

Bryce Raworth

CONSERVATION | HERITAGE

Heritage Impact Statement

123-129 Erskine Street, Middle Park

Application for permit

17 July 2026

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1.0 Introduction

This assessment of heritage impacts was prepared at the request of Lowe Living on behalf of the owner of the property at 123-129 Erskine Road, Middle Park. It relates to a proposal to partially demolish the existing buildings on the subject land and construct multi-storey development to the rear and sides of the retained heritage fabric.

This report assesses the significance of the existing built form on the subject site and the contribution it makes to the surrounding streetscape, and the broader heritage overlay precinct. It then comments on whether the proposed partial demolition and development scheme is appropriate in character and detail, and whether it is acceptable in terms of its impacts upon the graded building and the character and significance of the heritage overlay area.

2.0 Sources of Information

The analysis below draws upon external site visits along with a review of the relevant documents and resources including the following.

- *City of Port Phillip Heritage Planning Scheme- Clause 43.01 Heritage Overlay; Heritage Policy Clause 15.03.*
- *City of Port Phillip, Heritage Design Guidelines, revised February 2021.*
- *Port Phillip Heritage Review, City of Port Phillip, December 2021, Version 36.*
- *City of Port Phillip Heritage Policy Map, March 2021.*
- *Port Phillip City Collection, <https://copp.melbourne.axiell.com/imu/>*
- *MMBW plans, State Library of Victoria, <https://www.slv.vic.gov.au>*

The report has been prepared by Bryce Raworth Pty Ltd, and is to be read in conjunction with the architectural drawings prepared by Cera Stribley (dated 14 July 2026) and other documents submitted with respect to this application.

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3.0 The Site and Context

The property known as 123-129 Erskine Street, Middle Park comprises an irregular quadrilateral parcel of land with its principal south facing street frontage to Erskine Street and a secondary north facing street frontage to Canterbury Place. The site supports an altered former bake house, with former stables and other modern infill. The bakery associated with the bake house was located on an adjacent property to the east, addressing Armstrong Street. The bakery and bake house complex were designed by architect W E Wells & Sons for the first baker on the site, William Peattie in 1889¹.

The 1895 MMBW detail plan of this part of Middle Park shows Armstrong Street in the vicinity of the subject site had developed a commercial character, with Erskine Street largely residential in character.

The bake house in its original configuration was a double storey, brick building with a hipped roof punctuated by at least two chimneys. As depicted in the MMBW detail plan, it was built to the Erskine Street boundary, with a side wing to its east, a verandah to its north wall and stables extending along its western boundary. A water closet, other small outbuildings and yard comprised the remainder of the site, with rear access from Canterbury Place to the north.

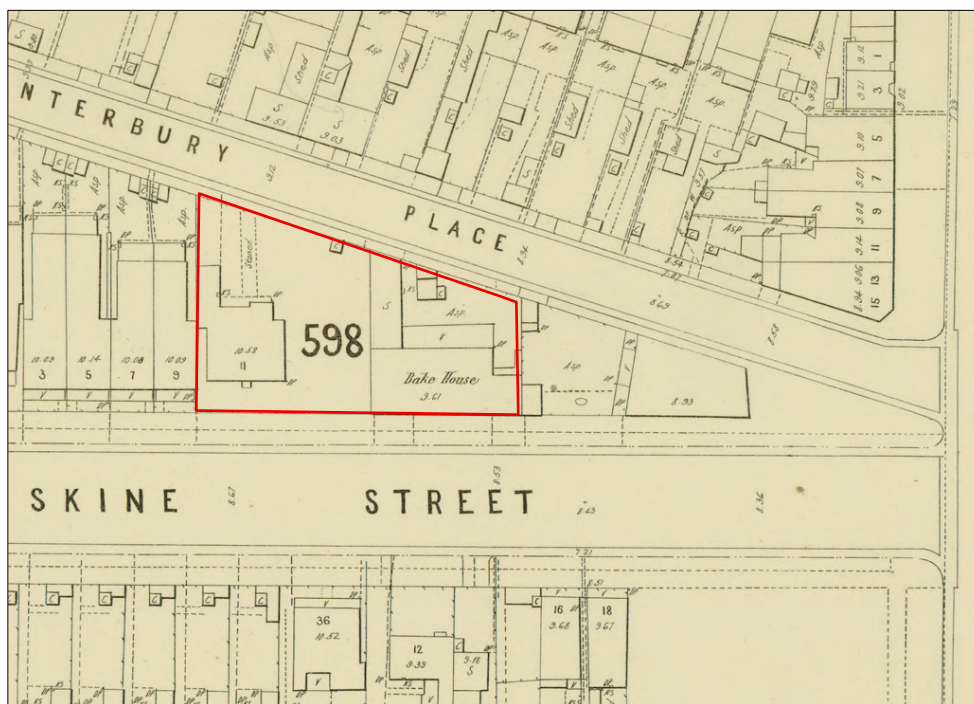


Figure 1 MMBW detail plan from 1895 with the approximately boundaries of the subject site outlined in red. It depicts an early footprint of the property.
Source: <http://handle.slv.vic.gov.au/10381/120749>

¹ Age, 16 September 1889, page 7.

