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MICHAEL TAYLOR
ARCHITECTURE
& HERITAGE

1 ST VINCENTS PLACE SOUTH, ALBERT PARK, H1291

ALTERATIONS AND ADDITIONS TO A BUILDING WITHIN ST VINCENT PLACE PRECINCT, H1291

HERITAGE ACT 2017, HERITAGE IMPACT STATEMENT

10 September 2024



1. Project details

1.1. Heritage Impact Statement for:

1 St Vincent Place South, Albert Park

1.2. This Heritage Impact Stage forms part of a permit application for:

Alterations and additions to a residence within *St Vincent Place Precinct* H1291.

As shown by the drawing set by Adam Detrick Architects.

1.3. Prepared for:

Mr Jamie Johnson (proprietor).

1.4. Prepared by:

Michael Taylor Architecture & Heritage.
Level 6, 443 Little Collins Street Melbourne.

1.5. Date:

10 September 2024

2. Significance of the place or object

2.1. Heritage Listings

Heritage Act 2017

1 St Vincent Place South is part of the *St Vincent Place Precinct* H1291. The extent of registration is outlined in the following diagram 600821 and includes all the land, gardens, buildings.

The registration includes a permit exemption for all interior works.



Figure 1, St Vincent Place precinct, Albert Park, plan with site noted in red (VHD)

City of Port Phillip (CoPP) Heritage Overlay

The site is also included on the CoPP's schedule to Clause 43.01 *Heritage Overlay* as HO258 St Vincent Place. The extent of registration matches that of the VHR.

2.2. Cultural heritage significance of the place or object

The *St Vincent Place Precinct* is of aesthetic, historical, architectural and social significance to the State of Victoria. The VHD citation for the place notes:

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. 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.¹

2.3. Existing condition of the place

1 St Vincent Place is located on the corner of St Vincent Place South and Ferrars Street, Albert Park. The rear boundary abuts Bevan Street to the south. St Vincent Gardens and the Albert Park Bowls Club are located across the road to the north. The site is set off from the street with a lawned verge with mature street tree. Beyond the public footpath is a cast iron fence and small planted garden. A tiled path leads to the residence's verandah and main entry.



Figure 2, Aerial photograph of 1 St Vincents Place South (Google Earth 2023)

The site is the first of the three-residence Balmoral Terrace. The rendered and painted masonry terrace is two storeys tall with both ground floor and upper verandahs. The terraces share a moulded and bracketed parapet with a central pediment with a dentillated cornice.

¹ St Vincent Place, Statement of Significance VHD

The two-storey verandah has cast iron posts on stone plinths with decorative cast iron brackets and upper storey balustrade and frieze. The first storey convex verandah roof is clad in corrugated iron painted with traditional broad stripes in cream and green.



Figure 3, 1 St Vincents Place South existing conditions (October 2023)

The windows and front door are regularly spaced with two arched timber framed sash windows on the ground floor and three rectangular sash windows on the upper. The front door is paneled with decorative side and high lights with lead light glazing.

The main front roofs are hip and gable clad with slate roofing tiles. Both roofs have rendered brick chimneys. Two skillion roof annexes are located to the rear, one original or early and the other contemporary adjacent to the Ferrars Street boundary wall.

A non-original, c. 1980s rendered and painted brick wall continues on the side boundary along Ferrars Street, the fence included one door. This wall continues around the corner to Bevan Street with an opening for car parking in the rear garden. This wall is not evident in the 1895 MMBW plan of the site nor c.1970s photographs indicating this wall is not original.

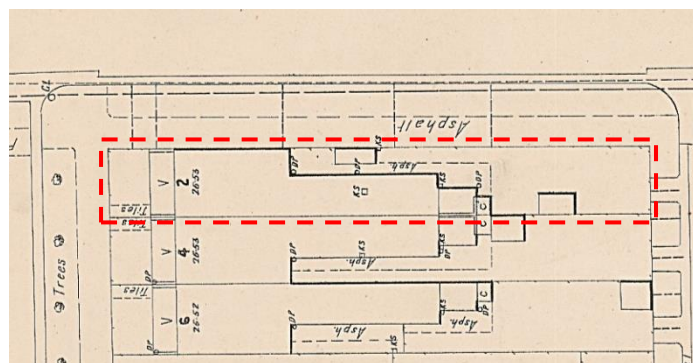


Figure 4, 1895 MMBW plan showing original/early condition of 1 St Vincents Place Albert Park (Source: SLV)



Figure 5, c1970s photograph of 1 St Vincents Place South viewed from Ferrars Street, showing a timber paling fence.

The building is largely intact to its original form with ground floor alterations at the rear and east creating an open plan kitchen living and dining area within a single storey skillion roofed addition built up to the boundary.

2.4. Current use of the place

The place continues its original use as a single private residence.

