

Expert Witness Statement by:
Peter Andrew Barrett

Registered Address
Level 31
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For:

Planning Panels Victoria
Hearing

With regard to a proposal to extend the HO8 Elwood-Glenhuntly Road, Ormond Road precinct to include No's 3, 5, 7 & 15 Tiuna Grove and to exclude No's 21-23, 25, 27, 29 and 31 Tiuna Grove on a permanent basis from the heritage overlay, as part of Amendment C174port of the *Port Phillip Planning Scheme*

Prepared for:
City of Port Phillip

Instructions received from:
Maddocks

7 March 2020

PREAMBLE

The City of Port Phillip has commissioned this expert witness statement. It is in light of advice that I provided to Council in July 2019, which assessed a number of sites in Tiuna Grove, Elwood. That assessment was in view of a proposal to redefine the boundaries of the HO8 Elwood-Glenhuntly Road, Ormond Road precinct to include further sites as significant and contributory places on the south side of Tiuna Grove, and to remove other sites of little or no heritage value on the same side of this street.

That assessment found that the following houses in Tiuna Grove should be included within the HO8 Elwood-Glenhuntly Road, Ormond Road precinct with the following heritage gradings:

No 3	Significant
No 5	Significant
No 7	Contributory
No 15	Significant

As a consequence of that assessment, the City of Port Phillip applied interim heritage controls to these houses to include them within the HO8 Elwood-Glenhuntly Road, Ormond Road precinct, with the recommended gradings, in an amendment to the *Port Phillip Planning Scheme – Amendment C173port*.

My assessment of July 2019 also found the following sites on the south side of Tiuna Grove to be of little or no appreciable heritage value to the HO8 Elwood: Glenhuntly and Ormond Roads Precinct:

No 21-23
No 25
No 27
No 29
No 31

It was recommended that these houses and a complex of flats of little or no appreciable heritage value to the HO8 Elwood-Glenhuntly Road, Ormond Road precinct are removed from this heritage overlay.

Amendment C174port of the *Port Phillip Planning Scheme* proposes to remove the interim heritage control implemented in Amendment C173port, and to extend the HO8 Elwood-Glenhuntly Road, Ormond Road precinct on a permanent basis to include houses at No's 3, 5 and 15 as significant places within the heritage overlay, and No 7 as a contributory place within the heritage overlay.

Amendment C174port of the *Port Phillip Planning Scheme* also proposes to remove sites of little or no appreciable heritage value currently within the HO8 Elwood-Glenhuntly Road, Ormond Road precinct at No's 21-23, 25, 27, 29 and 31 Tiuna Grove.

The purpose of this expert witness statement is to assist Planning Panels Victoria in a hearing to assess Amendment C174port of the *Port Phillip Planning Scheme*.

My qualifications and experience in the field of architectural history and heritage conservation are outlined below.

QUALIFICATIONS & EXPERIENCE

I am a qualified architectural historian and heritage consultant. I have a Masters Degree in Architectural History and Conservation from the University of Melbourne. I also have a qualification in Architectural Technology from the Royal Melbourne Institute of Technology (RMIT). In 2017, I completed a program in urban design and Placemaking at the Project for Public Spaces in New York.

I am a member of Australia ICOMOS (International Council on Monuments and Sites), and I adhere to its *Burra Charter* (2013). I am a member of the Pacific Heritage Reference Group of Australia ICOMOS, whose purpose is to provide advice to the President and the Executive Committee of Australia ICOMOS on cultural heritage matters in the Pacific region. Other affiliations that I have are membership of the Australian Architecture Association, and the Society of Architectural Historians of Australia and New Zealand.

I have been involved in a range of heritage projects within Australia including heritage studies, conservation management plans, and heritage assessments of development proposals of residential, commercial, industrial and public buildings.

I am a heritage advisor to the Alpine Shire, Latrobe City Council, and the City of Kingston. I am also a member of a panel of consultants (heritage) for the Moreland City Council. I have undertaken heritage assessments and heritage studies for municipalities within Victoria. In addition to the City of Port Phillip, these Councils include Glenelg, Wyndham, Frankston City, Hobsons Bay and Maroondah.

