



12.1 AMENDMENT C161PORT PART 2 - ADOPTION

EXECUTIVE MEMBER: KYLIE BENNETTS, GENERAL MANAGER, CITY GROWTH AND ORGANISATIONAL CAPABILITY

PREPARED BY: PHOEBE HANNA, STRATEGIC PLANNER  
KATHRYN POUND, HEAD OF CITY POLICY

1. PURPOSE

- 1.1 To consider the report and recommendations of the independent Planning Panel appointed by the Minister for Planning to review Amendment C161port Part 2 (Update Amendment) (**the Amendment**).
- 1.2 To determine whether to adopt Amendment C161port Part 2 (with or without changes) and request Ministerial approval.

2. EXECUTIVE SUMMARY

- 2.1 Amendment C161port is an update amendment and proposes numerous updates and technical corrections to the Port Phillip Planning Scheme (**the Scheme**), including zoning and overlay mapping changes. This delivers on Council's responsibility to keep the Scheme up to date and protect places of heritage significance.
- 2.2 This includes implementing the recommendations of:
  - *Port Phillip Heritage Review Update* (February 2019) by David Helms Heritage Planning,
  - *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017)
  - *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).
- 2.3 At the Council Meeting on 16 September 2020 Council resolved to:
  - Split Amendment C161port into Part 1 and 2 to enable more efficient processing of the Amendment.
  - Adopt Amendment C161port - Part 1 and request Ministerial approval, and
  - Refer Amendment C161port - Part 2 to an Independent Planning Panel to review submissions and make recommendations to the amendment.
- 2.4 Amendment C161port Part 1 was subsequently submitted to the Minister for approval and approved by the Minister on 22 April 2021.
- 2.5 Amendment C161port Part 2 was subsequently heard by an independent Planning Panel at a four day hearing held from 27 January to 1 February 2021. The panel report was received by Council on 6 April 2021 and is contained at **Attachment 1**.
- 2.6 Overall, the Panel recommended that C161port Part 2 be adopted as exhibited subject to some changes. Of the recommended changes, only three significantly departed from Council's position. The list of the Panel's recommended changes and the officer response forms **Attachment 2**.



- 2.7 Officers are supportive of all the Panel's recommendations and recommend modifying the amendment documentation to reflect the changes proposed by the panel, with the exception of one minor matter at recommendation 1b). This concerns a change to the Heritage Overlay number of a place on the Victorian Heritage Register, which only Heritage Victoria can make. It is recommended that this change be referred to Heritage Victoria to rectify in their next 'fix-up' amendment.
- 2.8 Should Council decide to adopt Amendment C161port Part 2 (with or without changes), officers will submit the Amendment to the Minister for Planning for approval within 10 business days of the meeting.

### 3. RECOMMENDATION

That Council:

- 3.1 Adopts Amendment C161port Part 2 to the Port Phillip Planning Scheme, pursuant to Section 29 of the *Planning and Environment Act 1987 (the Act)*, with the changes reflected in the amendment documentation provided at **Attachment 3**.
- 3.2 Authorises the Chief Executive Officer (or delegate) to finalise the amendment documentation for Ministerial approval.
- 3.3 Submits the adopted Amendment C161port Part 2 documentation, together with the prescribed information, to the Minister for Planning for approval, pursuant to Section 31 of the Act.
- 3.4 Advises the Minister for Planning that Council accepts all the Panel's recommendations (apart from recommendation 1b) for the reasons outlined in Section 4 of this report.
- 3.5 Writes to all the submitters to Amendment C161port Part 2 to advise them of Council's decision.
- 3.6 Writes to Heritage Victoria and asks them to assign a new Heritage Overlay number to the Former Royal Australian Corps of Signals Drill Hall at Albert Road Drive, Albert Park (currently HO489), and amend the property address to '29A Albert Road Drive, Albert Park' in their next 'fix-up' amendment.

### 4. KEY POINTS/ISSUES

#### Amendment C161port

- 4.1 Amendment C161port is an update amendment and proposes numerous updates and corrections to the Port Phillip Planning Scheme. The amendment also proposes to implement the findings of several heritage reports and assessments completed for Port Phillip. The Explanatory Report used for the exhibition of the amendment contains the complete list of all proposed changes at the exhibition stage. This forms **Attachment 4**.

#### Authorisation

- 4.2 On 27 March 2019, at its Ordinary Council Meeting, Council resolved to request the Minister for Planning to authorise the preparation and exhibition of Amendment C161port.
- 4.3 On 13 March 2020, the Minister for Planning's delegate authorised Council to prepare and exhibit Amendment C161port (subject to generally minor conditions).



Public Exhibition

- 4.4 Amendment C161port was on public exhibition for one month from 25 June to 24 July 2020.
- 4.5 The exhibition process included direct letters to 2,500 directly affected property owners and occupiers, Prescribed Ministers, Statutory Authorities and stakeholders (for further information see **Section 5**).
- 4.6 151 submissions (including 13 late submissions) were received representing the views of 190 different people/organisations. The majority of the submissions received related to site-specific proposals within the Amendment.
- 4.7 The key issues raised in submissions included:
- Support for heritage overlay for individual properties
  - Support for rezoning proposals for individual properties
  - Objection to heritage overlay / change in heritage grading based on:
    - Loss of development potential for individual properties / ability to make building improvements
    - Financial burden associated with upkeep of heritage property
    - Personal financial impact/loss of property value
    - Degree of alterations to property/extent of demolition diminishing heritage significance
    - Tension between heritage value and flooding impact

Council's consideration of submissions and splitting up of the Amendment

- 4.8 At the 16 September 2020 Council Meeting, Council considered the issues raised in the submissions.
- 4.9 Council resolved to receive and consider all written submissions made to the Amendment. Council also resolved to adopt the Council officers' recommended changes to the exhibited amendment which responded to some of the submissions received. These changes were:
- Remove the proposed 'Contributory outside the Heritage Overlay' grading for 146 Dow Street from the Neighbourhood Character Map as the property has been demolished.
  - Remove the proposed 'Significant heritage place' grading from 333 and 341-351 Ferrars Street and amend Revised Citation 2311 for the Railway Cutting and Bluestone Bridges to remove reference to those properties, as they are contemporary buildings and not of significance.
  - Amend the Revised Citation for the Railway Cutting and Bluestone Bridges (Citation 2311) to specify those buildings which do not contribute to the significance of the railway cutting and bridges including the former South Melbourne Cycling Club where the significance has not been assessed or established.
  - Amend the proposed Revised Citation for the St Kilda Sea Baths to include the date of the reconstruction of the SeaBaths building.