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The bakery complex was briefly owned by Mungo Scott in the late 1890s, before being sold to Irishman Patrick Esmonde in 1899. In 1928 it was sold to T R O'Connor, who seems to have undertaken extensive works on the site. These included remodelling the Armstrong Street facade (the bakery on the adjacent property) including rendering over the brickwork and constructing a porch with balcony to that building (since removed). The original stable on the subject site was demolished, with the land on the north side of the bake house developed with a double-storey addition fronting Canterbury Place. The adjacent residence to the west (part of the subject site) was acquired and demolished, with a new stable built along the western boundary.

In its present configuration, the subject site retains the bake house with rear double storey addition and a c.1930s double storey former stable to the west side of the site. The current condition of these two principal structures, along with the immediate setting is described in more detail below.



Figure 2 The P J Esmonde bakery viewed from Armstrong Street, 1908. The bake house on Erskine Street is visible to the left (marked by the red arrow). Source: Port Phillip City Collection

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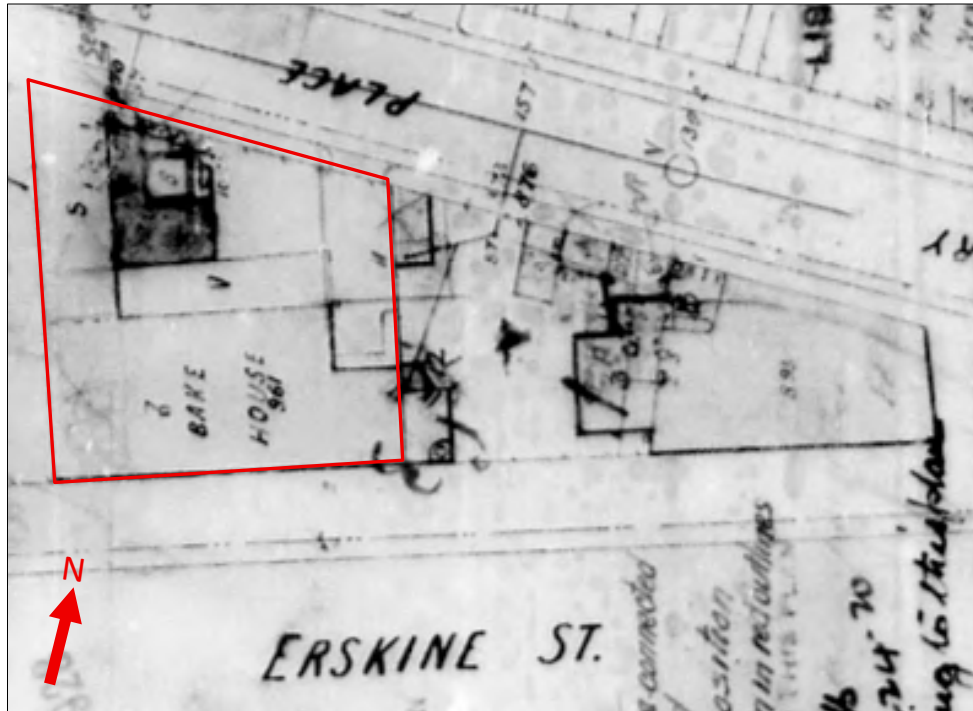


Figure 3 Property service plan, dating to 1917, with the approximate boundaries of the subject site outlined in red. Noting limited change had occurred between the 1895 MMBW detail plan and this property service plan. Source: Southeast Water.

