

22 December 2021

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Dear Anthony,

**Re: Eildon Road Childcare and Kindergarten
17 Eildon Road, St Kilda
Heritage Advice**

Thank you for contacting me about this matter.

I understand from our recent communications, that you are seeking heritage advice to assist in considering development options for the ongoing use of this site as a childcare centre. In particular, you require to know the:

- heritage values of the site;
- appropriateness of demolishing the existing building;
- appropriateness of extending the existing building;
- design parameters

I inspected the subject site (including interiors of the existing building) and its environs. This inspection was undertaken on 16 December 2021.

I make the following comments from a heritage perspective.

Site

The subject site is situated at the northwest corner of Eildon Road and Inverleith Street, St Kilda. It is an irregular shaped block, that narrows along its depth. The block at its rear boundary is a little over 3.5 metres in length. Built upon the subject site is a two-storey inter-war brick attic-style bungalow, which now serves as a childcare centre and kindergarten. This bungalow forms a fine collection of inter-war housing in the environs of the intersection of Eildon Road and Inverleith Street.

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The childcare centre is an appropriate use for this former house, as it has not diminished, or adversely affected, the character of its built form.

Heritage Constraints

The site is identified by the City of Port Phillip as a significant place in the HO5 St Kilda Hill heritage precinct.

A significant heritage place is defined in Clause 22.04-5 Definitions of the *Port Phillip Planning Scheme* to be:

...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.

The bungalow is consistent with this definition, as it is a fine and relatively intact example of an inter-war attic-style bungalow.

Demolition

A purpose of the heritage overlay, as defined by Clause 43.01 Heritage Overlay of the *Port Phillip Planning Scheme* is to conserve and enhance heritage places. To understand what needs to be conserved and enhanced, the statement of significance will provide guidance. The statement of significance states, in part, that:

...the (St Kilda) Hill offers valuable insights into the housing styles of the rich from the 1840s onwards, retaining important examples of architectural styles from each period in its history.

The bungalow on the site is important in imparting this significance of the Hill, and, as previously noted, forms a fine collection of other housing and flats of the interwar period in this pocket of the heritage overlay with a similar quality.

On this basis, demolition of the bungalow is not consistent with the intent of the heritage overlay, and conflicts with policy in Clause 22.04-2 Objectives, which discourages demolition of significant heritage places. Removal of the bungalow would significantly impact upon the inter-war character of this part of the HO5 St Kilda Hill precinct.

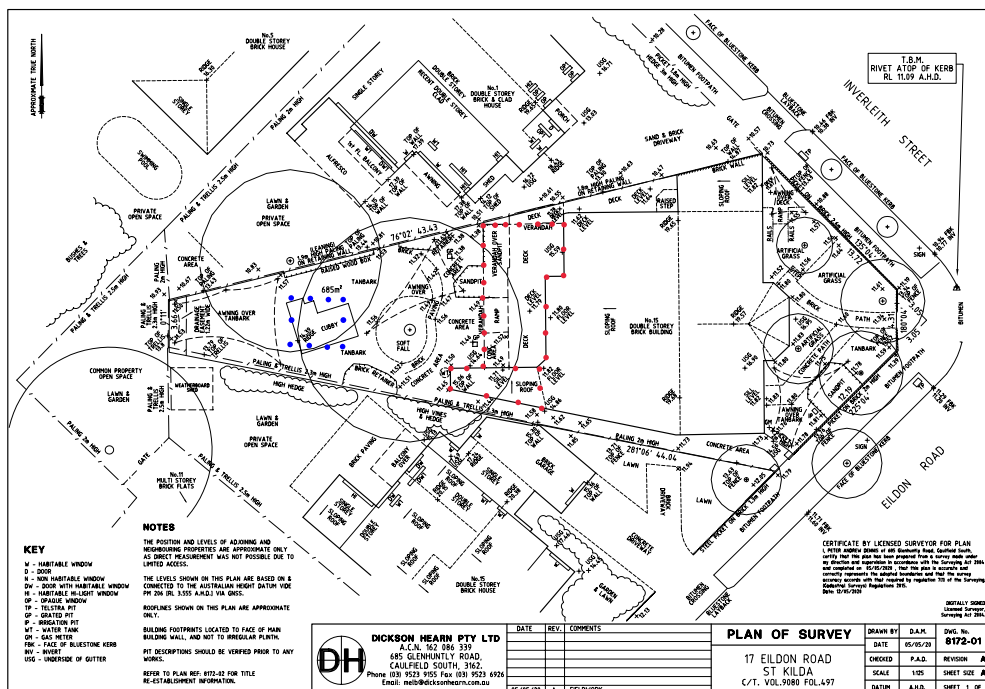
Alterations and additions

In terms of change, such as alterations and additions to heritage buildings, the heritage overlay does not prevent this, but is intended to manage change; so that new works to a heritage building do not adversely affect its inherent heritage values. Alterations and additions to the bungalow could be undertaken if it was demonstrated that they do not impact upon its heritage value, or that of the broader HO5 St Kilda Hill precinct.

The site has, however, limited scope for significant alterations and additions. The footprint of the bungalow occupies a good portion of the site. Development in its front setback is not supported by Clause 22.04-3 Policy (heritage policy), nor is consistent with recognised heritage conventions.

Any addition would need to be at the rear of the bungalow, and be of a single-storey scale so as to be concealed from the public realm by the mass of the bungalow. Some of the existing rear built form of the bungalow could be removed to allow for an addition eg a rear deck, and a narrow brick wing adjacent to part of the south boundary (marked with red dots in the diagram below).

A small freestanding structure could also be built in the rear yard (an appropriate location for this is marked in blue dots in the diagram below).



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The bungalow has had significant change internally, and little or no original planning and detailing of appreciable heritage value survives in the interior. On this basis, further change could be made to the interior without impacting on the heritage value of the bungalow. There are no internal controls applicable to buildings within the HO5 St Kilda Hill precinct.

Summary

Demolition of the bungalow on the subject site is not supported by Council heritage policy, as it is policy to retain significant heritage places within a heritage precinct.

There is some scope for a small addition to the rear of the bungalow, and/or a small freestanding building in the rear yard, and/or further change to the interior of this building - all without impacting upon its inherent heritage value and that of the broader HO5 St Kilda Hill precinct.

I trust that this is of assistance to your enquiry. Please contact me if you have any further questions concerning this matter.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Peter Barrett', with a stylized flourish at the end.

Peter Barrett
Master of Architectural
History & Conservation (Melb.)

Peter Andrew Barrett