- Amend the heritage grading of 293 The Boulevard, Port Melbourne to 'Non-Contributory' as a permit has been issued to redevelop the property which will significantly diminish its integrity.
  - Include a further correction in Amendment C161port Part 2 to amend the heritage grading of 3 Havelock Street from 'Significant' to 'Non-Contributory' inside Heritage Overlay 5 as it is a carpark.
  - Multiple corrections to the heritage controls applying to Elwood Primary School, Middle Park Primary School, South Melbourne Park Primary School and MacRobertson Girls' High School in response to submission 142.
- 4.10 Council resolved to take up the officer recommendation to split Amendment C161port into two parts. This was to enable the processing of Amendment C161port to continue in the most timely and efficient manner. Specifically:
- **Amendment C161port Part 1** – Included the proposed planning scheme changes and underlying strategic work where no submission has been made and where submissions have been made in support (and no objections). Part 1 has been adopted and gazetted.
  - **Amendment C161port Part 2** – Included all changes and underlying strategic work that is subject to unresolved objecting submissions. Submissions related to Part 2 were referred to a Planning Panel.
- 4.11 **Attachment 5** explains which components of the Amendment were included in each part. Specifically, Amendment C161port Part 2 comprises the following proposed changes to the Scheme:

Align zones to title boundaries

1. Amend Planning Scheme Maps 2 and 4 to:
  - Rezone part of 210-218 Dorcas Street, South Melbourne from the Commercial 1 Zone (C1Z) to the General Residential Zone - Schedule 1 (GRZ1).
  - Rezone part of 350-370 Kings Way, South Melbourne from the Public Park and Recreation Zone (PPRZ) to the Public Use Zone 2 (PUZ2).
  - Rezone part of 35 Lakeside Drive, Albert Park from the Public Use Zone 2 (PUZ2) to the Public Park and Recreation Zone (PPRZ).
  - Rezone part of 146 Dow Street, Port Melbourne from the Neighbourhood Residential Zone – Schedule 2 (NRZ2) to the General Residential Zone – Schedule 1 (GRZ1).

Update heritage provisions

2. Update the Schedule to Clause 43.01 (schedule to the Heritage Overlay) and corresponding planning scheme maps 2HO, 3HO, 6HO, 4HO, 7HO, 8HO, 9HO to:
  - Apply new individual Heritage Overlays to the following properties:
    - 110-118 Barkly Street, St Kilda, and 2-6 Blanche Street, St Kilda (HO507).
    - 12 Marine Parade, St Kilda (HO510)

# MEETING OF THE PORT PHILLIP CITY COUNCIL

## 16 JUNE 2021



- 152-154 Mitford Street, Elwood (HO511)
  - 58-60 Queens Road, Melbourne (HO512)
  - Apply HO5 (St Kilda Hill Precinct) to an additional 3 properties.
  - Apply HO7 (Elwood, St Kilda, Balaclava, Ripponlea Precinct) to an additional 17 properties.
  - Extend HO260 (State School) to 161 Mitford Street, Elwood.
  - Extend HO220 (Surrey Court) to all land at 71 Ormond Road, Elwood.
  - Delete HO164 from the land bounded by Boundary Road, Munro Street, Ingles Street and Woodruff Street, apart from 164 Ingles Street and 14 Woodruff Street, Port Melbourne.
  - Delete HO215 from the Rail over Road Bridge at Nightingale Street, Balaclava, remove HO7 from the Rail over Road bridge at Carlisle Street, Balaclava.
  - Apply HO147 to the Rail over Road Bridges at Carlisle Street and Nightingale Street, Balaclava.
  - Delete HO1 (Port Melbourne) from the rear of 146 Dow Street, Port Melbourne.
  - Make corrections to the Schedule to the Heritage Overlay (Clause 43.01) for 15 heritage places (HO215, HO147, HO129, HO150, HO164, HO301, HO260, HO220, HO232, HO282, HO255).
3. Update the incorporated Port Phillip Heritage Review to:
    - Introduce three new citations.
    - Update 49 existing citations.
  4. Update the incorporated City of Port Phillip Heritage Policy Map to show:
    - 257 properties as a 'Significant Heritage Place' inside a Heritage Overlay grading.
    - 17 properties as a 'Contributory Heritage Place' inside a Heritage Overlay grading.
    - 25 properties as 'Non-contributory Heritage Place' inside a Heritage Overlay grading.
  5. Update the City of Port Phillip Neighbourhood Character Map (Incorporated Document) to show:
    - Five (5) additional properties as a 'Contributory Heritage Place outside the Heritage Overlay' grading.
    - One (1) property as 'Non-contributory Heritage place outside the Heritage Overlay' grading.
    - Consequential changes to remove 'Contributory Heritage Place outside the Heritage Overlay' grading where properties are being regraded.
  6. Amend Clause 22.04 (Heritage Policy) to reference the following documents:



- *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).
  - *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).
  - *Port Phillip Heritage Review Update* (David Helms Heritage Planning, February 2019).
7. Make consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 72.04 (Documents incorporated in this scheme) to update the version number and date of the Port Phillip Heritage Review (including the City of Port Phillip Heritage Policy Map and the City of Port Phillip Neighbourhood Character Map).
8. Amends the Schedule to Clause 72.04 (Documents incorporated in this scheme) include four new incorporated documents, being the individual Statements of Significance for new individually significant properties HO507, HO510, HO511 and HO512.
- 4.12 At the 16 September 2020 Council Meeting Council also resolved to:
- Request the Minister to appoint an Independent Planning Panel in accordance with Part 8 of the Act to review submissions to Part 2 of the Amendment.
  - Refer all submissions relating to C161port Part 2 to the Planning Panel.
  - Write to all submitters to inform them of the Planning Committee's decision to refer the Amendment and submission to a Planning Panel.

