

ST VINCENT PLACE PRECINCT



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PRECINCT SOHE 2008



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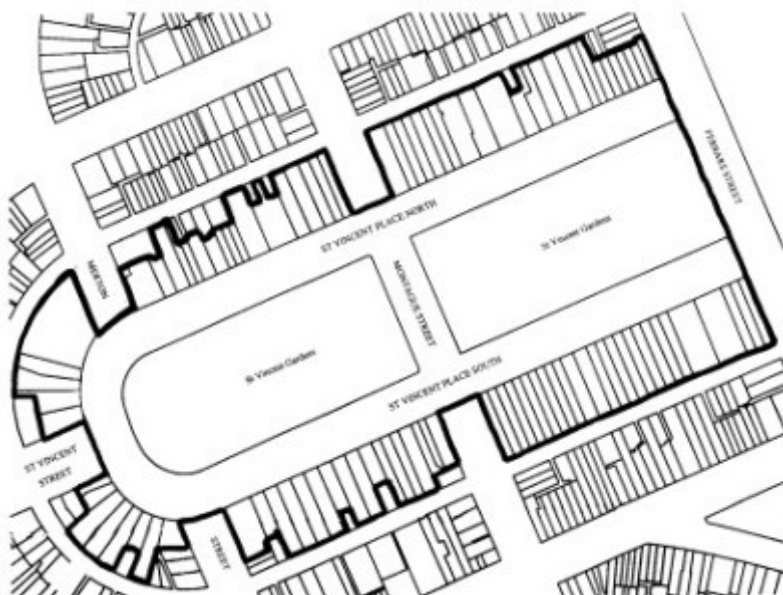
1 st vincent place precinct st
vincent place albert park
street view 2 sep1976



h01291 st vincent's place
precinct albert park view
along street she project 2003



h01291 st vincent place
precinct st vincent place
albert park view of 99 st
vincent place she project
2003



st vincent place precinct st vincent place albert park plan

Location

1-99 ST VINCENT PLACE SOUTH AND 2-94 ST VINCENT PLACE NORTH AND ST VINCENT GARDENS EAST AND ST VINCENT GARDENS WEST AND 10 MERTON STREET AND MONTAGUE STREET (PART) ALBERT PARK, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1291

Heritage Overlay Numbers

HO258

VHR Registration

January 9, 1997

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 12, 1999

What is significant?

The St Vincent Place precinct was first designed in 1854 or 1855, probably by Andrew Clarke, the Surveyor-General of Victoria. The current layout is the work of Clement Hodgkinson, the noted surveyor, engineer and topographer, who adapted the design in 1857 to allow for its intersection by the St Kilda railway. The precinct, which in its original configuration extended from Park Street in the north to Bridport Street in the south, and from Howe Crescent in the east to Nelson Road and Cardigan Street in the west, was designed to emulate similar 'square' developments in London, although on a grander scale. The main streets were named after British naval heroes. The development of the special character of St Vincent Place has been characterised, since the first land sales in the 1860s, by a variety of housing stock which has included quality row and detached houses dominated by Rochester Terrace (Heritage Register Number 813), and by the gardens which, although they have been continuously developed, remain faithful to the initial landscape concept.

How is it significant?

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

Why is it significant?

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. The 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.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

EXEMPTIONS FROM PERMITS:

Except for places which are already individually included in the Heritage Register (such as Rochester Terrace 33-51 St Vincent Place South) or may be individually included in the future, the following works or activities are exempted from the requirement to obtain permits from the Heritage Council

All internal works to buildings.

Emergency and safety works to roads, footpaths, tramway equipment, and gardens

Repairs, conservation and maintenance to the hard landscape elements, structures and ornaments, drainage and irrigation systems.

The process of gardening and maintenance to care for trees and planting themes

Management of trees in accordance with Australian Standard; Pruning of amenity **trees AS 4373**.

Construction dates	1854,
Architect/Designer	Clarke, Arthur E.,
Heritage Act Categories	Registered place,
Other Names	FERRARS PLACE, ALBERT PARK BOWLS CLUB, ST VINCENT'S PLACE PRECINCT, ST VINCENTS PLACE PRECINCT,
Hermes Number	1750
Property Number	

History

Associated People: Clement Hodgkinson

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under Section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1291 in the category described as a Heritage Place:

ST VINCENT PLACE PRECINCT, St Vincent Place, Albert Park, Port Phillip City Council.

EXTENT:

1. All of the St Vincent Place Precinct Albert Park comprising all the land, gardens, buildings and works within the heavy line marked on Diagram 600821 held by the Director of the Heritage Council and including the places known as St Vincent Gardens East, St Vincent Gardens West, Numbers 2-94 St Vincent Place North, Numbers 1-99 St Vincent Place South, 10 Merton Street, the Albert Park Bowling Club, the Albert Park Tennis Club, the roadway and footpath of St Vincent Place, and the roadway and footpath of Montague Street between the property lines of St Vincent Place North and St Vincent Place South.

Dated 19 December 1996

RAY TONKIN

Executive Director

[*Victoria Government Gazette* No. G1 9 January 1997 p.51]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>