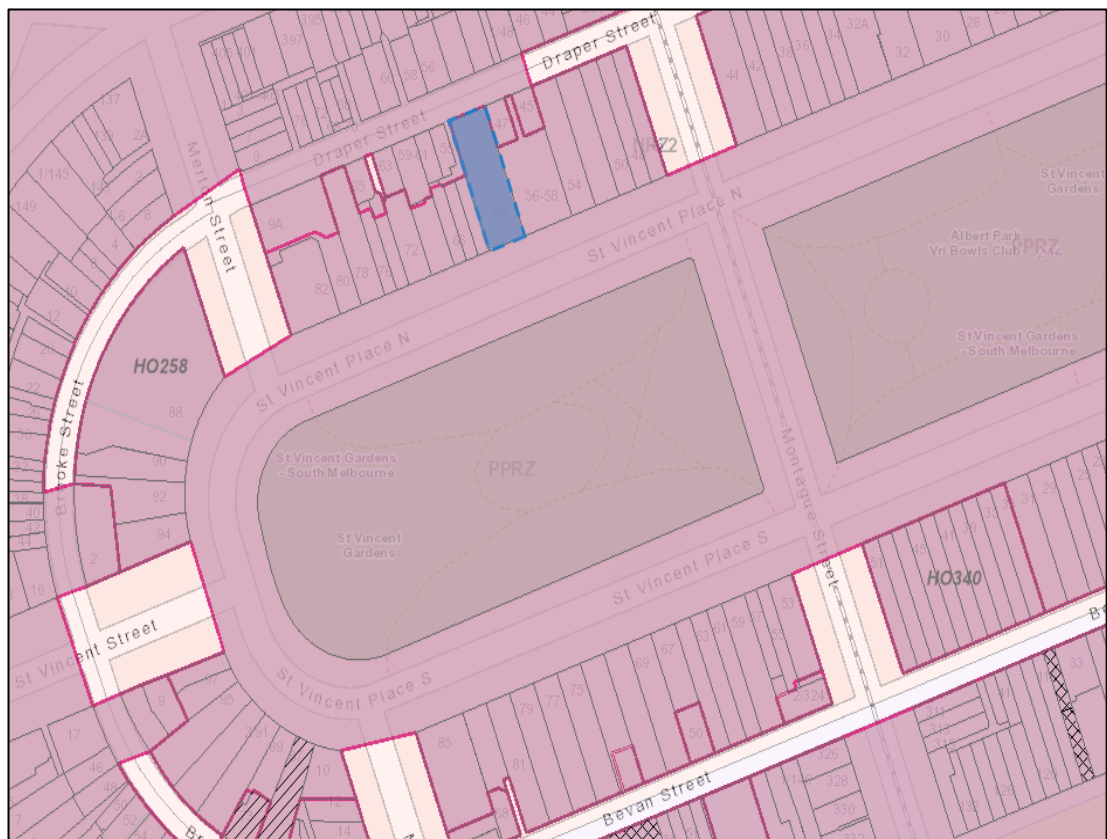


Figure 21 Heritage Overlay Map extract, showing the location of the subject site (shaded blue) within HO258.

National Trust

The St Vincent Place Precinct is also classified as a place of State significance by the National Trust of Australia (Victoria) (File number: B2231). The National Trust is an advisory body with no statutory powers although it is expected to play an advisory role and provide input into proposals for classified sites.

7.0 Significance

The *Victorian Heritage Register* provides the following Statement of Significance for the St Vincent Place Precinct:

What is significant?

The St Vincent Place precinct was first designed in 1854 or 1855, probably by Andrew Clarke, the Surveyor-General of Victoria. The current layout is the work of Clement Hodgkinson, the noted surveyor, engineer and topographer, who adapted the design in 1857 to allow for its intersection by the St Kilda railway. The precinct, which in its original configuration extended from Park Street in the north to Bridport Street in the south, and from Howe Crescent in the east to Nelson Road and Cardigan Street in the west, was designed to emulate similar 'square' developments in London, although on a grander scale. The main streets were named after British naval heroes. The development of the special character of St Vincent Place has been characterised, since the first land sales in the 1860s, by a variety of housing stock which has included quality row and detached houses dominated by Rochester Terrace (Heritage Register Number 813), and by the gardens which, although they have been continuously developed, remain faithful to the initial landscape concept.