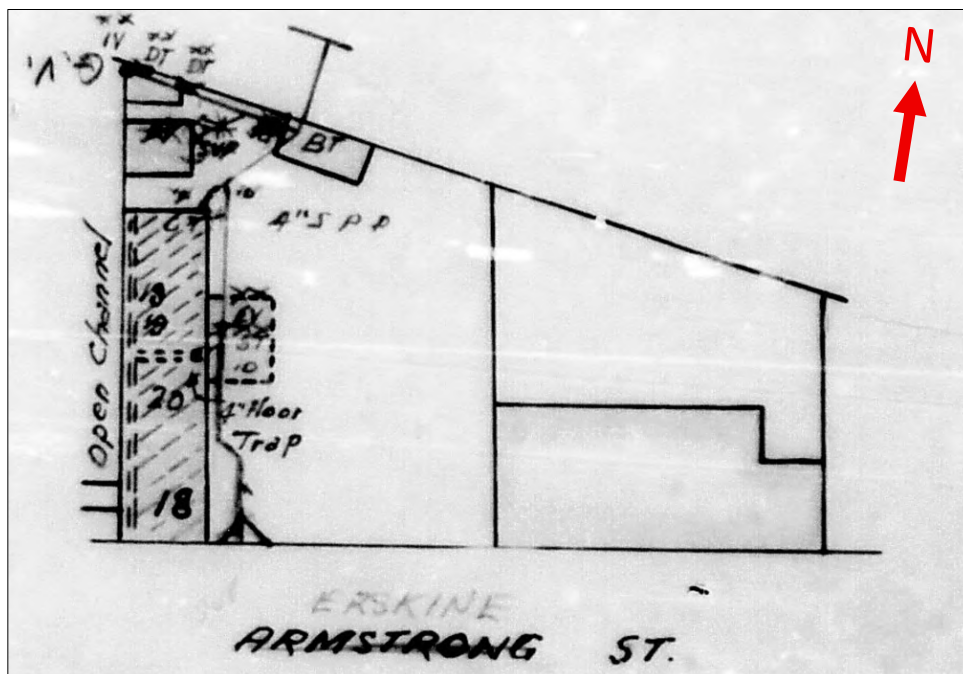


Figure 4 Property service plan from c.1951. It depicts the stable to the west side of the property having already been constructed. Source: Southeast Water.

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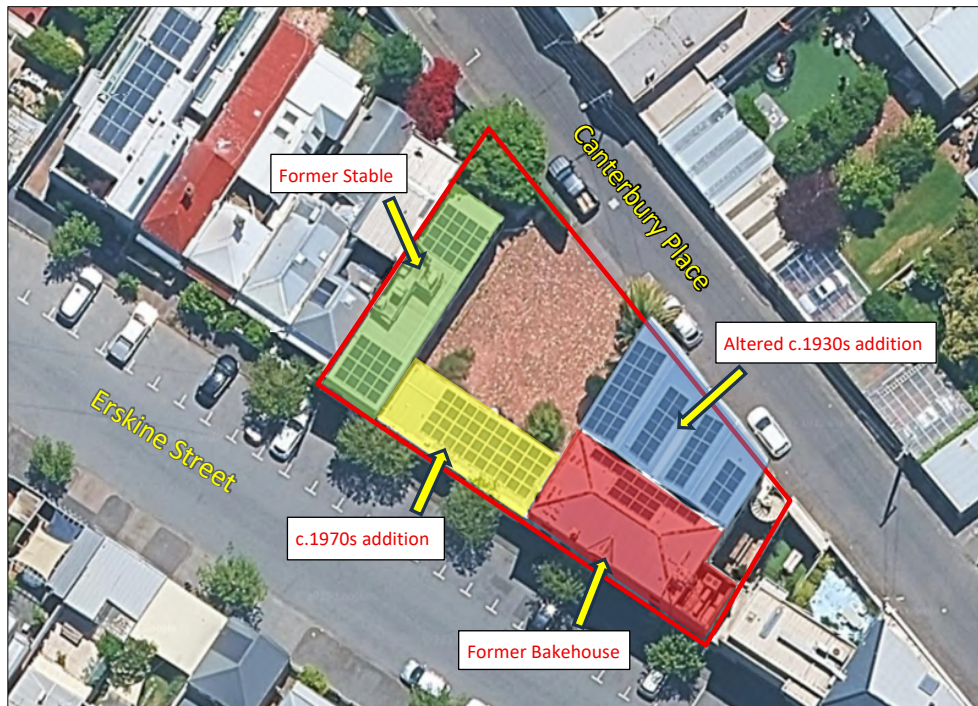


Figure 5 Current annotated aerial photo showing the subject site. Source: Google earth.

Bake House

The bake house retains the footprint shown on the 1895 MMBW map, but has been rendered in recent decades, with an additional door inserted to Erskine Street and with its windows replaced with modern windows. The building is plain in character, with no obvious gestures of architectural ornamentation. It has a hipped, corrugated iron clad roof, with a small glazed gabled skylight window (originally accommodating a hoist) above the central parapet to Erskine Street. No early signage remains to this building (or the adjoining bakery). A rendered two storey, double-gabled addition addressing Canterbury Place has been constructed on its north side, extending over the area shown as containing a stable and yard in the MMBW plan. Property service plans suggest this was constructed in the 1930s, though it has undergone some more recent external remodelling. A small yard has been retained on its eastern side.