3. Proposal

3.1. The proposed works

- Demolition of north and east fence, part of ground floor rear area.
- Construction of addition to the existing building on ground level to north and east.
- Construction of a freestanding garage with basement and first level studio.
- West facade works including:
 - Front fence cast iron prep and paint
 - Remove paint from bluestone plinth
 - Paint facade
- New, traditional-style geometric tiles to front path and verandah

3.2. Options considered

A number of options were considering in the schematic design phase of the project these included:

Option A, 2022 -Two storeys plus roof top terrace addition.

An earlier proposed development included the demolition of the rear annex of the existing building and construction of a two storey plus roof top terrace addition behind the original building and two storey garage and studio at the rear.

This incurred a much larger physical impact given the extent of demolition and visual impact from the scale and form of this earliest option.

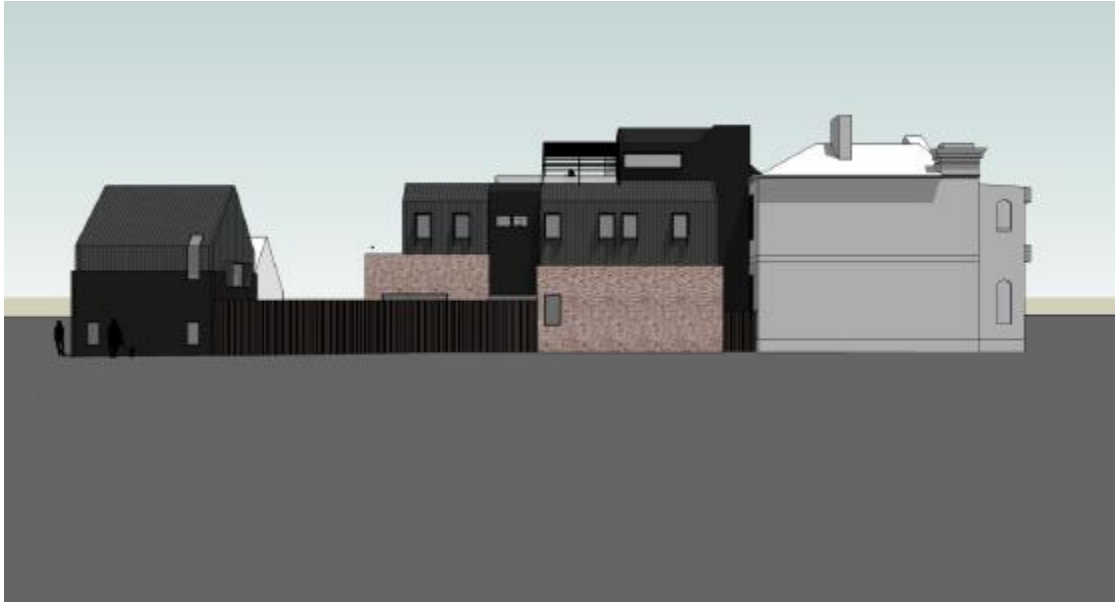


Figure 6, May 2022 proposed scheme (Adam Dettrick Architects)

Option B, 2022, pre-app option

A Pre-application meeting, P37431, was held with Heritage Victoria in late 2022. The option presented to HV which had a similar massing to that of the proposed but with a differently articulated boundary wall and darker more dominant material palette.



Figure 7, Option 2 massing and materiality of proposed development (Adam Dettrick Architects)

Comments from HV regarding this included:

- *The significance of the St Vincent Place Precinct is directly connected to the intact nature of the streetscape and the place in its entirety. Therefore, proposed works to individual properties are assessed against whether the proposed works detrimentally impact the streetscape and Precinct as a whole.*
- *As the subject site is located on a corner block, works such as extensions and garages that may be approved in less visually prominent locations would be unlikely to be supported at 1 St Vincent Place. Any proposed works would need to be hidden from the street to be considered. Given the sensitivity of the corner block it is recommended that a further pre-application discussion is had with Heritage Victoria prior to any permit application.*
- *St Vincent Place Precinct has a standing permit exemption that allows “all internal works to buildings”. This standing exemption allows any internal works that do not impact the external built fabric to be undertaken without further approval from Heritage Victoria.*
- *Any proposed works to the fences to Ferrars Street and Bevan Place would need to be appropriate and sympathetic to the Precinct as a whole. The demolition of original or early fabric would not be considered. Any introduced fencing to Ferrars Street should reference earlier fencing, using historic evidence.*
- *Basement car parking accessed from Bevan Place may be considered as long as there was no visual impact, and no physical fabric was harmed.*
- *A small scale building to the rear of the property in line with, and no larger in scale than, the adjacent property may be considered, subject to further detailed design.*
- *Any new built form should consider the surrounding precinct, be appropriate and sympathetic to the precinct in relation to scale, form and materiality, and consider views both within and into the precinct. Further information in relation to this can be found in the City of Port Phillip Heritage Design Guidelines, noting that they relate to local Council heritage overlays rather than places of State level significance. <https://www.portphillip.vic.gov.au/media/lbgmj1z5w/12-1-att-17-c203port-heritage-designguidelines-copp-2021.pdf>*

New Garage and studio -further options April 2024 (refer Appendix A)

At the request of Heritage Victoria a number of further options were modelled to explore assess the visual impact on the location and the of the traditional terrace house typology of this subject building and the neighbouring buildings.

