

8th September 2026

Heritage Victoria
Attention: Heritage Permits / Kristianna Scheffel

RE: RESPONSE TO REQUEST FOR FURTHER INFORMATION

Permit Application P42434 - Hazelwood Terrace, 48 Howe Crescent, South Melbourne (H0223)

Dear Heritage Victoria,

We refer to Heritage Victoria's letter dated 22 July 2026 requesting further information under section 98 of the Heritage Act 2017.

To assist with the response to the RFI, Bryce Raworth was engaged by our client to review, advise and assist with the response. Please find a supporting letter prepared by Bryce Raworth responding to the points in the RFI. In addition, an amended Architectural report and drawings have been prepared by our office, with key updated items highlighted in red on the relevant drawings.

Please also refer to the RFI response summary below, summarising the response to each point sequenced in the RFI and highlighting key documents and / or drawings to refer to.

RFI Response Summary:

Item	Heritage Victoria RFI	RFI Response summary:
1.1	Rear wing demolition - basis for demolition	Please refer to RFI response letter by Bryce Raworth
1.2	Rear wing demolition - loss of original fabric	Please refer to RFI response letter by Bryce Raworth
2.1- 2.3	Economic and reasonable use	Please refer to RFI response letter by Bryce Raworth. <i>In addition, to provide more context on the intended use of the property, it is the intention for our clients to reside in the property long term, with the ability to adapt the home to be more accessible for older age, hence the inclusion of an elevator, and heightening the importance of simplifying the complex level changes which would occur if the existing rear wing (and staircase) were to be retained. The clients also have a large family, requiring the layout of the existing home to be modified to allow for more bedroom and bathroom accommodation, suitable for the needs of its viable future and intended use.</i> <i>Economically, due to the said complex level changes and poor general condition of the existing rear wing, retaining this aspect of the proposal would lead to increased build complexities and costs, as well as major rectification works of both the façade and the array of exposed services, outdated electrical, lighting, and plumbing works which would need to be replaced to meet current Building Regulations 2018. If the permit was refused, our client would have to reconsider any development.</i>

Item	Heritage Victoria RFI	RFI Response summary:
3.1	Scale and form of proposed addition	Please refer to RFI response letter by Bryce Raworth. <i>The proposed rear addition has been designed to directly consider its context and place, as well as responding to key datum levels of the existing building such as eaves heights, floor levels, and neighbouring dwellings. The retained front portion of the building, including the roof profile, are still maintained as the dominant building form, with a sympathetic contemporary approach taken for the rear addition.</i>
4.1	Original staircase	Please refer to RFI response letter by Bryce Raworth
4.2	Internal walls	Please refer to RFI response letter by Bryce Raworth. <i>In addition to the above, regarding the proposed Living/Study room, retention of the wall ends or nibs have been retained (300mm either side). It is also of note, that our client is passionate about retaining / reinstating original details to the existing portion of the dwelling, including ceiling roses, cornice reconstruction, skirting details, all respectful of the design intent and character of the original home.</i>
4.3	New ensuite	Please refer to RFI response letter by Bryce Raworth and amended Architectural report including drawings: TP.110 (Proposed Ground Floor plan), TP.111 (Proposed First Floor plan), TP.205 (Proposed South Elevation) and updated Material Schedule (page 28) showing the visual design intent or proposed extractor grille to southern façade. <i>The proposal seeks to internalise the new bathroom services, where possible, running services through joinery from first floor and through new partition walls at ground floor to ensure they are not visible from the public realm. These connections would then connect to existing drainage and sewerage pipes. A ground floor extractor fan will vent via a discreet grille to the south. At first floor a ceiling extractor fan will vent to the roof via a small roof exhaust fan, which will not be visible from the public realm.</i> <i>Please also refer to relevant Dial Before You Dig plans, also enclosed with this application, indicatively showing current sewer / mains connections in the rear laneway.</i>

Item	Heritage Victoria RFI	RFI Response summary:
4.4	Five new southern windows	Please refer to RFI response letter by Bryce Raworth and amended Architectural report including drawings TP.205 (Proposed South Elevation) and updated Material Schedule (page 28) for design response. <i>An updated elevation drawing and proposed render have been provided as part of the RFI response. Simple, slimline windows are proposed within a contemporary metal shroud. The finish ties in with the finish of the new windows and upper-level addition and clearly identifies them as a contemporary element. They are proportioned to be purposefully subservient in scale to the existing windows, respectful of existing window heights and locations, and complimentary to the existing beige painted render façade. Their heights have been determined by existing top sill heights, and the slimline proportions aim to retain the hierarchy between existing and proposed elements. The bathroom window is proposed as a modest, circular window, making a subtle reference to the feature arched entry to the Howe Crescent frontage.</i>
5.1	Conservation works	Please refer to RFI response letter by Bryce Raworth.

In addition to this letter, please refer to the following supporting documents:

1. RFI Response letter by Bryce Raworth - dated 08.09.2026.
2. Revised architectural report / drawing set – dated 04.09.2026.
3. Dial Before you dig – asset location information.

We trust the above, together with the accompanying documentation, address the matters raised. However, we welcome any queries you may have, and we look forward to hearing from you in due course.

Yours sincerely,

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