Stable

This two storey stable appears to have been erected between the c.1930s and c.1950, when it is shown on a property service plan. Originally constructed of face brick, it is now rendered with a skillion roof and modern windows and doors. The original pattern of openings to the east elevation has been modified. A single storey building constructed c.1970 connects this structure to the west side of the Bake House. A car park, accessed from Canterbury Place, completes the balance of the site.

The building was associated with the bakery until 1961 when it was converted into offices and all decoration removed.

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Figure 6 Subject site c.1970 showing the bake house, stable and low connecting building, still of face brick at this time. As seen in figure 8 below, an additional door has now been inserted where indicated by the red arrow and the windows all replaced. Source: Committee for Urban Action, SLV <http://handle.slv.vic.gov.au/10381/4154490>



Figure 7 Subject site c.1970, with the adjoining former bakery in the foreground. Source: Committee for Urban Action, SLV <http://handle.slv.vic.gov.au/10381/4155338>

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Setting

Along its northern side, Erskine Street, beyond the subject site contains a mix of single storey residential terraces and taller built form, including modern double storey infill at 113 Erskine Street, which also includes basement parking. Along the southern side is a mix of single storey heritage dwellings and garage interfaces from properties addressing Richardson Street (further south). Taken as a whole, the street is very mixed in character and is not a highly sensitive heritage environment.

Canterbury Place is a narrow residential street, comprising mainly rear interfaces to properties on Erskine Street and Canterbury Street, including single and double-storey garages. Again, this is not a highly sensitive heritage environment.

The broader urban context around the site comprises a mix of single and double storey heritage buildings, some with upper-level additions, with the occasional modern infill. The built form becomes more commercial to the southeast with tree-lined Armstrong Street largely comprising two storey masonry Victorian and Edwardian shops, with the three storey Middle Park Hotel at the corner of Armstrong Street and Canterbury Street forming a local landmark. The narrow portion of land between Armstrong Street and the subject site includes a small, grassed reserve containing an asphalted footpath and Canary Palm.



Figure 8 *The Erskine Street elevation to the former bake house. With its rendered surfaces, additional door opening and modern glazing, it is a much altered structure.*

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Figure 9 The central building envelope within the site, connecting the former bake house to the former stable. This is understood to have been constructed c.1970.



Figure 10 View to the former stable at the western side of the subject property. While altered, including render over face brick, skillion roof, modern door openings, the former stable is understood to date to the 1930s. Note the sequence of single storey terrace houses to the west.

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Figure 11 View to the single storey Victorian terrace to the west of the subject site. It has a double storey addition to its rear. It has had the double storey form of the former stable to its eastern boundary for many decades.



Figure 12 The modern infill dwelling at 113 Erskine Street.

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Figure 13 View looking south-east along Erskine Street from the corner of Nimmo Street. Note the visually prominent modern infill at 113 Erskine Street in the foreground. The subject site is partially visible to the far right of the image.



Figure 14 View toward the site from the south east, close to Armstrong Street.

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Figure 15 Modern double-storey additions to 18 Armstrong Street. The Erskine Street façade of the former bake house is visible to the left.



Figure 16 Canterbury Place elevation of the double storey, double gabled bake house additions, understood to date to the late interwar period. Like the other envelopes, the face brick has been rendered.

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Figure 17 Western elevation of the rendered double-gabled, double storey addition fronting Canterbury Place.



Figure 18 Internal carpark between the former bake house and stable, with the single storey 1970s addition beyond.

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Figure 19 Eastern elevation of the former stable. The openings to this building have been altered and the brickwork to this elevation painted, and it retains little of its original character.



Figure 20 View along Canterbury Place, facing east toward Armstrong Street.

4.0 Significance

The subject site at 123-129 Erskine Street is identified as a contributory place in the City of Port Phillip Heritage Policy Map, (see figure 19 below). The surrounding streetscapes of Armstrong and Erskine Streets are characterised by significant-graded properties, with the occasional modern infill. This said, while properties lining Canterbury Place are identified as significant, it is a less intact heritage streetscape than this might suggest due to Canterbury Place largely comprising garages and rear additions of dwellings that front either Canterbury Road to the north, or Erskine Street to the south. The adjoining property at 18 Armstrong Street is also graded contributory.



Figure 21 Heritage grading map showing significant sites as shaded green. Significant graded sites are shaded red, contributory sites green and non-contributory sites unshaded. The subject site is indicated by a yellow arrow.

The contributory grading is indicative that the buildings have been altered and are of lesser cultural value, with the *Port Phillip Heritage Review* noting the following:

Levels of importance were simplified along traditional lines, assigning the letter A to places considered to be of national importance, B to those of regional importance and C to those of local importance. These levels of importance had implications for the introduction or confirmation of existing statutory control provisions in the Planning Scheme. Where a place was considered to have lesser importance than level C, it was ranked D, meaning that it was likely to be substantially intact but merely representative of an era. Places of lesser cultural value were ranked E, usually implying that the place had been defaced, but not irretrievably, or that it was aesthetically undistinguished. Finally, a place was ranked F if it was considered to have been important in the past but as a result of intervention now so compromised that it was likely to be of interest only. Places having for planning purposes no cultural value were ranked N.