I have appeared as an expert witness on heritage matters at Planning Panel Hearings for matters before the Minister for Planning, the Heritage Council of Victoria, the Victorian Civil & Administrative Tribunal, and in other forums.

I have worked on heritage projects in New South Wales and Tasmania. I have also been involved in heritage projects in the United States of America. In California I worked on heritage impact assessments and cultural resources studies of districts of Los Angeles and San Francisco. In 2004, I received a grant from Austrade for the provision of heritage services to the United States.

I have written published architectural histories for the Public Record Office Victoria, the City Museum and for the *Melbourne Design Guide*. I have also been commissioned to write histories of commercial and residential buildings in Melbourne. I am the author of an online architectural history and heritage social media page. I have also been involved with architectural exhibitions, including guest curator of *The Impermanent City: the rise and fall of Melbourne's skyline* at the City Museum.

The University of Melbourne, RMIT, CAE and other educational institutions have engaged me as a tutor and lecturer in architectural history and design. I have also been retained by RMIT to assess postgraduate-level architectural theses. Educational organizations, as well as heritage groups and the media, ask me to speak, or to comment, on architectural history and heritage matters. In 2011, I was invited to speak at the California Preservation Foundation conference in Santa Monica.

METHODOLOGY

This heritage assessment is prepared with regard to the *Australia ICOMOS Burra Charter, 2013*, which is the standard of heritage practice in Australia.

My assessment is prepared with regard to the Department of Environment, Land, Water and Planning, Practice Note 1, 'Applying the Heritage Overlay', August 2018. Within that document are the recognised HERCON criteria used for the assessment of the heritage value of a place.

This assessment is based, in part, on inspections of the study area (Tiuna Grove and the broader HO8 Elwood-Glenhuntly Road, Ormond Road precinct) from the public realm on 13 June 2019 and 4 July 2019, when preparing my earlier report of July 2019. A further inspection occurred on 26 February 2020, when preparing this expert witness statement. Inspection of adjacent streets within the HO8 Elwood-Glenhuntly Road, Ormond Road precinct were also undertaken during the course of preparing my earlier report and this expert witness statement.

I have reviewed the existing citation for the HO8 Elwood-Glenhuntly Road, Ormond Road precinct in the 'Port Phillip Heritage Review', Version 29, January 2020) in preparing this expert witness statement.

I have also reviewed the methodology used by Andrew Ward in the preparation of the original version of the 'Port Phillip Heritage Review' (1998), which formed the basis of the HO8 Elwood-Glenhuntly Road, Ormond Road precinct, and the gradings he applied to the subject sites.

When preparing this expert witness statement, I have reviewed submissions regarding Amendment C174port of the *Port Phillip Planning Scheme*, and the responses to these submissions by Council Officers at a Planning Committee Meeting on 11 December 2019.

During the course of preparing this expert witness statement I have undertaken research into the history of this heritage overlay, and the subject sites, using primary and secondary sources. Where primary and secondary sources are relied upon in this expert witness statement I have referenced them in footnotes.

I am aware that the Victorian Civil and Administrative Tribunal directed that a permit be issued to Elwood Tiuna Development Pty Ltd for the redevelopment of the sites at 1, 3 and 5 Tiuna Grove, Elwood.¹ I understand that the development will retain the houses at 3 and 5 Tiuna Grove and incorporate them into that development. I have not been instructed to comment on that development in this expert witness statement.

SITE & ENVIRONS

Tiuna Grove extends between Ormond Road and Ormond Esplanade in a northeast-southwest direction. The street is reasonably wide, and at mid-block the street alignment extends for a distance further southeast. Bluestone channel and kerbing is along each side of the carriageway. Shallow nature strips extend between the kerb and asphalt-surfaced footpaths, these footpaths extend along the street adjacent to property boundaries. Asphalt and concrete-surfaced crossovers provide vehicular access to properties. Mature street trees, mostly plane trees, create a dense canopy of vegetation over many parts of the street (Refer to Figure 1).