How is it significant?

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

Why is it significant?

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

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

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

The St Vincent Place Precinct is socially important as a reflection of the aspirations of middle class residents in South Melbourne. Because of the shared outlook on and use of the gardens, the precinct has developed a sense of community cohesion unusual in the Melbourne context. The gardens are also socially important as a focus of community life for the surrounding district with the maintenance of their amenity a priority of municipal government since their inception. The existence of the tennis and bowls clubs in the gardens for over a century is a further manifestation of this social importance.

The *Port Phillip Heritage Review* does not include a Statement of Significance for the St Vincent Place Precinct.

60 St Vincent Place North is located adjacent to the Albert Park Residential Precinct (HO442), which includes properties in Draper Street. The Statement of Significance for this precinct, as included in the *Port Phillip Heritage Review*, is as follows:

What is Significant?

The Albert Park Residential Precinct, nominally bounded by Kerferd Road, Beaconsfield Parade, Pickles Street, Nelson Road and Bridport Street, covers the most intact portion of an area that largely developed from the mid 1870s to the early 1890s. Formerly occupied by low-lying land that was flood prone in parts and elsewhere occupied by a military battery, the area underwent little residential development until military presence with withdrawn and land reclamation commenced in the early 1880s. Today, it remains strongly characterised by late Victorian housing, which demonstrate a broad range of typologies: from the humblest single-fronted timber cottages through to larger villas in brick and timber, to grander double-storey brick terraces and townhouses.

How is it Significant?

The precinct is of historical, aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?

Historically, the precinct is significant as an early, ambitious and notable attempt to encourage residential development beyond the boundaries of the Emerald Hill township of 1852. The gradual expansion to the south, southeast and southwest of the original settlement, over several successive phases, is significantly demonstrated by the building stock itself. The prominent streets closest to Emerald Hill and St Vincent Place (such as Nelson Road, Cardigan Place, Dundas Place and Park Street) remain strongly characterised by 1870s development, while the more intensive development of the 1880s Boom period is more evident in the smaller streets to the south and south-west. The subsequent infill of Edwardian housing, most notably apparent in the precinct's south-eastern corner (between Phillipson Street and Kerferd Road), demonstrates the last significant phase of residential settlement in the precinct, concentrated in its outermost edges.

The predominantly residential character is enhanced by a number of contemporaneous non-residential buildings, such as churches, schools and shops, which provide evidence of the expansion of community facilities during the precinct's key phase period of development over the last three decades of the nineteenth century.

Aesthetically and architecturally, the precinct is significant for its fine collection of late Victorian dwellings. These demonstrate a range of typical housing types of the 1870s and '80s: modest single-storeyed cottages in both timber and brick (mostly concentrated in the south-east and south of the precinct) as well as grander villas, double-storeyed terraces and townhouses (mostly concentrated in the east of the precinct). Although these exist both as cohesive strips (eg single rows of terraces or cottages) and as more heterogeneous streetscapes (with a mixture of dwelling types), they are nevertheless unified by their closely comparable dates and by their frequently consistent scale, form, materials and detailing. Considered collectively, the late nineteenth century housing in the Albert Park

Residential Precinct represents one of the finest, more extensive and most varied collections of 1870s and 1880s dwellings in the City of Port Phillip.

All of the buildings facing St Vincent Gardens, including the subject site and its immediate neighbours, are identified as significant heritage places on the *City of Port Phillip Heritage Policy Map* (Figure 22), in which red indicates a significant graded property and green a contributory graded property.

The significance of the properties in Draper Street varies, with the neighbouring 47 and 49 Draper Street and all properties further east to Montague Street (which are the rear of properties addressing St Vincent Place North) identified as significant. To the west is a less intact streetscape: 55-57 Draper Street is now erroneously identified as contributory (a modern development has replaced the Victorian cottage), 59-61 identified as contributory and 63 identified as significant. All other properties in this portion to Merton Street are graded as non-contributory.