Brief

The new garage, with basement and car lift, and studio accommodation over are part of the owner’s project brief to:

- Accommodate parking for a family of up to six and for on-site housing from time to time of collectable cars.
- Provide a studio-style bedroom, that provides privacy and some independence, for visiting adult family members and other house guests.

External factors and considerations

Other factors considered in the garage and studio envelope’s composition are:

- Traditional, vernacular building typologies in this nineteenth century area .
- Nearby power lines and the exclusion zone around the cabling, also the need for non-trafficable building areas facing the exclusion zone.

- Car lift operation
- Internal stair clearances.

Massing studies

The original, and six other massing studies, some of which had been tabled previously were issued to HV in April 2024 as a group (refer Appendix A), namely:

- Mass model 1: Mass model of the original form submitted with permit app in 2023.
- Mass model 2: This is the model of the revised concept, with less visual bulk submitted to HV in February 2024.
- Mass model 3: A developed version of Mass model 2, with the chamfer pitch adjusted to match the gable pitch of Mass model 1. This was considered by the architect to have significantly less visual bulk than model 1.
- Mass model 4: Mass model 2 lowered by 300mm.
- Mass model 5: this is the original design (Mass model 1) lowered in height by 150mm.
- Mass model 6: this is similar to Mass model 1, but with a reduced roof pitch that matches the pitch of the house. This pitch is not steep enough to comply with Powercor requirements and therefore is not preferred (roofs close to high voltage power lines need to be too steep to stand on).
- Mass model no.7: this attempts to break up the form by separating the stairs from the main volume. This doesn't comply with Powercor clearance requirements and the architect didn't think it a satisfactory form for this area.

In April 2024, HV advised by email a preference for Mass Model 5, the reduced height version of the Massing Model 1. The architect concurs that it is a suitable option which balances the requirements of brief, external factors and has less bulk than Mass model 1, and also adopts a traditional gable typology in-keeping with this nineteenth century precinct.

The architect's comments on the exercise are:

We looked at many different options that would best suit the brief, the local area and the heritage qualities of St Vincent Place.

As part of this we provided HV with seven different 3d model options, and have resubmitted with the option that HV preferred.

Developing 3D designs for this was a time consuming process, but the benefits are that we have been able to demonstrate to HV that the final design option provides the best outcome for the site.

Information to support an assessment against sections 101(2)(a) and 101(3)(a) of the *Heritage Act 2017*

3.3. Impact of the proposal on the cultural heritage significance of the place or object

3.3.1. Physical impacts

Demolition

Most of the fabric proposed for demolition is internal, or from the building's last phase of adaptation c. 1980s or not intact largely mitigating any impact to the building's cultural heritage significance. Demolition of internal fabric, provided it does not alter the exterior, is exempt under the place's standing permit exemptions.

The three-dimensional form and principal facade to St Vincent Place will remain intact maintaining the property's contribution to the St Vincent Place Precinct's noted architectural and historical significance.

One original double hung sash window on the south facade of the rear wing is proposed to be removed to provide access into the new addition. The physical impact of this is mitigated by the conservation of all other original or early windows on the site which remain as representatives of the original joinery. Retention of this single window on a non-principal facade is not essential to the cultural heritage significance of the building nor the precinct as a whole

The Ferrars Street boundary wall will be demolished. This wall is not original having been built post 1970s when the below photograph was taken which indicated a timber picket fence along this boundary. There will be no adverse impacts to the precincts architectural or historical significance from this demolition.

Basement excavation

The proposed basement shall excavate the rear section of site to three boundaries; it's also adjacent to the south neighbor's garage and the subject building's rear wall. The excavation and existing features of street, road and building to be managed through construction of bored reinforced concrete piers to the basement's perimeter prior to excavation. Refer drawing no HV100 showing the proposed basement plan. The bored piers prevent undermining existing building footings and supports other lateral loads, such as roads. The methodology for carrying out bored piers and excavations is a well-established and standard construction practice in Victoria. The structural/civil design, computations, sequence of works and methodology would be part of the approved work by the Building Permit under the *Building Act 1993*, along with the checking and certification of the structural design by a third party certifying engineer. The basement will be excavated to accommodate car parking. The basement will not extend under the original building and will be designed by relevant engineers to ensure it will not impact the structural stability of the original residence or the adjacent terraces.