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Inclusion of the recommendations of the Heritage Review in the schedule and maps to Clause 43.01 of the Port Phillip Planning Scheme. This would include the nominated heritage areas and the list of individual heritage places that have been identified and substantiated.

Organisation of all preliminary heritage gradings into the following categories:

All places given a preliminary grading of A, B, C or D within a Heritage Overlay or A, B or C outside a Heritage Overlay should be collectively termed 'Significant Heritage Places' and all places given a preliminary grading of E or F inside a Heritage Overlay or D, E or F outside a Heritage Overlay should be collectively termed 'Contributory Heritage Places'.

for the purpose of developing policy and administering the recommendations of the Heritage Review.

123-129 Erskine Street is located within the Armstrong Street Commercial Precinct, identified as HO445 in the Schedule to the Heritage Overlay of the Port Phillip Planning Scheme. The statement of significance for the precinct, as included in the *Port Phillip Heritage Review*, is reproduced below:

What is Significant?

The Armstrong Street Commercial Precinct in Middle Park largely developed between 1888 and 1910 to provide community services for the burgeoning residential settlement in the hitherto undeveloped Middle Park area. The built fabric is largely characterised by rows of double-storey residential shops, complemented by a few single-storey shops, a three-storey Boom-style hotel (1888), a former bank and a former motor garage (both dating from the 1910s) and a double-storey block of shops and flats (c. 1936).

How is it Significant?

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

Why is it Significant?

Historically, the precinct is significant for associations with an early and significant phase of settlement of Middle Park from the late 1880s, which followed of the railway station (1880), and the reclamation of the swampland that had hitherto discouraged any residential development. The shops, mostly erected between 1888 and 1910, were a direct result of the large-scale housing boom that took place in the area during that relatively short period.

Aesthetically, the precinct is significant as a particularly intact streetscape of late Victorian and Edwardian commercial buildings. They demonstrate cohesion through their common scale (primarily double storeyed), materials (primarily face brick) and detailing (rendered banding, arched windows, ornamented parapets). The rows of residential shops, many still retaining cast iron verandahs and original shopfront detailing (eg tiled spandrels and metal-framed windows) are enhanced by a number of more prepossessing commercial buildings, including a three-storey Boom-style hotel, a former bank, and a former motor garage.

5.0 Heritage Overlay

As noted, 123-129 Erskine Street, Middle Park is located in the Armstrong Street Commercial Precinct, HO445. External paint controls apply under HO445, but no internal alteration controls or tree controls apply.

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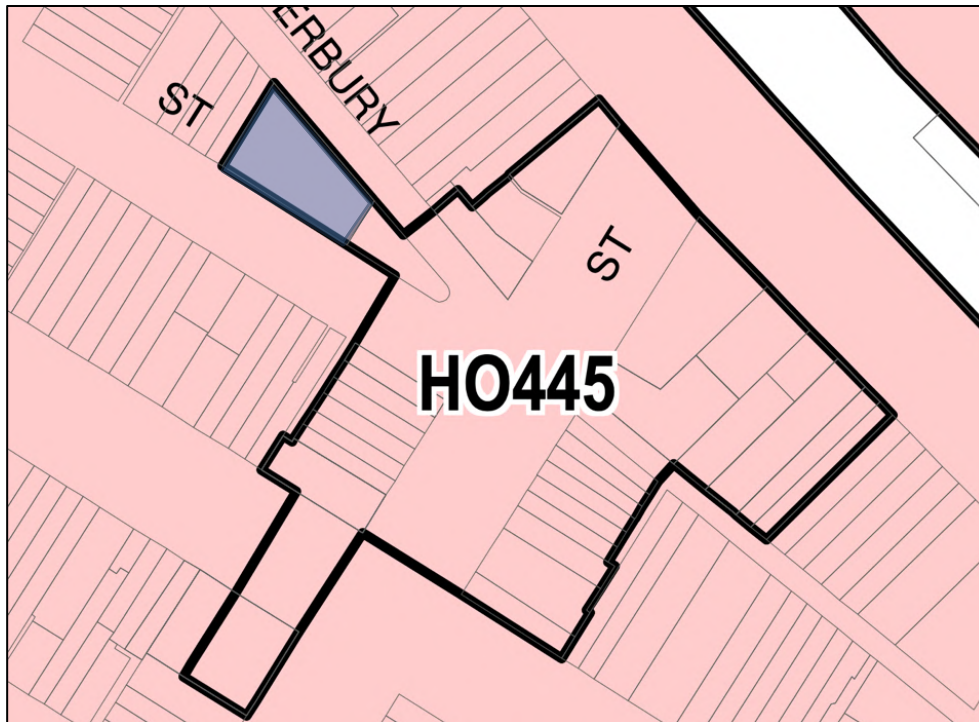


Figure 22 Extract of Heritage Overlay map showing the location of the subject site at 123-129 Erskine Street (shaded blue) and its location within H0445.