The *Port Phillip Heritage Advice* page defines significant heritage places as follows:

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay.

With contributory heritage places defined as:

Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved.



Figure 22 Detail of the Port Phillip Heritage Policy Map (December 2021), with the subject site indicated by the yellow arrow.

8.0 Proposal

The current proposal for the property at 60 St Vincent Place will retain the original front single-storey portion of the existing dwelling, all remnant chimneys, the stable, the entire eastern party wall and the upper southern wall and window of the original double storey wing.

The original double storey wing (other than its southern wall and window), the double-storey extension to the rear wing, the single storey link (between the stables and the main house) and all rear external landscaping will be demolished. Some minor internal demolitions to the main house and the stable are also proposed. The rear and side (western) boundary fences are to be altered.

The proposal seeks to increase the accommodation and amenity across the site, by locating a basement towards the central portion, with a new double storey envelope above, a single storey portion adjacent to the west boundary, a new landscape design to both front and rear gardens and modifications to the stable. These will be expanded upon below.

The basement is to commence just north of the rear wall of the main house and extend for approximately 12 metres towards the rear, with a basement ramp adjacent to the western boundary, accessed via a sliding timber gate (painted natural white colour), for which a new crossover is proposed.

The double storey addition, which is generally built to the footprint of the edge of the verandah line of the rear wing at north and west, built to the eastern boundary and built to the footprint of the existing southern wall of the original double storey wing (effectively in-filling the southwest corner) is rectilinear in form, with a flat roof and rendered in a natural white finish. It is built to the height of the existing original double storey wing wall height (that is to be demolished). The front elevation comprises the existing southern wall of the rear wing (which will be rendered) and its associated window, with an infill wall to the southwest corner providing a uniform rendered finish across the entire elevation. The chimney at this southern wall will also be retained.

The western side elevation has two upper-level floor-to-ceiling windows, but otherwise retains the minimalist approach of the front elevation.

Glazed sliding doors extend across most of the ground floor northern elevation, with evenly spaced floor-to-ceiling windows (and shading screens) above.

The single storey portion, built to the western boundary towards the rear of the main house, has a glazed door to the front and rear elevations and is also rendered in a natural white finish. It is setback approximately 21 metres from the front boundary.

Both single storey and double storey portions have flat metal deck roofs concealed behind parapet walls, with numerous skylights across.

The former stable is to be retained with some minor changes: the existing non-original opening to the north will be slightly widened to allow for an increase in vehicle sizes, an upper floor window on the western elevation will be moved a short distance northward and a skylight will be added to the roof. The southern (rear) wall of the stable is to be retained, with a small extension beyond, that replicates the same roof profile and detailing

as the existing. This has a tall window to the western elevation that addresses the staircase behind and will also be rendered to a natural white finish. The space between the new double storey form and the stable will accommodate an outdoor living courtyard with a canopy and pergola above.

The existing brick fence to both the rear and western boundary is to be retained with modifications: the brick piers and cement sheeting above the brick will be removed, prior to extending the fence to four metres in height. The entire fence will then be rendered to a natural white finish.

The rear garden has an extensive landscape design, with internally located mid-height walls to the basement ramp to conceal it from view. The front garden will be retained in a similar format to the existing garden, with the central pathway retained and laid with a sawn bluestone paving.

No changes are proposed to the street facade.

9.0 Heritage Impacts

The proposal been prepared with appropriate regard for potential impacts on the heritage place, including the adjacent streetscape and broader precinct. While these works are relatively substantial within the property itself, their location within the site is such that they will not have an adverse impact on the identified significance of St Vincent Precinct as a whole. The place is significant, *inter alia*, for its collection of intact dwellings and the '*... harmonious relationship of the gardens with the residential buildings facing them around St Vincent Place*'. The proposed envelope to the rear of the main retained house is set back a sufficient distance that there will be only very limited visibility from the public realm. The existing double storey form is also mainly concealed due to this setback, with the new envelope being lower than the ridgeline of the existing roof, thus minimising its visibility relative to the existing.