3.3.2. Visual impacts

Setting

The proposed additions will have a small visual impact on the appearance of the 1 St Vincent Place from Ferrars Street. The Ferrars Street facade is not the principal frontage of the precinct, with little original architectural consideration to this street, rather the finer architectural detailing all addresses St Vincent Place. This is consistent throughout the whole precinct where buildings have visible auxiliary wings and additions visible from secondary frontages to Ferrars, Montague and Merton Street

The significant and principal views of the precinct as well as its noted cultural heritage significance relates to the St Vincent Place fronting residences cohesive and intact facades and their outlook and relationship to the Places planning with the central gardens. Views from the south-east on Ferrars Street to the back of the property do not contribute to this significance and are therefore suitable for the proposed additions.

Nearly all of the original buildings built on a corner within the *St Vincent Place Precinct* H1291 have some level of alterations and contemporary additions to their secondary street frontage. ‘

Of note are:

- 46 St Vincent Place North
- 51 St Vincents Place South
- 53 St Vincents Place South

46 in particular employs a similar design to the proposed for a solid boundary wall and detached two story garage addition and is believed to have been



Figure 8, 46 St Vincents Place North, Montague Street facade is a precedence for the proposed development (2023)



Figure 9, 2 St Vincent Place North (October 2023)



Figure 10, 53 St Vincent Place South (October 2023)

Rear addition

The rear addition is at ground level only with a flat terrace roof and glass balustrades and perforated metal screens to the south. The low height of this addition, set back from the north boundary, will be effectively concealed from surrounding views.

Contemporary materials such as ribbed metal sheeting and rendered masonry reference the existing materiality of the site including CGI, render, slate and cast iron, complimenting the existing grey palette of the building and sitting passively behind the original building. These lightweight materials affirm the hierarchical dominance of the original and significant building and the precinct in the streetscape.



Figure 11, Render of the proposed development as viewed from across Ferrars Street (Adam Dettrick Architects 2024)

Free standing garage

The proposed free-standing garage on the rear laneway is required to provide secure car parking for the residence with a studio in the attic level.

The garage will have a gable roof form, similar to that of the property adjacent and referencing the existing historical roof forms of the precinct. The detached structure will be unassuming within the existing character of the laneway which features many contemporary two storey architectural garage additions which enhance the visual character of this auxiliary laneway.

The visibility of the garage in the laneway will have no detriment to the cultural heritage significance of the registered site as this laneway boundary is not noted in the places statement of significance or features intact contributory historical architecture. While visible from Ferrars Street like the existing neighboring garage, the garage will clearly read as a contemporary addition to the rear of St Vincents Place and have no visibility from the significant vistas of the precinct nor obscure the significant planning of the precinct around the central gardens.

Ferrars Street boundary wall

A new boundary wall will replace the existing maintaining the existing solid interface with Ferrars Street, clearly defining this side boundary and being cohesive with other corner sites in the precinct which feature solid boundary walls to their secondary street frontage. The proposed solid boundary wall is appropriate within the vernacular of the precinct.

The solid boundary wall is required to provide privacy and security to the provide residence. While there are photographs of an earlier timber fence from the 1970s it is not sufficient evidence to support an accurate reconstruction of an original boundary fence and a timber fence would not provide adequate contemporary security on this arterial road boundary.



Figure 12, Render of the proposed development as viewed from across Ferrars Street (Adam Dettrick Architects 2024)

The new wall will be rendered to match that of the original building and have limited openings matching the original building's east facade. This plain wall will conceal all ground floor additions behind and help reduce the visual appearance of the additions behind.

Front/west facade and landscaping

West facade and landscaping works include:

- Front fence prep and paint of all cast iron elements
- Remove paint from bluestone plinth
- Paint facade
- Install new, traditional-style geometric tiles to front path and verandah
- Reconstruction of a traditional bullnosed nosing to verandah edge.

The new tiling has been selected on the basis that:

- The current tiling is unsympathetic to the dwelling and the verandah paving threshold edge is poorly detailed.
- The early MMBW plan shows a tile path at that time. This material use is being replicated.
- The new geometric tiling is of a traditional design and consistent with paving materials and design practices used in the nineteenth century in this local area.

3.3.3. Response to pre app P37431 comments

1. *The significance of the St Vincent Place Precinct is directly connected to the intact nature of the streetscape and the place in its entirety. Therefore, proposed works to individual properties are assessed against whether the*

proposed works detrimentally impact the streetscape and Precinct as a whole.

Comment:

The aesthetic significance of the precinct notes:

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.

This significance refers to the principle setting of the precinct being St Vincents Place and the residences which face the garden. There is no mention of the contribution of rear auxiliary laneways or secondary street frontages which are substantially setback from the gardens by wide streets and large two storey buildings and have no relationship to the gardens or the streetscape character of the precinct as a whole.

The proposed development will not be visible from the gardens or impact any views from the gardens to the residences on St Vincents Place and vice versa having a negligible impact on the precinct's cultural heritage significance.

