

Heritage Victoria Referral: Permit Application no. P33508
Subject Site: Residence, 41 Nicholson Street Abbotsford VIC 3067 [H0142]

Planning Officer,

I have reviewed the documents that have been referred to Council by Heritage Victoria in regard to No. 41 Nicholson Street, Abbotsford.

The proposed works involve remedial underpinning of the heritage building to prevent further degradation of the building structure and to allow subsequent reconstruction and restoration works to be done.

In summary:

- It has been identified that the existing two storey bluestone rubble walled dwelling has significant cracking in the middle of the building due to the front and rear halves of the building settling in different directions.
- The Statement of Significance for the dwelling is heavily based on it being a rare example of Gothic-influenced residential architecture in Melbourne. It has been recognised that the interior has been substantially modified.
- The proposed works will involve temporary bracing of the building's exterior. Any physical damage to the heritage fabric will be repaired as part of a future Stage 2 Works. These temporary works will not diminish the significance of this place.
- It is considered that the physical and visual impacts of the proposed works will be temporarily minimal and will facilitate the long-term conservation of the building.

In response to Heritage Victoria's referral letter, I wish to advise:

- If approved, the application will prevent further degradation of the building structure and allow subsequent reconstruction and restoration works to be done.
- If refused, the condition of the building structure will further degrade which would affect the reasonable use of the registered place.
- The proposed remedial works, if refused, would not unreasonably detrimentally affect the ability of Council to perform a statutory duty specified in the application.
- The application does not relate to a listed place or to a registered place or registered object in a World Heritage Environs Area.
- The subject dwelling is an individually significant property (HO39) in the Yarra Planning Scheme's Heritage Overlay
- The subject dwelling is not specifically mentioned in the Municipal Strategic Statement (MSS)
- The proposed works are of no concern to the local heritage policy at Clause 22.02

Don't hesitate to contact me if you require any further advice in regard to this referral.

Kind regards,

DIAHNN McINTOSH
Heritage Advisor