Tiuna Grove was developed from the late-nineteenth century. The existing late nineteenth century housing is two, substantial, two-storey mansions on the northwest side of the street. These two houses are Thalassa (1889) and the slightly earlier, Tiuna (1884), from which this street derives its name. Tiuna (No 8) remains on a relatively large block, whereas Thalassa (No 17 Byrne Avenue [with a frontage on Tiuna Grove]) has had its character impacted upon by later subdivision and development.

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VCAT Reference No P214/2019.

Figure 1: Tiuna Grove mid-block looking northeast towards Ormond Road (Photograph: June 2019)



Figure 2: Early twentieth century flats on the northwest side of Tiuna Grove (No 4), which are currently within the HO8 Elwood: Glenhuntly and Ormond Roads heritage overlay (Photograph: June 2019)



Figure 3: An early twentieth century house on the northwest side of Tiuna Grove (No 6), which is currently within the HO8 Elwood: Glenhuntly and Ormond Roads heritage overlay (Photograph: June 2019)



The street experienced a significant phase of development in the early-twentieth century, which was in the form of two-storey flats and detached houses (Refer to Figures 2 & 3). In 1915, only three houses were listed in Tiuna Grove, and by 1920 there were 13 houses listed.²

This phase of development in the early twentieth century defines much of the northwest side of the street, but fine examples of bungalow housing from the early twentieth century are also found at the northeast end of the southeast side of the street (No's 3, 5 and 15). Another house, a two-storey bungalow (No 7) of early-twentieth century origin on the southeast side of Tiuna Grove, has been altered, but still contributes to the groups of bungalows found in this street (Refer to Figures 4, 5, 6 & 7).

Construction details of the subject houses are: No 3, built in 1917-18, designed by Richardson & Wood architects;³ No 5, built 1916, builder A M Younger,⁴ (who also built Ardoch in Dandenong Road); and No 7, built 1916, builder W E Coleman.⁵ The exact date of construction of No 15 is not known, but visually it would appear to be contemporaneous with development that occurred from the 1910s in Tiuna Grove. The house had been built by 1921, as its owner advertised it in that year for sale.⁶

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- 2 *Sands & McDougall Melbourne Directories*
3 City of St Kilda, Building Permit No 3470, dated 18 December 1917.
4 City of St Kilda, Building Permit No 3012, dated 25 July 1916.
5 City of St Kilda, Building Permit No 3014, dated 28 July 1916.
6 Advertised as 'Marinya', 15 Tiuna Grove, Elwood. *Argus*, 8 June 1921, p 2.

Figure 4: Bungalow at 3 Tiuna Grove, proposed for inclusion in the HO8 Elwood: Glenhuntly and Ormond Roads heritage overlay as a significant place (Photograph: June 2019)



Figure 5: Bungalow at 5 Tiuna Grove, proposed for inclusion in the HO8 Elwood: Glenhuntly and Ormond Roads heritage overlay as a significant place (Photograph: June 2019)



Figure 6: Bungalow at 15 Tiuna Grove, proposed for inclusion in the HO8 Elwood: Glenhuntly and Ormond Roads heritage overlay as a significant place (Photograph: June 2019)



Figure 7: Two-storey bungalow at 7 Tiuna Grove, proposed for inclusion in the HO8 Elwood: Glenhuntly and Ormond Roads heritage overlay as a contributory place (Photograph: June 2019)



Figure 8: An early house (indicated with the arrow) is visible attached to the rear of a Post-war block of flats at 1 Tiuna Grove (Photograph: June 2019)



There is a significant amount of mid-late twentieth century flat development, and contemporary development in the street. This includes a late inter-war block of flats, Calgary, (No 13). Another flat complex of the 1960s (No 1) retains an earlier bungalow, *Bulga*, at its rear (Refer to Figure 8). The exact date of construction of this house is not known, but it is mentioned in a birth notice in 1917, and is advertised for sale as 'modern slate roof brick bungalow' in 1927.⁷

The blocks of flats of 1960s and 70s origin in Tiuna Grove are Modernist in their expression, and of little or no appreciable heritage value. Contemporary development, of units/apartments, form bookends at the northeast and southwest ends of Tiuna Grove, and these also have no appreciable heritage value.