-
2. *As the subject site is located on a corner block, works such as extensions and garages that may be approved in less visually prominent locations would be unlikely to be supported at 1 St Vincent Place. Any proposed works would need to be hidden from the street to be considered. Given the sensitivity of the corner block it is recommended that a further pre-application discussion is had with Heritage Victoria prior to any permit application.*

Comment:

On review the extension has been moderated to one level at the rear maintaining the view of the subject and neighbour buildings' pair of rear wings. The garage is located at the site rear, detached from the original building and is in line with neighbouring rear development on Bevan Street.

The expectation for any proposed works to have no visibility on Ferrars Street which is outside of the precinct's extents is inconsistent with previous decision making. Most if not all of the Bevan Street boundary features two storey contemporary additions which are currently visible from Ferrars Street behind the subject site and in most cases are significantly larger and more visually dominant than the proposed.



Figure 13, Bevan Street looking west from Ferrars Street (October 2023)



Figure 14, Bevan Street looking east from Montague Street (October 2023)

3. *St Vincent Place Precinct has a standing permit exemption that allows “all internal works to buildings”. This standing exemption allows any internal works that do not impact the external built fabric to be undertaken without further approval from Heritage Victoria.*

Comment:

Note: proposed internal works are not subject to this permit application.

4. *Any proposed works to the fences to Ferrars Street and Bevan Place would need to be appropriate and sympathetic to the Precinct as a whole. The demolition of original or early fabric would not be considered. Any introduced fencing to Ferrars Street should reference earlier fencing, using historic evidence.*

Comment:

The existing rendered walls on Ferrars Street and Bevan Street are non-original. While 1970s photos of the site indicate an earlier timber paling fence there is insufficient evidence to suggest this is original and it is also inconstant with other corner sites within the which all feature solid masonry walls.

The proposed rendered masonry wall is coherent with the architectural character of the original building continuing the plain rendered boundary of the east facade to Bevan Street. It will not draw undue attention away from the fine architectural character and aesthetic significance of the St Vincent Place facades.

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5. *Basement car parking accessed from Bevan Place may be considered as long as there was no visual impact, and no physical fabric was harmed.*

Comment:

Basement car parking will be accessed by a car lift within the proposed garage mitigating any visual impacts of ramping etc. to the existing building. The basement will not extend under the original building and be designed by relevant engineers to ensure it will not impact the structural stability of any heritage fabric.

-
6. *A small scale building to the rear of the property in line with, and no larger in scale than, the adjacent property may be considered, subject to further detailed design.*

Comment:

The proposed garage is two storeys in height and a cohesive scale with the proposed second storey addition to the main building. The existing gable roofed garage to 3 St Vincents Place is only 1 storey with an attic level which is inconstant with other two storey garages and additions further west on Bevan Street which are all visible from Ferrars Street behind.

-
7. *Any new built form should consider the surrounding precinct, be appropriate and sympathetic to the precinct in relation to scale, form and materiality, and consider views both within and into the precinct. Further information in relation to this can be found in the City of Port Phillip Heritage Design Guidelines, noting that they relate to local Council heritage overlays rather than places of State level significance.*

<https://www.portphillip.vic.gov.au/media/bgmj1z5w/12-1-att-17-c203port-heritage-designguidelines-copp-2021.pdf>

Comment:

The architectural response of the proposed development has consciously referenced the precinct's buildings forms and materiality with the garage being of a gable roof form and all additions featuring a rendered or corrugated metal

finish echoing the masonry and rendered buildings within the precinct as well as traditional CGI roof claddings.

The proposed works comply with the City of Port Phillip (CoPP) guidelines for additions to corner buildings, with consideration taken for the garage addition to be consistent with the architectural character of Ferrars and Bevan Streets in addition to St Vincents Place. These secondary streets and laneway feature contemporary additions all in keeping with the proposed design of the garage and two storey additions.

The proposed development will be concealed within the relevant sightline angle, have a greater setback from the street than the original heritage building and have visual separation from the existing form and addition in compliance with the CoPP's guidelines diagram 3.8 *Additional considerations for rear addition to a place on a corner site*.

3.4. Reasons why the proposed works should be supported under s101(2)(b)

3.4.1. Reasonable and Economic use- family, medical and whole of life considerations

The proposed works are required to upgrade the building's facilities and accommodation to contemporary standards for the house's multi-generational use in a blended family of six including non-adult children and adult children living on and off the family home.

The garage studio bedroom is sought to provide private and semi-independent accommodation for adult children living on-site or visiting and house guests.

The proprietor has reduced mobility due to motor vehicle accident injury; his mobility is expected to further reduce with age. The proprietor wishes to make the dwelling his "forever house" to be used until end of life and to support future changes to health and mobility.

Refusal of this permit application will impact the reasonable use of the building as a private residence, renovated to a contemporary standard of housing, by the proprietor and family.

A refusal would have economic impacts as there would likely be the need to identify and purchase an alternate house along with the costs of house sale and purchase.

3.4.2. Conservation

The continued use of the building, supported by the proposed works as a private residence positively contributes to the conservation of the site and precincts historic significance as a residential precinct.

