

Summary:

The subject site is a Category B place on the City’s MHI meaning that it’s on the heritage list and ‘conservation is recommended’. It was originally listed in 2006 as a ‘substantial and good example of the Federation Arts and Crafts style, which demonstrates the aspirations of the original developers for this neighbourhood before the growth of traffic on Guildford Road impacted so heavily on amenity’. This statement of significance identified its aesthetic value as a Federation Arts and Craft building and therefore has more than just ‘social and historic significance as detailed in Figure 1 of LPP7.6.5.

Over the last 17 years the subject site has been neglected, which has resulted in degradation of the building and a significant loss of its heritage values. The Heritage Impact Statement prepared by Hocking Heritage + Architecture in 2023 states that the building is in a very poor condition and supports demolition. There is no structural engineers report that supports the assessment of condition or whether the remediation of the building would impact on its significance. This would need to be provided in accordance with the LPP 7.6.5 before we could support demolition.

Under the City of Vincent’s Heritage Policy 7.6.5, the requirements under Figure 1 state that to delete a building from the MHI, the application needs to demonstrate any one of the following criteria (which are listed in Table 1 below). The information provided does not sufficiently address the City’s requirements and in my opinion based on the information provided that the property could be restored back into a residential function without irreversibly impacting the significance of the property.

Table 1 – The heritage provisions of the City’s Local Planning Policies (LPP) in relation to the subject site.

LPP	Provision	Compliance with Provision	DRP Comment	Applicants Comment
LPP 7.6.1: Heritage Management – Development Guidelines for Heritage and Adjacent Properties	‘Table 1 – Planning Requirements’ notes that planning approval from the City is required where demolition of a heritage place is proposed.	Partly Complies.  While planning approval from the City is currently being sought, it does not provide the sufficient level of information (i.e. structural engineer’s report) for decision to be made.	LPP7.6.1 refer to a clause 5.4. of LPP7.6.5 which appears no longer to be relevant. This should be reviewed prior to making a determination.	Noted.
LPP 7.6.2: Heritage Management – Assessment	Table 1: Gradings of Heritage Significance for Heritage Places  Heritage places listed with Category B are of moderate significance is considered for inclusion on the MHI (Heritage List) if owner/applicant consents to inclusion	Does not comply.  As a category B place the City should be encouraging conservation.	The subject site is currently listed as having moderate significance which is why it is listed in the MHI.  The prolonged period of neglect by the owner has resulted in damage to the heritage fabric and this should be a consideration forming part of any determination relating to demolition.	Note the existing category of the building.  The subject lot was originally acquired by the State for the purpose of delivering major road upgrades along Guildford Road and East Parade. Other properties acquired for the same purpose have previously been demolished in preparation for the future upgrades. The subject dwelling has been retained as far as practicable in the interim to allow for the final land requirements to be determined in order to understand the impact to the dwelling and the potential for retention. Main Roads have progressed development of plans for the road upgrades and now have an endorsed land requirement plan which confirms the extent of additional road widening necessary in order to facilitate the upgrades.
LPP 7.6.5: Heritage Management – Amendments to the MHI	Figure 1 – Deleting a place from MHI  The Council will only consider deleting a place from MHI in the following scenario: Cultural Heritage Significance -	Does not comply.  The cultural heritage significance of the place in the existing heritage assessment is largely accurate.	The cultural heritage significance of the subject site was not classed as ‘erroneous’ in 2007 during the last assessment. It was noted in 2007 that the integrity of the historic setting had been compromised.  Since then, the increased traffic on Guildford Road has led to an acceleration in the changes to the streetscape and its original neighbourhood context. In 2007, the place was occupied and demonstrated its original use and	The DRPs comments in relation to the current representation of the dwellings style and the heritage significance of the dwelling in its current form are noted.  The demolition of the dwelling is to be considered taking into account the impact that planned road widening and road upgrade works will have on the dwelling. The amended DA submission report addresses the extent of the road widening and associated impacts in detail and provides relevant supporting documents and plans.  The extent of building modifications that will be