#### Panel Hearing

- 4.13 The Minister for Planning's delegate appointed the Panel on 8 October 2020 and confirmed the Directions Hearing date as taking place the week commencing 26 October 2020.
- 4.14 Due to COVID-19 and the associated physical distancing requirements, the Directions and Panel Hearing for Amendment C161port Part 2 took place via video conference.
- 4.15 During the first Directions Hearing an adjournment request was made by one of the parties to the Hearing and as such the Panel Hearing due to commence on 23 November 2020 was adjourned, with the Panel Hearing date to be confirmed at a second Directions Hearing scheduled for 21 December 2020.
- 4.16 A second Directions Hearing was held on 21 December 2020, via video conference, where a date for the adjourned Panel Hearing was decided upon.
- 4.17 The four day hearing for C161port Part 2 was held from Wednesday 27 January – Monday 1 February 2021, via video conference. The two-person panel considered all written submissions received to the Amendment, as well as verbal submissions and evidence from:
- Ms Briana Eastaugh of Maddocks Lawyers, who represented Council.
  - Ms Natica Schmeder, Heritage Consultant, who was called upon by Council to undertake an independent review of the three background reports supporting the amendment and give evidence in relation to them.



- Mr Song, representing the owner of 207 Little Page Street Middle Park (submitter 151), who called on Mr Bryce Raworth, Heritage Consultant, of Bryce Raworth and Associates, to give evidence on behalf of the submitter who opposed the regrading of this property.
- Mr Box (submission 13) in support of the proposed regrading of 207 Little Page Street Middle Park from Non-Contributory to Significant.
- Mr McArdle and Mr Mercurio, representing Noramax Pty Ltd (submitter 66), who called upon expert heritage evidence from Mr Bryce Raworth in relation to 335 Ferrars Street South Melbourne.
- Mr Nicholls (submitter 93), representing himself and Ms Crossley in relation to 61 Farrell Street, Port Melbourne, where they opposed the proposed regrading from Contributory to Significant within a Heritage Overlay.
- The Meyden Group (submitter 131), who called upon expert heritage evidence from Ms Robyn Riddett of Anthemion Consultancies in relation to the Cosmopolitan Hotel at 2 Carlisle Street, 3, 5 and 9 Havelock Street, St Kilda.
- YVE Owners Corporation (submitter 148) who called upon expert heritage evidence from Mr Anthony Hemmingway, Heritage Consultant, in its support for the application of a heritage overlay to 58-60 Queens Road Melbourne.

4.18 The main matters considered during the panel process were:

- Council’s approach to the grading of heritage properties.
- Property specific issues regarding the degree of intactness and integrity of individual properties to be included in the Heritage Overlay.
- The impact on development opportunities, property values and the structural condition of buildings.

Council’s heritage evidence

4.19 Council engaged Ms Natica Schmeder of Landmark Heritage to undertake an independent peer review of the three background heritage reports supporting the Amendment and provide expert evidence in relation to them.

4.20 In her peer review and evidence, Ms Schmeder identified six key instances where her opinion differed from the author of the Port Phillip Heritage Review Update (2019). She also identified minor changes relating to citation details. The table below summarises the key instances where Ms Schmeder’s opinion varied from Council’s.

Property address	Council position as adopted at 16 September 2020 Council meeting	Ms Schmeder’s position
321 - 341 Ferrars Street South Melbourne	Regrade from Non-Contributory to Significant	Removal of some properties from within the HO map. A property boundary mapping anomaly had caused some properties to be included in the HO map for the railway reserve that was only intended to include the bluestone bridge.

# MEETING OF THE PORT PHILLIP CITY COUNCIL

## 16 JUNE 2021



Elwood Primary School 161 Mitford Street Elwood	Extend current Elwood Primary Heritage Overlay to include a portion of 161 Mitford Street Elwood	Extend Heritage Overlay envelope slightly to include portion of the nature strip as it contains mature plane trees.
293 The Boulevard Port Melbourne	Regrade from Significant to Non-Contributory within Heritage Overlay 2	Grading should remain as Contributory until demolished (as approved to take place under planning permit)
291 The Boulevard Port Melbourne	Regrade from Significant to Contributory within Heritage Overlay 2	Downgrade further to Non-Contributory. This is because the dwelling has been significantly altered to the point where it has no contributory value.
137-139 Fitzroy Street St Kilda	Regrade from Non-Contributory to Significant within Heritage Overlay 5	Downgrade from Significant to Contributory. This is because significant alterations to the building have occurred over time and mean that the lower grading of Non-contributory is warranted.
207 Little Page Street Middle Park	Regrade from Non-Contributory to Significant within Heritage Overlay 440	No change to the heritage grading – leave as current grading of Non-Contributory. This is because many key elements of the building have been significantly altered and mean that the lower grading of Non-contributory is warranted.

- 4.21 Under delegation, Council officers adopted all of the above changes in accordance with Ms Schmeder's evidence except in relation to 207 Little Page Street, Middle Park, where the previously adopted Council position was retained. The affected property owners (and the Panel) were notified of this in writing on 16 and 17 December, prior to the hearing, so that they had an opportunity to respond.