6.0 Heritage Policy Provisions

As identified, the site is located within the Armstrong Street Commercial Precinct, (H0445) and is therefore subject to the provisions of Clause 43.01, the Heritage Overlay. The purpose of this overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- To conserve and enhance heritage places of natural or cultural significance.*
- To conserve and enhance those elements which contribute to the significance of heritage places.*
- To ensure that development does not adversely affect the significance of heritage places.*
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority will need to consider, (only relevant points noted):

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable heritage study and any applicable conservation policy.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*

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- Whether the location, bulk, form or appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

The proposal must be assessed against Council's local heritage policy as set out under Clause 15.03-1L. This policy provides more detailed guidance as to the forms of development that might be appropriate in heritage overlay areas. Relevant policy within Clause 15.03-1L includes the following:

It is policy to:

Conserve and enhance Significant and Contributory buildings as identified in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map'.

Conservation of heritage places and new development are guided by the statement of significance, the urban context and any relevant documentary or physical evidence.

Encourage high quality, contemporary design responses for new development that respects and complements the heritage place by using a contextual approach that:

- *Responds to and reinforces the contributory features of the heritage place, including:*
 - *Building height, scale, massing and form.*
 - *Roof form and materials.*
 - *Siting, orientation and setbacks.*
 - *Fenestration and proportion of solid and void features.*
 - *Details, colours, materials and finishes.*
- *Conserves and enhances the setting and views of heritage places.*

Maintain the integrity and intactness of heritage places.

Conserve and enhance the significant historic character, intactness and integrity of streetscapes within heritage precincts including:

- *The layering and diversity of historic styles and character where this contributes to the significance of the precinct.*
- *The consistency of historic styles and character where this contributes to the significance of the precinct.*

Avoid development that would result in the incremental or complete loss of significance of a heritage place by:

- *Demolishing or removing a building or feature identified as Significant or Contributory in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map.'*
- *Altering, concealing or removing a feature, detail, material or finish that contributes to the significance of the heritage place.*
- *Distorting or obscuring the significance of the heritage place by using historic styles and detail where these previously did not exist.*

Demolition and relocation

Prioritise the conservation, restoration or adaption of a heritage place over demolition.

Discourage the complete demolition of any building or feature that contributes to the significance of a heritage place unless the building or feature is structurally unsound and the defects cannot be rectified.

Avoid demolition where it would result in the retention of only the façade and/or external walls of a Significant or Contributory building.

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Support demolition of part of a Significant or Contributory building or feature if it will not adversely impact upon the significance of the place and any of the following apply:

- It will remove an addition or accretion that detracts from the significance of the place.
- It is associated with an accurate replacement, or reconstruction of the place.
- It will allow an historic use to continue.
- It will facilitate a new use that will support the conservation of the building.

Additions

Support additions to commercial and industrial buildings that are set back a minimum depth of the primary roof form (commercial buildings) or two structural bays (industrial buildings) to retain original or early fabric including the principal facade/s and roof features, and which:

- respect the scale and massing of the existing heritage building or streetscape; and
- maintain the prominence of the heritage features of the building or streetscape and do not detract from, or visually dominate, the heritage building or streetscape; and
- are visually recessive against the heritage fabric.

Additions to buildings situated on corner sites (including to a laneway) should respond to the host building and the heritage character of both the primary street and side street or lane.

Vehicle access

Discourage vehicle crossovers and driveways at the front of a Significant heritage place or any property within a heritage precinct where vehicle access was not historically provided for.

Encourage vehicle access to be:

- From a rear laneway.

Avoid onsite car parking in locations that would be visible from a street (other than a lane).

Policy guidelines

Consider as relevant

Additions:

Containing additions to a commercial heritage place within a sightline taken from across the street as shown in Figure 8.

For additions higher than one storey, having the same or greater side setbacks than those of the host building.