ANALYSIS

In considering extending the HO8 Elwood-Glenhuntly Road, Ormond Road precinct to include additional housing, it is important to understand what are the elements that are intrinsic to this precinct's heritage values. In order to determine this, the statement of significance for the HO8 Elwood-Glenhuntly Road, Ormond Road precinct will provide guidance.

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Argus, 19 January 1918, p 11. Age, 21 May 1927, p 10.

The statement of significance for the HO8 Elwood-Glenhuntly Road, Ormond Road precinct identifies this heritage overlay to have historic and aesthetic values. These values are derived from:

The Elwood – Glenhuntly and Ormond Roads Area has historical value (Criterion A) for its capacity to demonstrate the attraction of the Port Phillip Bay coastline as a location for marine villas during the mid-late Victorian period. In this respect it compares with nearby St. Kilda, Brighton and Sandringham which sustained similar coastal development from an early date. It is important also as an Area founded on the first of the Victorian Railways' two "electric street railways" promoted by the premier and minister of Railways Thomas (later Sir Thomas) Bent. The Area has aesthetic value for the diversity of its villas and inter-war apartments often evoking romantic images of the period. Its tree lined streets are also a distinctive characteristic. The juxtaposition of fine commercial and public buildings and spaces at the former Elwood Junction centre has landmark value. The Ormond Road centre assists to underscore the Area's distinctive inter-war character, the former "Broadway theatre" recalling the importance of the suburban picture theatre prior to the advent of television in 1956.⁸

The housing at No's 3, 5, 7 and 15 that are subject to the proposed heritage controls in Amendment C174port, are part of the historic development of this area in the early twentieth century. That development was stimulated by the Victorian Railways electric tramway established in 1906 (closed 1959), and another electric tramway established by the Melbourne and Metropolitan Tramways Board in 1915.

Aesthetically, these houses are fine examples of mid 1910s bungalow styles, a typology that is commonly found within this and other streets within HO8 Elwood-Glenhuntly Road, Ormond Road precinct. In Tiuna Grove comparative examples of the style can be found opposite the subject houses at No's 2 and 6. These comparative examples are currently included as significant places within the boundaries of the HO8 Elwood-Glenhuntly Road, Ormond Road precinct.

The southeast side of Tiuna Grove is where the subject houses are situated, and in a broader sense this side of the street is more eclectic in terms of its built form than the northwest. A good portion of this built form on the southeast side of the street is mid-twentieth century and Post-war Modernist blocks of flats of little or no appreciable heritage significance, in as far as the recognised values of the HO8 Elwood-Glenhuntly Road, Ormond Road precinct outlined in the statement of significance.

8 Statement of Significance for the HO8 Elwood: Glenhuntly and Ormond Roads Precinct, in the 'Port Phillip Heritage Review' Version 29, January 2020, p 140.

One Post-war block of flats conceals a house of early twentieth century origin, *Bulga*, attached to its rear, at No 1 Tiuna Grove.

I am of the view that the houses at No's 3, 5 and 15 are fine and relatively intact examples of early twentieth century bungalows and are of significant value to the HO8 Elwood-Glenhuntly Road, Ormond Road precinct. Change that has occurred to these houses is relatively minor and reversible, and has not impacted upon their significance. Change that has occurred to No 7 still allows the house to contribute to the early twentieth century character of this part of Tiuna Grove and the broader heritage overlay.

Although the house at No 1 is extant, and is of early twentieth century origin, its façade appears to have been obliterated when the block of flats to its front was built, and there is little scope for the house to return to having a presence in this street. On this basis, the house is in my view of non-contributory value to the HO8 Elwood-Glenhuntly Road, Ormond Road precinct.

Andrew Ward Assessment of 1998

It is not known the reason why the Andrew Ward study of 1998 excluded the subject houses from the HO8 Elwood-Glenhuntly Road, Ormond Road precinct. A review of the Methodology section of Ward's study provides little clear indication to the reason, but does state that '*a quick visual inspection of a building cannot be said to constitute a thorough appraisal*'.⁹

It has been a more thorough assessment of these houses, using primary and secondary sources (architectural drawings, directory searches etc), that has revealed more historical information that demonstrate that the houses are of value to the heritage overlay, and a more detailed inspection of the houses shows them to be relatively fine and mostly intact examples of 1910s bungalows.