### Panel Report

- 4.22 The Panel report was originally emailed to Council on 12 March 2021, however as it was sent to an invalid email address it was never received. The report was only received by Council on 6 April 2021 after Council officers contacted Planning Panels directly to enquire about the outcomes of the panel.
- 4.23 In accordance with Section 26 of the Act, the report was sent to submitters and made publicly available on 7 April 2021. A copy of the Panel Report can be found at **Attachment 1**.
- 4.24 Under Ministerial Direction 15 (**MD15**) Council has a statutory obligation to make a decision on the Amendment within 40 business days of receiving the Panel Report. However, due to the timing of the receipt of the Panel Report and internal reporting requirements, Council was not able to consider adopting the Amendment within this timeframe. Accordingly, Council officers sought an exemption under MD15 from the





Minister for Planning to allow additional time to adopt the Amendment. This was approved by the Minister's delegate on 9 April 2021.

Panel response to key issues

4.25 In response to common issues raised in submissions, the Panel found that:

- **Heritage gradings:** several submitters and expert witnesses presenting to the Panel were concerned Council had nominated the threshold for inclusion in the Heritage Overlay and particularly for certain gradings too low. This included arguments that the use of a 'Significant' grading for properties within precincts was unsuitable and a 'Contributory' grading was more appropriate. The Panel found that although Council applies a lower bar to significant graded properties than some other councils, this reflects Council's long standing approach to gradings. Therefore, it is not appropriate to vary from this approach now, and remains acceptable.
- **Strategic justification:** the Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.
- **Restriction development opportunities and impact on property value:** applying the Heritage Overlay would not create an unacceptable burden to the owners of the land affected by the Amendment. Further, that concerns relating to future redevelopment opportunities are immaterial to this stage of the planning process and more appropriately considered at the planning permit stage.
- **Structural condition:** while not all buildings covered by the Amendment may be in perfect condition, the structural integrity or condition of a building should not be a criterion for assessing heritage significance.

4.26 In response to the issues raised by submitters who appeared at the hearing and made verbal submissions to the panel, the Panel found that:

- **207 Little Page Street Middle Park:** the regrading of this property from Non-contributory to Significant is not supported (refer further discussion below).
- **335-337 Ferrars Street South Melbourne:** the entire former railway reserve (Railway Cutting and Road Bridges) as described in revised Citation 2311 should be identified and graded as Significant within HO440. The property and building at 335-337 Ferrars Street should not be included within HO440. The heritage mapping and Citation 2311 should be corrected to reflect that 335-337 Ferrars Street is located within HO441 and identified as Non-contributory (current grading). The concerns of Submitter 66 can be appropriately addressed by correcting relevant heritage and Citation mapping boundaries and amending wording in Citation 2311.
- **61 Farrell Street Port Melbourne:** the regrading of the property from Contributory to Significant is supported as proposed.
- **2 Carlisle Street, 3, 5 and 9 Havelock Street, St Kilda:** Part of 2 Carlisle Street (also known as both 11 Havelock Street and 3 Albert Street) should be regraded to Non-contributory in HO5. 3 Havelock Street should be regraded to Non-contributory in HO5. 5 Havelock Street should be regraded to Significant in HO5. 9 Havelock Street should not be removed from HO5.
- **58-60 Queens Road Melbourne:** an individual Heritage Overlay HO512 is appropriate for this property. The Statement of Significance for HO512 should be



amended to delete reference to the developers O'Donohue and Lynch and include Criterion D - Representativeness in the section of the Statement of Significance headed 'Why is it significant'.

- **96 Grey Street St Kilda:** the addition of 96 Grey Street, St Kilda as an individually Significant place within HO5 with its own place Citation is appropriate as exhibited.
- **152 and 154 Mitford Street Elwood:** the application of an individual Heritage Overlay to these properties is justified, notwithstanding potential flooding issues to be addressed in the management of these properties.

Panel recommendations

- 4.27 Overall, the Panel recommended that C161port Part 2 be adopted as exhibited subject to some changes. Of the recommended changes, only three significantly departed from Council's position. The list of the Panel's recommended changes and the officer response forms **Attachment 2**.
- 4.28 The three recommended changes that departed significantly from Council's position are discussed in the table below.

Panel recommendation that differed from Council's Position	Discussion
Regrading 207 Little Page Street, Middle Park from Non-contributory to Significant (Non-contributory grading recommended)	The Panel's recommendation was not consistent with Council's position. However, it was consistent with Council's heritage expert's position. This was the key matter on which there was a different position between Council and Council's heritage advisor. Consistent with Ms Schmeder's opinion, the Panel found that while in some ways the dwelling is recognisable as a Federation era dwelling, this is not in itself sufficient to justify a Significant grading within the precinct. Further, many key elements of the building have been significantly altered, including the bagging and overpainting of the brickwork, likely alteration or replacement of the windows and roof materials, and changes to detailing. Since the Panel report was issued, a planning permit was issued at the direction of VCAT for 'demolition of the existing dwelling and construction of a single double storey dwelling with basement and roof terrace'.
Regrading of the St Kilda Sea Baths from Non-contributory to Contributory (Non-contributory grading should remain)	This was on the basis of insufficient strategic justification to support the grading.
Regarding 293 The Boulevard, Port Melbourne, from Significant to Contributory (should be regraded to Non-contributory)	293 The Boulevard is a somewhat unique property, subject of an unsympathetic first floor addition in the late 1990s. It is currently graded Significant and as exhibited, was proposed to be graded Contributory. At the 16 September 2020 Council meeting, Council adopted the Officer recommended change of position to support a Non-