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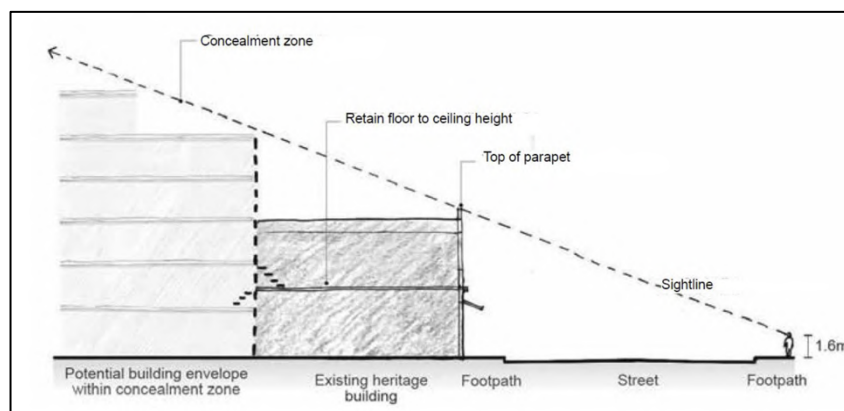


Figure 23 Extract of figure 8 of Clause 15.03 – Sightline for an addition to a two-storey commercial heritage place.

In addition to the above policy guidelines, the City of Port Phillip has ~~Heritage Design Guidelines~~ (February 2022), a reference document under Clause 15.03-1L. Demolition guidelines for contributory graded buildings within precincts, encourages the conservation of the building to the depth of at least the front two rooms. With respect for alterations and additions, the guidelines for contributory heritage places encourage works to the facade or other visible elevations to be avoided. Works to contributory places should be distinguished from the original built form, while being sympathetic with the retained fabric. The heights and setback of additions is guided by the significance of the building and its streetscape context. Visible additions may be considered when the heritage place is situated on a site or within an area where higher density development is encouraged, or the additions are in accordance with specific development guidelines for heritage places.

7.0 Development Proposal

The proposed development scheme will involve partial demolition and the construction of a five storey building, set behind and to the side of the retained fabric. Each component of the scheme is described and discussed separately below.

Proposed Demolition

It is proposed to retain the front 3.94 metres of the former bake house facing Erskine Street, including return walls and the street facing section of the hipped roof form and chimneys, with the remainder of the former bake house to be demolished, along with the altered c1930s additions fronting Canterbury Place. With regard for the former stable, the Erskine Street facade and part of the western return wall will be retained, with the remainder of the building demolished. The 1970s addition connecting the former bake house and stable will be demolished in full.

Minor demolition works are proposed to the former bake house facade to create a window opening at the eastern end of the ground floor. The opening will match the proportions of the other floor to ceiling windows at ground level. The potential to re-use bricks salvaged from the demolition works will be explored, subject to feasibility and confirmation that they are in suitable condition.

Proposed New Works

It is proposed to incorporate the retained built form elements into a five storey residential building that is articulated into several envelopes to avoid a singular large mass to both street frontages. A three-storey podium will be constructed to the Erskine Street boundary, adjacent to the former stable, with a recessed entrance to the apartment complex between this podium infill and the retained former bake house. Existing window openings to the first floor of the bake house façade will be fitted with single pane fixed sash frames. Ground floor windows will have a horizontal division interpretative of a traditional double-hung sash frame. A skylight will be installed on the north-west face of the retained bakehouse roof.

Level 3 and 4 (4th and 5th floors) of the new envelope will be setback from the retained stable facade and the new envelope by 5 metres to be behind the front wall of the neighbouring dwellings to the west (121 Erskine Street). Behind the retained former bake house, the upper levels will be setback 5.5 metres. At level 3 the new built form is setback from the west boundary by 3.0 metres, increasing to 6.324 metres at level 4. The setback to the east boundary are 3.38 metres at level 3 and 3.395 metres at level 4.

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To Canterbury Place, the development will present as two three storey podiums, with central pedestrian access. The upper two levels will have staggered setbacks from Canterbury Place.

The new built form will adopt a flat-roofed contemporary rectilinear architectural character. Owing to the angled nature of the site, the rear, Canterbury Place elevation will also introduce angled walls.

Vehicle access to a basement will be via Canterbury Place.

Materiality for the new envelopes will include cream-coloured bricks and cream coloured render with a hit and miss screen above pedestrian access to both Erskine Street and Canterbury Place. It is anticipated the render to the retained stable facade and former bake house will be removed with these elevations to remain face brick.

8.0 Discussion

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Proposed Demolition

Heritage policy supports partial demolition of a contributory graded building if, *inter alia*, the extent will not adversely impact upon the significance of the place, in this case the contributory graded buildings on the property as well as the broader Armstrong Street Commercial Precinct. The current extent of demolition achieves this outcome. While it is acknowledged the extent of demolition will result in an outcome that could be considered facadism, the two buildings in question are heavily altered contributory buildings and are located along the edge of the Armstrong Street Commercial Precinct, away from the 'core' section of this commercial precinct. The site could be considered visually disconnected from the remainder of the precinct.

The net community benefit of demolition is a consideration, as the extent of demolition will support additional space for a higher density form of development, close to amenities.