The primary extent of demolition involves non-original or secondary heritage fabric, noting the original rear wing has already undergone some change, including to its west elevation. Although these double storey forms have been present on the site for a substantial amount of time, they are, nonetheless, later heritage fabric that only have limited visibility from St Vincent Place North due to their sizeable setback and are not considered as significant a fabric as the main portion of the house.

The proposed addition will be located to the rear of the retained original single-storey residence. It will be rectilinear and minimal in form and will have only limited visibility from St Vincent Place.

The proposed modifications to the former stable involve altered and non-original fabric and openings, and are minor in scope. The presentation of the stable to Draper Street will remain, with only a slight increase to the garage door width. The rendered masonry wall responds to the built form along Draper Street, that is characterised by stables and amenity buildings to the rear of properties on St Vincent Place, and, where subdivided, residences to Draper Street, which are all located at either the boundary line or at a minor setback.

There are other examples within the precinct of heritage dwellings with partially visible contemporary style rear additions. Most notably, this includes 30 St Vincent Place North a short distance to the east, which involves a similar develop paradigm of a single-storey Victorian dwelling with a double-storey contemporary envelope located to the rear. That permit approval has resulted in the new works having a higher degree of visibility than will result on the subject site from the design proposal.



Figure 23 The single-storey Victorian residence at 30 St Vincent Place North has received a double-storey contemporary style rear addition that is partially visible from the sides and above the retained single-storey Victorian residence on the site (see red arrow).

With respect to Draper Street, several nearby properties with primary frontages onto St Vincent Place (and situated within the VHR extent of registration) present very contemporary outbuildings to Draper Street, including 46, 48, 50, 52 and 78 St Vincent Place North (see Figure 18), and also 64 Draper Street. In such a mixed environment, to the extent the contemporary style upper level of the double-storey addition is partially visible, it can reasonably be accommodated without adverse impact.

10.0 Key Considerations

As noted, this heritage impact statement has been prepared in general accordance with Heritage Victoria's guidelines for such assessments. With respect to the permit application works, it seeks to respond to several key questions, as previously set out in Section 2.0.

The cultural heritage significance of the place

The cultural heritage significance of the place, ie the heritage precinct, is outlined in detail above, and in particular is identified in the Statement of Significance for the place. In considering the above, the precinct is identified in Heritage Victoria's Statement of Significance as being of aesthetic, historical, architectural and social significance as a residential 'square' development.

This being said, most of the dwellings along St Vincent Place North have undergone some modernisation (both internal and external), which is understandable within a residential setting where some dwellings are upwards of 150 years old. External works to other dwellings have occurred in a manner whereby the original three-dimensional character of the heritage building, as it presents to the public realm, has not been interrupted. When considering the merits of the proposal, it is noted that the proposed works to the place allow the house to evolve to meet the new owner's requirements, while maintaining the place's character and presentation within the broader heritage setting.

What options were considered in developing the proposal?

The scheme seeks to achieve a balance between providing additional accommodation and a rear garden setting, whilst providing a more transitional interface between internal and external north-facing spaces while respecting its key heritage values. The overarching objective of the design was to minimise publicly visible change to the significant fabric to the exterior of the original single-storey dwelling and preserve its relationship with the adjacent residences and its frontage garden setting.

Consideration was given to the previous approval for extensive alterations and additions to the site, and to pre-application advice offered by Heritage Victoria on the present proposal, which has resulted in a series of changes to the scheme as originally presented at the pre-application stage. The revisions that have been made include a change to the basement ramp location: this was previously proposed within the stable which would have required more extensive demolition to this building. This has been resolved by relocating the basement ramp to the western boundary, and allowing the full retention of the stable as it addresses Draper Street, other than some minor changes to non-original openings.

A further change, following pre-application advice, was to retain the openings to the existing western wall of the main house, which had previously been proposed to be enlarged.

A further suggestion was made in the pre-application advice regards the location of the upper western wall, and whether this could be pushed eastward to ensure views of the western chimney at the main roof were maintained. It should be noted that views to this chimney are already informed by the double storey addition

to 62 St Vincent Place North (see Figure 5). The proposed double storey envelope is located an ample distance beyond this, such that it would not be visible from this view, nor interrupt further the views to this chimney.

What impact (positive and/or negative) will the proposed works have on the significance of the place?