	<p>contributory grading, on the basis that a 2017 planning permit had been issued which included full demolition.</p> <p>On the basis of Ms Schmeder’s evidence, Council adopted another position under delegation for the Panel, that the grading should remain as Contributory – primarily on the basis that the demolition had not occurred yet.</p> <p>The Panel determined the property should be graded Non-contributory, on the basis of heritage evidence provided on behalf of the property owners that the dwelling was so significantly altered as to warrant the lowest grading.</p> <p>Since the panel hearing, the dwelling was demolished in accordance with the planning permit. Accordingly, a Non-contributory grading is appropriate and is the recommended approach for this property</p>
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- 4.29 The Act requires Council to formally consider the Panel’s report and recommendations, and determine whether to adopt (with or without changes) or abandon the Amendment.
- 4.30 Officers are supportive of the Panel’s recommendations and recommend modifying the amendment documentation to reflect the changes proposed by the panel, with the exception of one minor matter at recommendation 1b). This concerns a change to the Heritage Overlay number of a place on the Victorian Heritage Register, which only Heritage Victoria can make. It is recommended that this change be referred to Heritage Victoria to rectify in their next ‘fix-up’ amendment.

Adoption of Amendment documentation

- 4.31 A final version of the Amendment documentation which is recommended for adoption can be found at **Attachment 3** of this Council Report.

Options for Council

- 4.32 Under the Act, Council must consider all the Panel’s recommendations but it is not obligated to accept them. If in determining to adopt the amendment Council does not accept one or more of the Panel’s recommendations, it must provide its reason(s) why.
- 4.33 The options available to Council under the Act are:
- Option 1: Adopt the Amendment without changes.
  - Option 2: Adopt the Amendment with changes (accepting some or all of the Panel’s recommendations).
  - Option 3: Abandon the Amendment.
- 4.34 Adoption of the Amendment without changes (Option 1) is not recommended given the findings of the Panel. In the absence of a balanced consideration of the Panel’s findings, the Minister is likely to support the Panel’s recommendations.
- 4.35 Adoption of the Amendment with changes (Option 2) is recommended, aligned to the position detailed in the table at section 4.33.
- 4.36 Abandoning the Amendment (Option 3) is not recommended. The Amendment will ensure our Planning Scheme is up-to-date and facilitate clear and consistent decision-making on development applications.



## 5. CONSULTATION AND STAKEHOLDERS

- 5.1 Public exhibition of Amendment C161port took place from 25 June to 24 July 2020 in accordance with the Act and having regard to the restrictions imposed in response to COVID-19. Specifically it involved:
- Direct notification (letter) to owners and occupiers of affected properties (approx. 2,500 letters)
  - Direct notification (letter) to Prescribed Ministers, Statutory Authorities and Stakeholders
  - Public Notices in The Age Newspaper on Tuesday 23 June 2020 and in the Government Gazette on Thursday 25 June 2020
  - Amendment documentation and supporting information available to view on Council's website and the State Government's Planning Amendments Online website
  - Amendment documentation and supporting information available to view in hard copy by direct mail upon request, for those without internet access (one member of the community took Council up on this offer)
  - Virtual meetings between community members and a strategic planner to discuss the amendment (note: this was in place of face-to-face community drop-in sessions which could not be held due to COVID-19 restrictions)
  - Option for stakeholders to call or e-mail Council planners about the amendment.
- 5.2 In response to COVID-19, the Victorian Government introduced *the COVID-19 Omnibus (Emergency Measures) Bill 2020* which includes temporary changes to the Act. This meant that planning documents previously required to be physically available to view at state and local government offices are now only required to be available for online inspection, including planning scheme amendment documentation.
- 5.3 Submitters were notified on 17 September 2020 of Council's decision to refer all submissions to an independent Planning Panel, and advising that they would have the opportunity to submit their case at the hearing to the panel.
- 5.4 All submitters were invited to attend and participate in this Council Meeting and will be notified about the outcome of this meeting.

## 6. LEGAL AND RISK IMPLICATIONS

- 6.1 The Amendment is being processed in accordance with the requirements of the Act. This includes all affected owners and occupiers were notified of the exhibition of Amendment C161port and were given the opportunity to make a formal submission.
- 6.2 Under MD15 Council has a statutory obligation to make a decision regarding the Amendment within 40 business days of receiving the Panel Report. However, due to the timing around the receipt of the Panel Report and internal reporting timeframes, Council will not be able to consider adopting the Amendment within this timeframe. Council's request for an MD15 exemption to allow additional time to adopt the Amendment was approved on 9 April 2021.
- 6.3 In considering a planning scheme amendment, Council must consider only its role as Planning Authority to ensure transparency of its decision making.
- 6.4 The Amendment is subject to Ministerial approval. The Minister may approve the amendment with or without changes to the planning controls.



**7. FINANCIAL IMPACT**

- 7.1 The financial costs associated with the Amendment relate to the panel hearing, expert evidence and legal representation and statutory fees for Ministerial approval. Provision for these costs is made in the annual Planning Scheme Amendments program budget.

**8. ENVIRONMENTAL IMPACT**

- 8.1 Amendment C161port Part 2 will have a positive environmental impact by protecting places of historic significance.

- 8.2 The Victorian heritage strategy, Victoria's Heritage: Strengthening our Community details the environmental benefits of conservation:

*'Heritage policies and programs can help achieve the broader goals of sustainability. It recognises the embodied energy and life-cycle value of traditional materials, and reduces the water use associated with demolition and new buildings'.*

**9. COMMUNITY IMPACT**

- 9.1 Amendment C161port Part 2 will have a positive community impact effect through the proper management and preservation of historically significant places, and through the proper management of places in the planning scheme.

**10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY**

- 10.1 Amendment C161port Part 2 is consistent with the *We are Port Phillip Council Plan 2017-2027* commitment to 'protecting heritage places' and 'ensuring new development integrates with, respects and contributes to the unique heritage, character and beauty of our neighbourhoods'.