Along with not adversely impacting the significance of the heritage place, the *Heritage Design Guidelines* states that demolition of contributory fabric may be supported if the proposed new works are sympathetic to its scale, form and materiality – i.e., a building displays design excellence. As discussed below, the scale, form and materiality of the proposal achieve these aims and thus the extent of demolition should be seen to be acceptable in the context of Council heritage policy and is supported on that basis.

Proposed New Works

As outlined above, Council's heritage policy and *Heritage Design Guidelines* encourage additions to contributory places to be distinguished from the original built form, while being sympathetic to the retained fabric. The height and set back of additions are guided by the significance of the building and its streetscape context. Visible additions may be considered appropriate when the heritage place is situated on a site or within an area where higher density development is encouraged. The current extent of works is responsive to these aims. While the new works will be relatively substantial in footprint and bring about an obvious degree of change, the form, detailing and setbacks have been carefully considered to ensure the new works do not overwhelm or dominate the retained former bake house and stable facade, which will maintain their streetscape primacy.

The design has ensured this by being broken up into distinct envelopes and being set back behind, or in line with, the retained facades to the Erskine Street elevation.

The infill to Erskine Street, between the retained elevations of the stable and bake house, will be three storeys in height, which is largely commensurate with the height of the former bake house. Levels 4 and 5 will be setback from the Erskine Street frontage, as well as the east and west boundaries. In essence, while the proposed new works will still be visible from the public realm, they will be visually recessive.

While the development will be an obvious insertion within the streetscape, the context of the streetscape is one that can accommodate well designed, taller built form. To the north, Canterbury Place is not considered a sensitive heritage environment, comprising mainly rear interfaces to properties that front either Erskine Street to the south or Canterbury Road to the north, including single and double-storey garages. Similarly, the opposite side of Erskine Street, toward the west comprises a row of non-contributory buildings that front Richardson Street to the south, with garages fronting Erskine Street.

The western interface, between the proposal and the adjacent single storey Victorian terrace at 121 Erskine Street, has been sensitively managed with the setbacks introduced to the upper levels from the western boundary. While the dwelling to 121 Erskine Road presents as a single storey terrace, it has an upper level at a setback and has had the double storey former stable adjacent to its boundary for many decades, and this relationship will remain more or less as it is. While the proposal introduces a degree of change, the proposed upper levels will not dominate or have an unacceptable adverse impact upon 121 Erskine Street. It is also noted that the single-storey Victorian terrace at 115 Erskine Street abuts an assertively modern double storey infill to its west, at 113 Erskine Street, presenting a monolithic façade with no upper level setbacks apart from a modest indent for the first floor balcony. Thus the four single-storey terraces at 115-121 Erskine Street are book ended by double storey envelopes.

With facade elements of the former bake house retained and setbacks to upper levels, the development will also not dominate the built form elements on the southern side of Erskine Street closer to Armstrong Street where the streetscape integrity could be considered slightly higher.

Cream coloured brick and cream coloured render are proposed for the new envelope, with pedestrian access points to be highlighted with hit and miss screening. As outlined above, the existing render to the retained stable facade and former bake house is also proposed for removal, with the original terracotta coloured face brick to be restored. The cream-coloured brick work and render will respect and complement the retained brick form of the former bake house and stables, while ensuring it remains identifiable as the new envelope on site. The massing and the facade detailing, including window openings and balcony details, to both Erskine Street and Canterbury Place, will also ensure the building is clearly identifiable as the contemporary element on the property.

It is noted it may be difficult to recover the original face brick presentation of the former bake house and stable if the existing render is a particularly strong modern render. While it is preferable the original face brick presentation of the former stable and bake house be recovered, retaining their current presentation is also an accepted outcome. The proposed materiality of the new envelopes will be sympathetic and compatible with the existing rendered facades.

The potential proposal to create a new floor to ceiling window to the ground floor of the former bakery is also supported. The facade has previously been altered, and the proposed window proportion is sympathetic with the existing character of the building.

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With regard for parking arrangements, the basement level will be accessed via a new crossover along Canterbury Place. Council heritage policy encourages vehicle access to be from a rear laneway and for onsite parking in locations that are not visible from the street, other than a laneway. The proposed arrangements are thus acceptable under Council policy and supported on that basis.

It is recommended a schedule of works for the facades for both the former bake house and former stable be provided as part of a condition of permit.

9.0 Conclusion

In conclusion, the proposed development has been carefully designed to respond to the retained heritage facades in terms of its scale, siting, materiality and architectural character. Overall, the concept proposal discussed above represents a considered outcome having regard for the objectives and design guidelines of the Heritage Overlay as set out in Clause 43.01, as well as the associated heritage policies within Clause 15.03 of the Port Phillip Planning Scheme.

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