Elsewhere, the 'Port Phillip Heritage Review' notes that the irregular boundaries of heritage overlays can be attributed to:

...given the new planning scheme provisions and more particularly the urban character provisions, it was determined that heritage controls should only apply to those areas where the fabric of the place was considered to be so important that it should not be demolished. In other words, the areas of lesser cultural value could not unreasonably be managed by the urban character provisions of the Scheme. It is for this reason that the proposed heritage overlay areas have been drawn with precision and form highly irregular patterns. Their focus, after all, is on the conservation of fabric as well as character. It is

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Port Phillip Heritage Review' Section 3.2 Field Survey, Version 29, January 2020, p 7.

argued in this Review that discrete areas, bounded more or less neatly by streets and natural boundaries are best managed by the urban character controls with heritage overlay controls applying only to those areas within the urban character areas where demolition control is required. It is partly as a consequence, therefore, of the new planning provisions, that the approach to the identification of the heritage overlay areas has changed.

This approach used in the Ward study has left many houses of significant or contributory values to Elwood without heritage overlay protection. Consequently, the subject early twentieth century houses, as well as other houses of this typology in Elwood, will allow for their removal. Should this removal continue it will dilute the recognised heritage character of this suburb. In 2005, in the 'City of Port Phillip: Elwood Heritage Review', it noted the need for areas abutting the HO8 Elwood-Glenhuntly Road, Ormond Road precinct, as well as other heritage overlays, to be reviewed for inclusion.¹⁰

I support the further assessment of Elwood to include, in addition to these houses in Amendment C174port, other housing that are from the significant phases of development of the suburb and consistent with its recognised heritage values.

Future assessment of this area could also include later styles of housing/flats which, demonstrate notable aspects of architectural design and aesthetics.¹¹ In light of future assessment of the HO8 Elwood-Glenhuntly Road, Ormond Road precinct and its environs, I have drafted a revised statement of significance, which is at the end of this expert witness statement (See Appendix).

Submissions

Information from submitters has revealed cultural associations with at least one house. That house at 3 Tiuna Grove was the home between 1994-2016 of playwright Julia Britton. Its Red Room was where actors and others came to meet and to hear plays read. This contributes to that house's cultural significance.¹² The Red Room will, however, not be subject to controls if the house is included within the HO8 Elwood-Glenhuntly Road, Ormond Road precinct, as there are no internal controls applicable to this heritage overlay.

10 Heritage Alliance. 'City of Port Phillip: Elwood Heritage Review', p 63.
11 Submission 21.
12 St Kilda News, 5 September 2019. Submission 11; Submission 13.

Another house, No 7, has been altered since 2013, when a Google Streetview image was prepared. A submitter notes,¹³ a box-like addition, of a contemporary expression has now been built to the front of an earlier attic addition visible in the 2013 image, and other changes to the house and its setting made. Despite these alterations, the house is still interpreted as being from the early twentieth century phase of development of Elwood, and is considered, due to its changes, to have a more modest grading, of contributory value, to Tiuna Grove and the HO8 Elwood-Glenhuntly Road, Ormond Road precinct.

One submitter has observed that my assessment differs to that of Ward.¹⁴ My rationale for the inclusion of the subject houses is that they are part of the early twentieth century phase of development of this street, which is a phase of recognised significance to this heritage overlay. They still retain a significant level of early detailing and character to be interpreted as forming part of this phase of development. The houses are relatively fine examples of their style, and in the case of No's 3 & 5, relatively early examples of the bungalow typology.

The approach to the inclusion of places within a heritage overlay has changed since the Andrew Ward study was prepared in 1998.¹⁵ At that time, heritage overlays tended to be formed by identifying cohesive streetscapes of a building type, period and/or style. In recent years, there is less importance placed on heritage places adjoining each other, rather the approach is applying a heritage overlay to places that share a common history and/or significance, but do not necessarily form a contiguous group. In this case, the subject houses are clearly part of the early twentieth century phase of development of this suburb, and are of the bungalow typology that defined much of this development, despite the houses having later development in their environs.