			<p>much of its original detail. In 2023, the HIS has stated that:</p> <p>'the place is no longer habitable and original fabric has been stripped from the place and the remaining fabric is in poor condition. To make the place viable for use would require removal of the structures across the rear of the property and replacement of much of the remaining fabric in the front rooms of the place'</p> <p>This does not necessarily mean the aesthetic or historic values will be diminished. However, I agree in its current condition the place is not a 'good example' of its style.</p> <p>The above-mentioned factors confirm that the cultural heritage significance of the subject site remain largely as stated.</p>	<p>required in order to facilitate the widening of Guildford Road will have a material impact on the fabric of the building and detrimentally impact the primary frontage and its relationship with the streetscape. As noted in the HIS, considering the extent of this impact combined with the current poor-quality representation of the dwelling style, it is not considered that the dwelling could be sustained and retain its heritage values. On this basis, it is considered that the dwelling should be removed from the heritage inventory to allow for demolition.</p>
LPP 7.6.5: Heritage Management – Amendments to the MHI	<p>Figure 1 – Deleting a place from MHI</p> <p>The Council will only consider deleting a place from MHI in the following scenario: Condition - The poor state of a place should not in itself be a reason for removal from MHI. Deletion of a place from MHI will only be considered if a structural condition report conducted by a registered structural engineers state that the structural integrity of the place has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric.</p>	<p>Does not comply.</p> <p>A structural engineer's report has not been provided. The statement of 'very poor' condition has therefore not been validated.</p>	<p>Without a structural engineer's report confirming the structural condition and the extent of necessary rectification. Demolition should not be supported. It should be noted that removal of the rear portions of the building and internal elements may not necessarily impact the significance of the place as stated within the HIS.</p>	<p>The application does not seek to demolish the building based on its current structural condition.</p> <p>As discussed above, the dwelling will be significantly impacted by road widening on Guildford Road required for the delivery of major upgrades to the intersection of Guildford Road and East Parade. The dwelling encroaches into the ultimate road reserve area and will require partial demolition and significant modification affecting the primary frontage in order to be retained. Given this, as noted in the HIS, it is not considered that the dwelling could be sustained and retain its heritage values.</p>
LPP 7.6.5: Heritage Management – Amendments to the MHI	<p>Figure 1 – Deleting a place from MHI</p> <p>The Council will only consider deleting a place from MHI in the following scenario: Social or Historic significance only - Where the heritage value is historic and/or social only the owner/applicant can demonstrate that it cannot practically be retained in its entirety or in part because:</p> <p>The location of the building on the site; or</p> <p>The limited Vehicular Access to the site and non-compliance with Australian Standards; or</p> <p>The inability to comply with the National Construction Codes Series e.g. ramps, corridor widths etc.; or</p> <p>The inability of the existing building structure or materials to be incorporated</p>	<p>Does not comply.</p> <p>The property has aesthetic value identified in the statement of significance.</p>	<p>The aesthetic, historic and social values of the subject site remain apparent despite some loss of form and original detail, which are attributed to years of neglect, vandalism and the deterioration of the remaining fabric. Those elements that have been lost or damaged could be restored as part of a future residential function.</p>	<p>The subject lot was originally acquired by the State for the purpose of delivering major road upgrades along Guildford Road and East Parade. Other properties acquired for the same purpose have previously been demolished in preparation for the future upgrades. The subject dwelling has been retained as far as practicable in the interim to allow for the final land requirements to be determined in order to understand the impact to the dwelling and the potential for retention. Main Roads have progressed development of plans for the road upgrades and now have an endorsed land requirement plan which confirms the extent of additional road widening necessary to facilitate the upgrades. The plan confirms that the road widening will materially impact on the fabric of the dwelling. The front of the dwelling will encroach into the future road reserve such that it will need to be partially demolished and substantially modified in order to be retained.</p>

	<p>into the new development; or                  The inability of the existing building to support additional height and bulk to the intention of the locality as prescribed in the relevant planning policy.</p>			<p>As a result, the historical fabric and character of the dwelling will be diminished to a point where the value no longer warrants its retention. Further to this, the changes to the street layout and the proximity of the street edge to the front of the dwelling will fundamentally alter the context and relationship of the dwelling to the streetscape, losing its authenticity and historic value.</p> <p>As discussed and as noted in the HIS, considering the material impact the extent of road widening will have on the fabric of the dwelling combined with the current poor-quality representation of the dwelling style, it is not considered that the dwelling could be sustained and retain its heritage values.</p>
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