Ongoing use of the site also contributes to the conservation of its heritage fabric through ongoing maintenance and repairs.

3.4.3. Impacts on adjacent or heritage places

The works are contained to the subject site having no physical impact on the rest of the St Vincent Place Precinct. The proposed rear development is consistent with numerous contemporary developments throughout the heritage precinct which have not adversely impacted the appreciation of the precinct.

The urban context and planning of the precinct, the exemplar architectural facades of the buildings facing St Vincent Place and the gardens will not be impacted by the proposed development at the periphery of the precinct boundaries.

4. Conclusion

5.1 Significance of place

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

5.2 Summary of impacts

- Physical impacts are limited to non-original, non-intact fabric mitigating any adverse impacts to significant heritage fabric.
- The rear development including laneway garage is consistent with other contemporary development throughout the whole precinct in terms of scale, height and form reducing any adverse visual impacts to the precinct's aesthetic significance or contributory elements.
- The additions have been consciously designed to complement the existing building with modesty architectural form, detailing and material palette.

5.3 Conclusion

- The proposed works will have no adverse impact on the cultural heritage significance of 1 St Vincent Place South nor the wider *St Vincent Place Precinct* H1291.
- The proposed works are suitable for a *Heritage Act 2017* permit.

5. Recommended conditions and staging

Pending the approval of a *Heritage Act 2017* permit, the following conditions are recommended to mitigate the impact of the proposed works.

1. The permission granted for this permit shall expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit or are not completed within four (4) years of the original date of issue of this permit unless otherwise agreed in writing by the *Executive Director*, Heritage Victoria.
2. The *Executive Director*, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. Prior to the commencement of any of the works approved by this permit an IFC (Issued for Construction) set of drawings must be submitted for the endorsement

of the *Executive Director*, Heritage Victoria and when endorsed becomes part of the permit.

4. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged for assessment by the *Executive Director* who will advise on the approach to be taken to address these matters.
5. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The *Executive Director*, Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
6. The *Executive Director*, Heritage Victoria must be informed when the approved works have been completed.

Appendix A- Massing Models April 2024, Adam Dettrick Architects

3D model of proposed building

1 St Vincent Place S, Albert Park

Mass model 1
Original design submitted to Heritage Victoria 2023
Complies with Powercor clearances