The criticism that my description of the houses as 'bungalows' is 'cursory' is not in my view accurate, as 'bungalow(s)' is a recognised term for housing of this style and from this period.¹⁶

The existing boundaries of the HO8 Elwood: Glenhuntly and Ormond Roads heritage overlay also extend over a portion of the southeast side of Tiuna Grove where later (Post-war) development is now built at the Ormond Esplanade (southwest) end of the street. This is on sites at No's 21-23, 25, 27, 29 and 31 Tiuna Grove. Some submissions expressed this later development should be retained within the HO8 Elwood-Glenhuntly Road, Ormond Road precinct, in particular a block of 1960s flats.¹⁷

13	Submission 12
14	Submission 19.
15	Submission 19.
16	Submission 19.
17	Submissions 17, 21, 23 & 24.

In my view that housing and the flats have no appreciable value to the HO8 Elwood-Glenhuntly Road, Ormond Road precinct and its recognised heritage values as described in the statement of significance. It is on this basis that I support the exclusion of these sites from the heritage overlay. Further study of Post-war development is recommended in the 'City of Port Phillip: Elwood Heritage Review', and the assessment of these flats at No 21-23, and other 1950s-70s flats in the broader heritage overlay, could form the basis of future heritage studies, and assessed as a separate typology.

CONCLUSION & RECOMMENDATIONS

There are a number of houses on the southeast side of Tiuna Grove, which have heritage values consistent with the aesthetic and historic values of the HO8 Elwood: Glenhuntly and Ormond Roads precinct, but are outside the boundaries of this heritage overlay. These houses are No's 3, 5, 7 and 15 Tiuna Grove. I recommend that the Panel include these houses within the boundaries of the HO8 Elwood: Glenhuntly and Ormond Roads precinct.

In including these houses within the boundaries of the HO8 Elwood: Glenhuntly and Ormond Roads precinct, the following gradings are recommended for the houses:

- No 3: Significant
- No 5: Significant
- No 7: Contributory
- No 15: Significant

In realigning the boundary of the HO8 Elwood: Glenhuntly and Ormond Roads precinct, I recommend that the Panel remove the Post-war development at the southwest end of Tiuna Grove from this heritage overlay. These are sites at No's 21-23, 25, 27, 29 and 31 Tiuna Grove. These contemporary developments are of no appreciable heritage value to the precinct and its recognised heritage values defined in its statement of significance.

It is also recommended that the citation for the HO8 Elwood: Glenhuntly and Ormond Roads is amended to be consistent with recognised standards of practice in writing statements of significance, as outlined in Planning Practice Note 1: Applying the Heritage Overlay, August 2018. It should outline, in a concise way, what, how and why the precinct is significant. In discussing why the precinct is significant, it should note all relevant HERCON criteria in brackets.

On the following pages is a draft of a statement of significance I have prepared for the HO8 Elwood: Glenhuntly and Ormond Roads precinct, which outlines in more detail the elements of the precinct that are of significance and should be retained and conserved. It can be used to form the basis of a revised statement of significance.

I also recommend that future work is undertaken to assess other streets within Elwood with sites outside the boundaries of the HO8 Elwood: Glenhuntly and Ormond Roads precinct. Other sites within these streets may be worthy of inclusion within the heritage overlay.

DECLARATION

I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

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.)

APPENDIX

(PROPOSED) STATEMENT OF SIGNIFICANCE

HO8 Elwood - Glenhuntly and Ormond Roads Precinct

What is Significant?

The south portion of Elwood that has Glenhuntly Road as its east-west spine; and extends to the north to just beyond Shelley Street, between Marine Parade and the Elwood Canal; and to the southeast between Ormond Road and Ormond Esplanade, as far south as to parts of Vautier Street. The area also includes the Point Ormond Reserve and Port Phillip Bay foreshore, south of the Elwood Canal, and the Robinson Gardens recreational reserve.