**11. IMPLEMENTATION STRATEGY**

- 11.1 Should Council decide to adopt the Amendment (with or without changes), Council officers will lodge a request for approval to the Minister for Planning within 10 business days of this Council meeting.

**12. COMMUNICATION**

- 12.1 Submitters to Amendment C161port Part 2 will be notified of Council's decision.

**13. OFFICER DIRECT OR INDIRECT INTEREST**

- 13.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

**TRIM FILE NO:** 66/02/279

**ATTACHMENTS**

1. Panel Report
2. Panel recommendations with officer responses
3. Amendment documents for adoption
4. Exhibited Explanatory Report
5. Splitting up of Amendment C161port into Parts 1 & 2

*Planning and Environment Act 1987*

**Panel Report**

**Port Phillip Planning Scheme Amendment C161port Part 2  
Update Amendment**

**12 March 2021**

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### How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment, section 27(1) of the *Planning and Environment Act 1987* (the Act).

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations, section 31 (1) of the Act, and section 9 of the *Planning and Environment Regulations 2015*.

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette, section 37 of the Act.

### *Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the Act

Port Phillip Planning Scheme Amendment C161port Part 2

Update Amendment

12 March 2021



Dalia Cook, Chair



Peter Gaschk, Member

# Contents

	<b>Page</b>
<b>1 Introduction.....</b>	<b>1</b>
1.1 The Amendment.....	1
1.2 Background.....	2
1.3 Procedural issues.....	2
1.4 Summary of issues raised in submissions .....	2
1.5 Council’s response.....	3
1.6 The Panel’s approach .....	3
1.7 Limitations .....	3
<b>2 Planning context and strategic justification .....</b>	<b>4</b>
2.1 Legislation.....	4
2.2 Planning policy framework.....	4
2.3 Other relevant planning strategies and policies .....	5
2.4 Planning Scheme provisions.....	5
2.5 Ministerial Directions and Practice Notes.....	5
2.6 Approach to grading heritage properties.....	7
2.7 Discussion and conclusion.....	10
<b>3 Response to submissions with submitter participation at hearing.....</b>	<b>11</b>
3.1 207 Little Page Street, Middle Park.....	11
3.2 335-337 Ferrars Street, South Melbourne .....	16
3.3 61 Farrell Street, Port Melbourne .....	18
3.4 2 Carlisle Street, 3, 5 and 9 Havelock Street, St Kilda .....	20
3.5 58-60 Queens Road, Melbourne .....	24
3.6 96 Grey Street, St Kilda.....	27
3.7 152 and 154 Mitford Street, Elwood .....	31
3.8 Recommendations.....	33
<b>4 Response to other submissions .....</b>	<b>35</b>
4.1 10-18 Jacka Boulevard, St Kilda (St Kilda Sea Baths).....	35
4.2 341 Ferrars Street, South Melbourne .....	37
4.3 14 Woodruff Street, Port Melbourne.....	38
4.4 2-6 Blanche and 110-118 Barkly Streets, St Kilda .....	40
4.5 Four State Schools – Middle Park Primary School, South Melbourne Park Primary School, Elwood Primary School and MacRobertson Girls’ High School .....	42
4.6 HO1 Port Melbourne Precinct.....	45
4.7 273 Bridge Street, Port Melbourne.....	46
4.8 293 The Boulevard, Port Melbourne.....	48
4.9 137-139 Fitzroy Street, St Kilda .....	50
4.10 9 Maryville Street, Ripponlea .....	51
4.11 210-218 Dorcas Street, South Melbourne .....	52
4.12 Recommendations.....	53



**Appendix A Submitters to the Amendment**

**Appendix B Parties to the Panel Hearing**

**Appendix C Document list**

**List of Figures**

	<b>Page</b>
Figure 1 Streetscape photograph of 207 Little Page Street, Middle Park .....	11
Figure 2 Streetscape photograph of 61 Farrell Street, Port Melbourne.....	19
Figure 3 Streetscape photograph of part 58-60 Queens Road, Melbourne .....	24
Figure 4 Streetscape photograph of 96 Grey Street, St Kilda .....	28
Figure 5 Streetscape photograph of 14 Woodruff Street, Port Melbourne .....	40
Figure 6 Panel preferred Heritage Overlay curtilage for the Elwood Primary School .....	44
Figure 7 Streetscape photograph of 273 Bridge Street, Port Melbourne.....	47
Figure 8 Streetscape photograph of 293 The Boulevard, Port Melbourne .....	48

**Glossary and abbreviations**

Act	<i>Planning and Environment Act 1987</i>
the Amendment	Port Phillip Planning Scheme Amendment C161port Part 2
Barrett Heritage Assessment	<i>58-60 Queens Road, Melbourne Heritage Assessment</i> , November 2017, Peter Andrew Barrett
Council	Port Phillip City Council
HERCON Criteria	Heritage Convention Criteria 1998
HO	Heritage Overlay [Schedule Number X]
PPHR	<i>Port Phillip Heritage Review</i> (Incorporated document)
PPHR Update	<i>Port Phillip Heritage Review Update</i> , February 2019, David Helms Heritage Planning
PPN01	<i>Planning Practice Note 1: Applying the Heritage Overlay</i>
Planning Scheme	Port Phillip Planning Scheme
VPP	Victoria Planning Provisions

## Overview

Amendment summary	
<b>The Amendment</b>	Port Phillip Planning Scheme Amendment C161port Part 2
<b>Common name</b>	Update Amendment
<b>Brief description</b>	The Amendment proposes a series of detailed updates and technical corrections, including confined zoning changes and updates to Heritage Overlay schedules for individual properties and associated mapping. It also updates policy and particular provisions of the Planning Scheme to reflect updated heritage studies.
<b>Subject land</b>	Various sites as identified in exhibited documentation
<b>The Proponent and Planning Authority</b>	Port Phillip City Council
<b>Authorisation</b>	13 March 2020
<b>Exhibition</b>	25 June – 24 July 2020
<b>Submissions</b>	Appendix A Number of Submissions: 151