3D model of proposed building

1 St Vincent Place S, Albert Park

Mass model 2

Revised concept submitted to Heritage Victoria Feb 2024

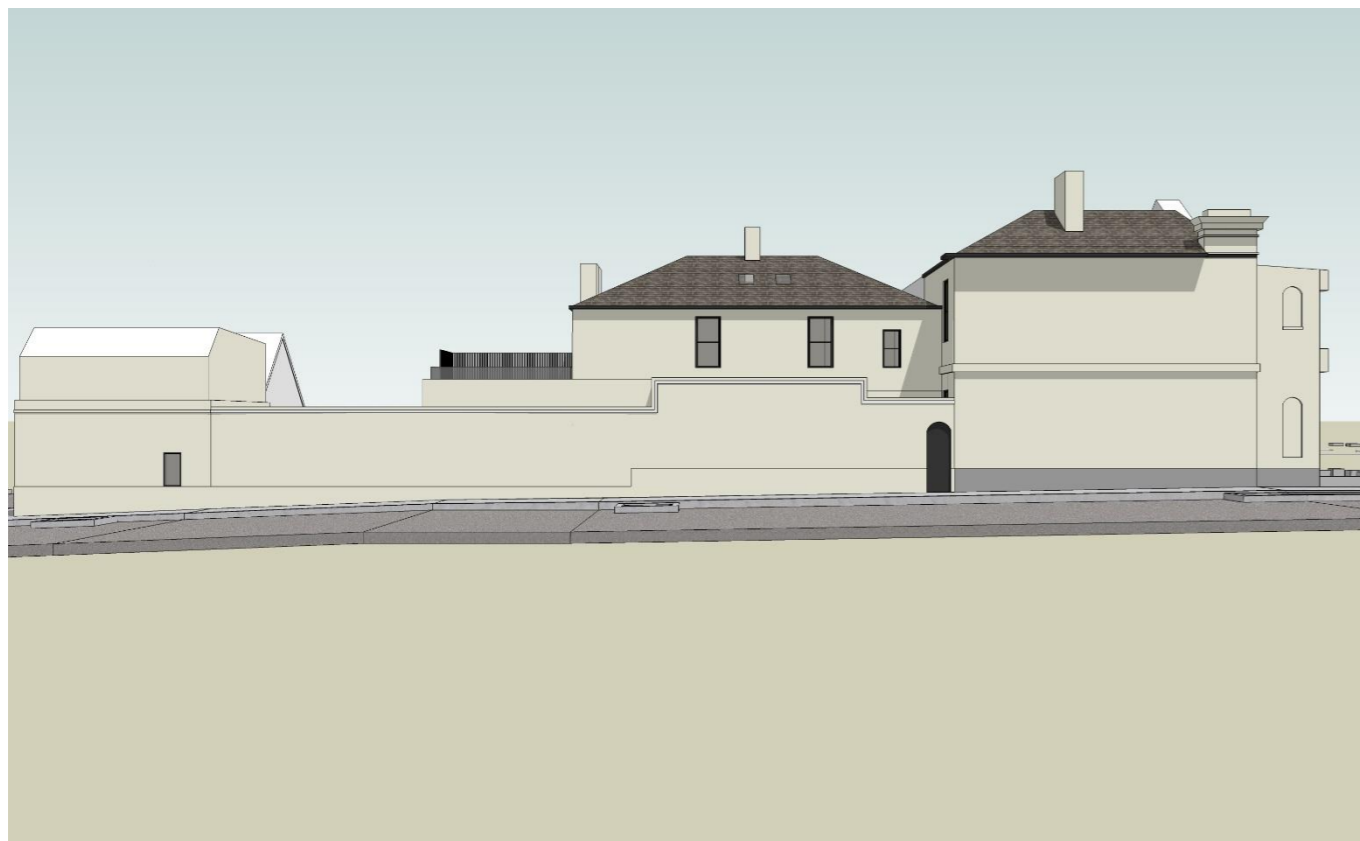
Complies with Powercor clearances



3D model of proposed building

1 St Vincent Place S, Albert Park

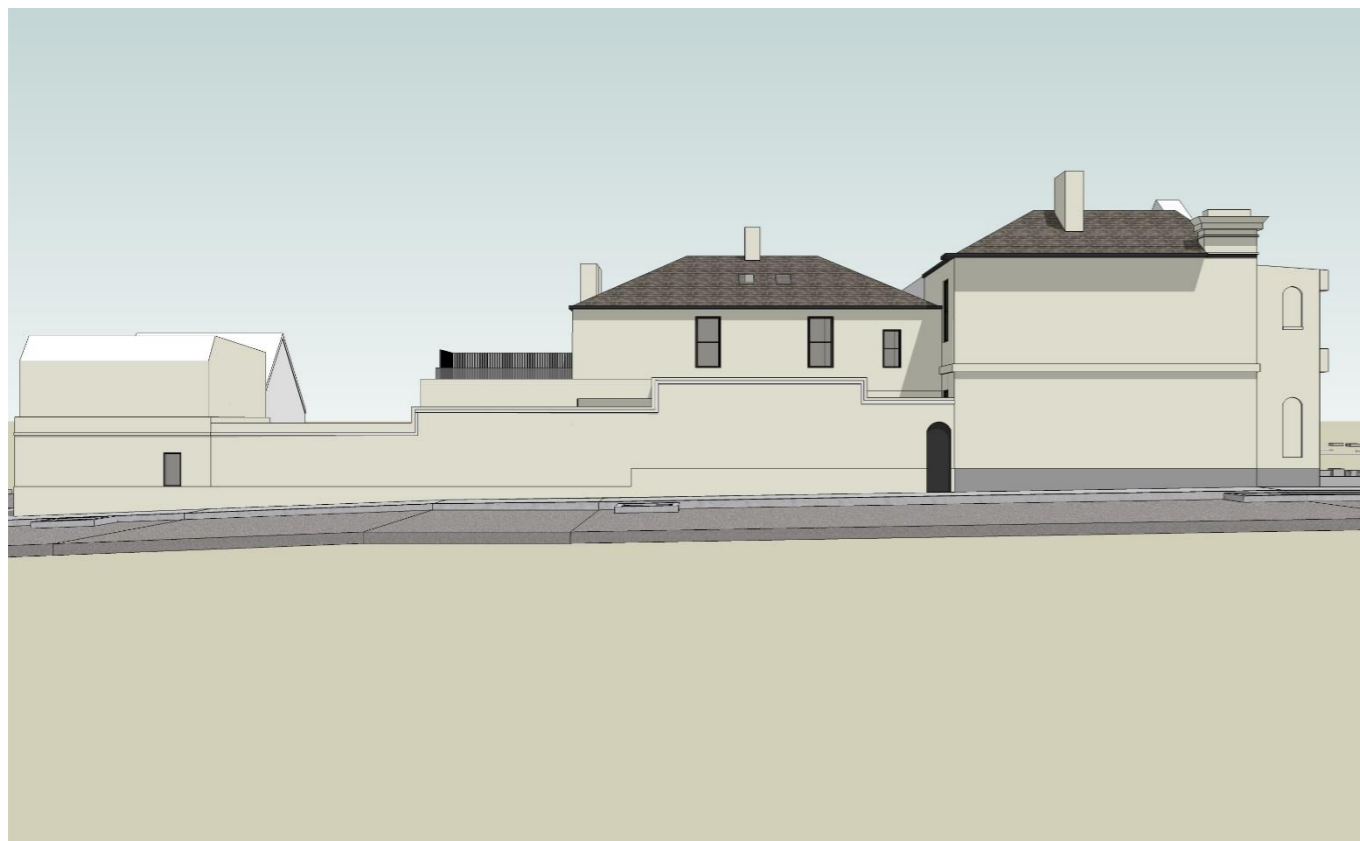
Mass model 3
Mass Model 2 design, with the chamfered roof changes in pitch to match the roof pitch of Mass Model No . 1.
Complies with Powercor clearances