Some residential development occurred in this area from the 1850s, such as Elwood House (c1855), and later Tiuna (1884) and Thalassa (1889), and a small number of villas. The establishment of an electric tramway by the Victorian Railways in 1906, which extended through Elwood between St Kilda Railway Station and Brighton Beach, stimulated residential development of this area from the early twentieth century. The opening of another electric tramway in 1915, which extended between Elsternwick Railway Station to Point Ormond and operated by the Melbourne & Metropolitan Tramways Board, further improved public transport links to Elwood, and consequently residential development continued to occur in the Inter-war years.

This early twentieth century development (1900-1918), and Inter-war development (1919-1939), is mostly defined by detached brick villas and bungalows, and flats. Many of these are intact and evocative of Elwood in the early to mid-twentieth century being a desirable beachside suburb, a quality that continues today.

Underscoring the residential character of this area is the Elwood Shopping Centre at the junction of Broadway, Ormond and Glenhuntly Roads, and another shopping centre further southeast on Ormond Road. They contain commercial and public buildings, including churches, contemporaneous with the residential development that occurred between 1900 and 1939, and established themselves as focal points of community life of this area.

The following features contribute to the significance of the HO8 Elwood: Glenhuntly and Ormond Roads area:

- The Port Phillip Bay foreshore, Point Ormond Reserve and Robinson Reserve;
- Housing from the first phase of residential development from the mid-late nineteenth century;
- Housing and flats from the development of the area in the early twentieth century (1900-1918) and the Inter-war period (1919-1939);

- Commercial, and public buildings, including churches, that were built in tandem with the residential development of the area from the early twentieth century;
- Public realm infrastructure and landscaping that contributes to the fine urban character of this area, such as street trees, bluestone channel and kerbing, and parks and reserves.

How is it Significant?

The HO8 Elwood: Glenhuntly and Ormond Roads Precinct is of local historical (Criterion A), aesthetic (Criterion E), and social (Criterion G) significance to the City of Port Phillip.

Why is it Significant?

The area is of historical significance for the mid-late nineteenth century mansions and villas of this part of Elwood, whose residents were attracted to the area by its location adjacent to the foreshore of Port Phillip Bay. The housing and flats of the precinct of the early twentieth century and Inter-war years demonstrate the second, and most substantial, phase of residential development that was triggered by improved public transport links by the opening of two electric tramways through Elwood in 1906 and 1915 (Criterion A).

The commercial and public buildings, including churches, of the two shopping centres that are contemporaneous with the housing and flats of the early twentieth century and Inter-war years, are of historic significance. They established focal points for this community from the early twentieth century, and are evocative of aspects of life in this suburb as a place to shop, conduct business, worship and to socialise (Criterion A).

Aesthetically, the area is significant as retaining fine and relatively intact collections of housing and flats of the early twentieth century and Inter-war years. These are of styles that are representative of residential design of these years, with Edwardian-era villas and early bungalow designs with Arts & Crafts influences. Inter-war housing and flats demonstrate a broader range of architectural styles, which, in addition to Arts & Crafts, include influences from the West Coast of the United States such as the Californian Bungalow and Spanish Mission-styles; *Moderne* (Art Deco), and some buildings displaying tenets of emerging European Modernism. This array of architectural styles, within a setting that references garden suburb ideals, has created an area with a rich built form environment within the City of Port Phillip (Criterion E).

The commercial and public buildings of the shopping centres that were built in the early twentieth century and Inter-war years support the surrounding residential character and use of this area. They contribute to the rich built form of this precinct, and are of aesthetic value as relatively fine and intact collections of commercial and public buildings built prior to World War II. In terms of one shopping centre, it forms a focal point for this broader area and its community at a junction of the three major thoroughfares Broadway, Glenhuntly and Ormond Roads (Criterion E).

The Port Phillip Foreshore, Point Ormond Reserve and Robinson Gardens are of social significance to Port Phillip, as public space and recreational areas that are known, used and valued by the community since the 1850s (Criterion G).

The two shopping centres, as focal points for this local community as a place to shop, conduct business, worship and socialise, are of social significance. They too are places known, used and valued by the local community (Criterion G).