While the proposal involves a degree of change to the central portion of the subject site, there are only minimal impacts upon the overall significance of the place associated with these works, insofar as the double storey element will have some visibility as a backdrop to the main house. This visibility is very limited due to the substantial setback of the double storey envelope, and the relatively shallow setbacks of the large two-storey buildings that flank the subject site and limit oblique views of the subject residence.

The proposal retains the front portion of the subject building without alteration. The presentation of the property to St Vincent Place will generally remain unaltered, other than a modest evolutionary change to the backdrop of the house. The existing backdrop currently includes several multi-roofed forms of varying heights, and this will be replaced with a lower, more consistent and simplified horizontal envelope.

In this way the contribution of the property to the St Vincent Place streetscape will remain unchanged. The relationship between the subject property and the St Vincent gardens opposite will not be altered, and the aesthetic, historic and social significance of the precinct will be maintained.

What measures are proposed to minimise and mitigate negative impacts?

The key measures taken to mitigate the potential for negative impacts upon the cultural significance of the place are as follows:

- Retaining the key significant heritage fabric visible from and contributing to the public realm, with the extent of demolition limited to elements that are modern or secondary in character, or that are concealed.
- Locating the new double-storey building envelope centrally within the site to minimise its visibility from both street interfaces. The retained main single-storey portion of the envelope, and the lesser setbacks of the double-storey buildings abutting the boundaries on the adjacent sites will largely screen the new envelope in views from the south. This approach also avoids presenting a double-storey building envelope to Draper Street.
- The new double-storey building envelope will have a compact, simple profile with a simple, visually recessive external treatment. It will be lower in height than the existing original rear wing. As a result, to the extent that it may be modestly visible in more distant views from the south, it will read as a neutral, distant backdrop element. The modern materiality will appropriately distinguish the addition from historic elements of the site. The materials also have a neutral colour palette that will not overwhelm the surrounding buildings.
- Changes to the exterior of the retained original house are minor and are confined to the rear where they will not be publicly visible.
- The works will ensure the continuing long term residential use of the property by providing a high degree of amenity to its occupants in keeping with contemporary lifestyle expectations.

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, being the St Vincent Place Precinct Albert Park, and the extent to which the application, if refused, would affect the reasonable or economic use of the registered place.

Expressed simply, it is a reasonable expectation in terms of the reasonable or economic use of this place that a house in this location should offer a standard of amenity and accommodation to its occupants that is in keeping with contemporary lifestyle expectations. Overall, the proposal strikes an appropriate balance of outcomes in terms of relatively modest changes and heritage impacts on the heritage place along with non-heritage issues, primarily those associated with the provision of modern standards and amenity to a dwelling of this scale in this fine residential setting.

Relevant heritage requirement or control in the relevant planning scheme

Generally speaking, Council heritage policy at *Clause 15.03-1L* accepts the demolition of elements within heritage sites that are of secondary or no significance or that comprise non-original fabric. It seeks that alterations to significant heritage fabric be undertaken in a manner that minimizes their impact on key significant elements. First floor additions to single storey buildings should be substantially concealed when viewed at natural eye-level from the opposite side of the street. Heritage policy also requires that new elements remain clearly distinguishable as non-heritage fabric rather than seek to reproduce and imitate existing historical built form in that location.

The proposal can reasonably be said to address the objectives of *Clause 43.01* and *Clause 15.03-1L* to the *Port Phillip Planning Scheme* to an appropriate degree. In particular, the scheme is consistent with Council policy relating to demolition, additions and landscaping involving significant places subject to the Heritage Overlay.

11.0 Conclusion

The proposed scheme for 60 St Vincent Place North adopts a carefully considered design approach that is appropriately respectful of the significance of the existing Victorian dwelling and the broader St Vincent Place Precinct. The scheme retains key significant heritage fabric, locates the new double-storey envelope in the middle of the site where its visibility will be minimised, and provides a visually recessive external character. The proposal has been prepared in accordance not only with general heritage principles and *Burra Charter* principles, but also with the policies and guidelines of *Clause 43.01* of the *Port Phillip Planning Scheme*.

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 it is appropriate that a permit be issued.