Panel process	
<b>The Panel</b>	Dalia Cook, Chair and Peter Gaschk, Member
<b>Directions Hearings</b>	29 October and 21 December 2020
<b>Panel Hearing</b>	27, 28, 29 January and 1 February 2021
<b>Site inspections</b>	Unaccompanied, 11 February 2021
<b>Parties to the Hearing</b>	Appendix B
<b>Citation</b>	Port Phillip PSA C161port Part 2 [2021] PPV
<b>Date of this Report</b>	12 March 2021

## Executive summary

Port Phillip Planning Scheme Amendment C161port Part 2 (the Amendment) seeks to make updates and technical corrections to aspects of the Port Phillip Planning Scheme (Planning Scheme).

Confined zoning changes are proposed to align zoning with title boundaries or existing land use. A significant element of the Amendment proposes updates to policy, Heritage Overlay (HO) schedules and associated mapping for individual properties by reference to updated heritage studies.

Key issues raised in submissions included:

- requests for more extensive rezoning
- support for inclusion of certain properties in the Heritage Overlay or regrading as exhibited
- concerns that inclusion in a Heritage Overlay or regrading was not warranted based on how the heritage values were identified for certain properties
- requests for further amendments to heritage mapping and citations
- potentially restrictive effects on future development of land or maintenance of buildings
- impacts on property values
- unresolved interaction with controls to manage flooding and inundation.

The confined rezoning proposals are relatively non-controversial. The Panel accepts that the request for additional rezoning of identified land is beyond the scope of this particular Amendment but could be considered as part of future strategic planning work for the relevant activity centre as suggested by Port Phillip City Council (Council).

In terms of changes to heritage controls and listings, the Panel accepts the submissions on behalf of Council that the principal focus of this Amendment is properly on the heritage values of the properties in question. The question is whether they meet the threshold for local significance having regard to established principles, including the application of *Planning Practice Note 1: Applying the Heritage Overlay* (PPN01).

Some submitters raised concerns that regrading had not been applied consistently with established practice or the provisions of the local heritage policy in Clause 22.04 of the planning scheme, for example, suggesting that threshold for grading properties as Significant was too low.

Council submitted that the treatment of properties within this Amendment was consistent with its practice for other heritage properties, founded in the methodology of the *Port Phillip Heritage Review*, an incorporated document in the Planning Scheme.

This Amendment seeks to update heritage controls applying to various properties to reflect updated heritage studies. It does not represent a fulsome review of the current grading system. On this basis, the Panel accepts submissions and evidence for Council that it is paramount to ensure that a consistent approach is taken to grading properties addressed by the Amendment as for other heritage listed properties.

To take a different approach would potentially trigger a complete review of the inclusion or grading of hundreds of properties already within the Heritage Overlay that are clearly outside scope of this Amendment.

However, the Panel acknowledges concerns expressed by some objectors that Council's threshold for grading a property as Significant is notably lower than for most other municipalities, even recognising the bespoke definition of this term in policy at Clause 22.04 of this Planning Scheme.

The Panel recognises that heritage values have often been characterised as both a constraint and an opportunity. While the Panel recognises that there may be financial implications of this Amendment for some individual property owners, this does not detract from the fact that the purpose of the Amendment is supported having regard to imperatives for heritage protection. Further, the exercise of discretion to demolish or modify heritage properties is provided in the Heritage Overlay provisions, guided by the application of policy in Clause 22.04.

To the extent that these financial impacts may be experienced by individuals rather than more broadly by the community, the Panel finds the Amendment meets the objectives of the *Planning and Environment Act 1987* for "fair, orderly, economic and sustainable use and development of land" as well as strategic planning objectives in Ministerial Direction 11 (Strategic Assessment of Amendments) and *Planning Practice Note 46: Strategic Assessment Guidelines*.

For the most part, the Panel accepts the assessment of experts engaged by Council to undertake the *Port Phillip Heritage Review Update* and its peer review by Ms Schmeder with consequential changes to the Amendment post exhibition. The exceptions to this are:

- the Panel does not support the regrading of 207 Little Page Street, Middle Park from Non-contributory to Significant
- the Panel is not persuaded that there is sufficient material currently available to justify regrading the St Kilda Sea Baths from Non-contributory to Significant in the absence of further heritage assessment, particularly the potential social significance of the reconstructed building and extent of remaining heritage fabric (if any)
- the Panel does not support the post exhibition change to regrade 293 The Boulevard, Port Melbourne from Non-contributory to Contributory.

The Panel supports the Amendment subject to modifications proposed by Council, taking account of the Panel's further recommendations.

## **Recommendations**

Based on the reasons set out in this Report, the Panel recommends that Port Phillip Planning Scheme Amendment C161port Part 2 be adopted as exhibited subject to the following:

### **1. Amend the schedule to Clause 43.01 (Heritage Overlay) as follows:**

- a) amend Heritage Overlay HO239 to refer to 'Middle Park Primary School No 2815' and update property address to 194 Richardson Street (part), Middle Park
- b) amend Heritage Overlay HO489 to assign a new Heritage Overlay number and amend the property address to '29A Albert Road Drive, Albert Park'