3D model of proposed building

1 St Vincent Place S, Albert Park

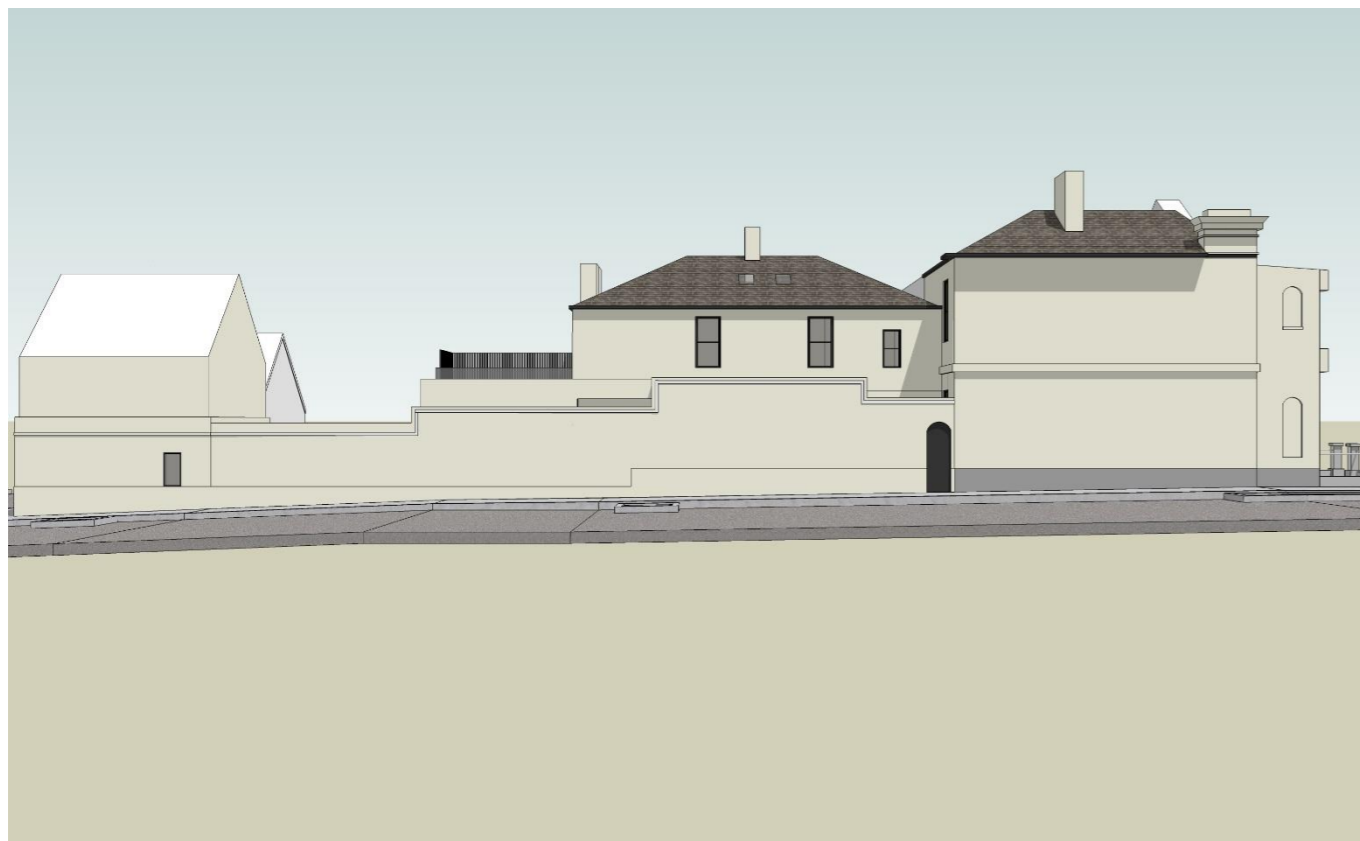
Mass model 4
Mass model 2, with height lowered by 300mm
Complies with Powercor clearances



3D model of proposed building

1 St Vincent Place S, Albert Park

Mass model 5
Original gable style 150mm lower
Complies with Powercor clearances



3D model of proposed building

1 St Vincent Place S, Albert Park

Mass model 6

Original gable style 1200mm lower
Doesn't comply with Powercor clearances because of lower pitch
(a person could stand on the roof)



3D model of proposed building

1 St Vincent Place S, Albert Park

Mass model 7

Lowered roof over stairs, flat roof over studio space
Roof of stairs doesn't meet required Powercor clearances