- c) amend Heritage Overlay HO260 to refer to the 'Elwood Central School No. 3942' and replace the address with 49 Scott Street and 161 Mitford Street (part), Elwood
        - d) amend Heritage Overlay HO176 to refer to 'MacRobertson Girls' High School' and update property address to 350-370 Kings Way, Melbourne.
2. Amend Map no 8HO to reduce the curtilage of Heritage Overlay HO260 around the former Infants' School at Elwood Primary School to the rectangular curtilage of the building as proposed by Submitter 142.
3. Amend the Port Phillip Heritage Review to:
  - a) amend Citation 2311 – Railway Cutting and Bridges to: [8319475: 28658238\_1] page 33 to:
    - (i) remove references to 333, 335-337 and 341-351 Ferrars Street, South Melbourne from the citation address and map
    - (ii) specify that 335-337 Ferrars Street, South Melbourne and the former South Melbourne Cycling Club building do not contribute to the significance of the Railway Cutting and Bridges Precinct
  - b) amend Citation 2152 with the name of the principal place revised to that of its Victorian Heritage Register listing Former Royal Australian Corps of Signals Drill Hall.
  - c) amend Citation 2409 - Houses to include genealogical research confirming that James Downie Senior was the contractor for the houses at 2-6 Blanche and 110-118 Barkly Streets, St Kilda
  - d) amend the revised Citation 1106 – Middle Park Primary School to update the property address to '194 Richardson Street (part), Middle Park'
  - e) include a revised Citation for MacRobertson Girls' High School to update the address to '350-370' Kings Way, Melbourne
  - f) amend Citation 48 to update the property address from 'Ingles Street' to read '164 Ingles Street and 14 Woodruff Street, Port Melbourne', including an update to the mapping and wording to ensure the former factory complex on the subject land is acknowledged for historical importance (Criterion A).
4. Amend the Heritage Policy Map to:
  - a) amend the heritage grading of the railway reserve (Railway Cutting and Road Bridges) as described in Citation 2311 to Significant within Heritage Overlay HO440
  - b) amend the heritage grading of 333, 335-337 and 341-351 Ferrars Street, South Melbourne from Significant to Non-contributory within Heritage Overlay HO441
  - c) amend the heritage grading of 3 Havelock Street, St Kilda from Significant to Non-contributory within Heritage Overlay HO5
  - d) amend the heritage grading of 206 Page Street, Middle Park from Significant to Non-contributory within Heritage Overlay HO444
  - e) amend the heritage grading of 291 The Boulevard, Port Melbourne from Contributory to Non-contributory within Heritage Overlay HO2
  - f) amend the heritage grading of 137-139 Fitzroy Street, St Kilda from Non-contributory to Contributory in Heritage Overlay HO5 (St Kilda Hill Precinct).

- 5. Amend the Neighbourhood Character Map to:**
  - a) remove the proposed 'Contributory outside the Heritage Overlay' grading for 146 Dow Street, Port Melbourne.**
- 6. Amend the Statements of Significance for:**
  - a) Glen Eagles, Kinross and Kinfauns (58-60 Queens Road, Melbourne) to remove reference to developers O'Donohue and Lynch and inclusion of Criterion D in the section "Why is it significant"**
  - b) Elwood Central School No. 3942 (49 Scott Street and 161 Mitford Street, Elwood) to remove reference to shelter sheds and reference to the pair of Italian Cypress trees at the porch of the 1926 Infants' School.**
- 7. Abandon the proposal to regrade 207 Little Page Street, Middle Park to Significant and make any consequential changes.**
- 8. Abandon the regrading of 10-18 Jacka Boulevard, St Kilda (St Kilda Sea Baths) from Non-contributory to Contributory to enable the Council to undertake further investigation into the social and historical significance of the place, if any.**

# 1 Introduction

## 1.1 The Amendment

### Amendment description

Amendment C161port as initially exhibited proposes numerous updates and corrections to the Planning Scheme and seeks to implement the findings of updated heritage studies.<sup>1</sup>

These studies include:

- *Port Phillip Heritage Review Update*, February 2019 (PPHR Update) by David Helms Heritage Planning
- *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda*, December 2017 by Context Pty Ltd
- *58-60 Queens Road, Melbourne Heritage Assessment*, November 2017 by Peter Andrew Barrett.

Key elements of the Amendment seek to:

- correct zoning anomalies including aligning zones to title boundaries
- change the schedule to the Heritage Overlay (Clause 43.01) and relevant maps to update heritage provisions in respect of identified properties
- update the incorporated document *Port Phillip Heritage Review* (PPHR) by substituting Volume 1, June 2020 (Andrew Ward) including identified citations
- update the incorporated documents *City of Port Phillip Heritage Policy Map* and *City of Port Phillip Neighbourhood Character Map* to reflect updated gradings of identified properties
- make consequential changes to aspects of planning policy including Clause 22.04 (Heritage Policy) and Clause 72.04 (Documents Incorporated in this Scheme) and include new individual Statements of Significance for identified individually significant properties.

Following receipt of public submissions, the Planning Authority determined to split the Amendment in two parts.<sup>2</sup>

Part 1 included changes where supportive submissions or no submissions were received. This was submitted to the Minister for Planning for approval on 30 September 2020.

Part 2 of the Amendment was referred to the Panel for consideration and includes updates to the Planning Scheme subject to contested or unresolved submissions.

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<sup>1</sup> The Panel notes that Amendment C160 addresses obvious errors and technical corrections that were identified for a streamlined process without public notification. It was considered at the same time by the Planning Authority and was sent to the Minister for Planning for authorisation

<sup>2</sup> In accordance with section 29 of the *Planning and Environment Act 1987*

## 1.2 Background

Authorisation for Amendment C161port was granted subject to the following conditions (in summary):

- removing HO383 (Dutch Elm Tree) from the Amendment
- providing individual Statements of Significance for new heritage places in the Schedule to the Heritage Overlay, consistent with Amendment VC148
- updating key incorporated documents identified above to correct version numbers and dates and to include recent changes from relevant Planning Scheme amendments
- reflecting the conventions in the Amendment Tracking System.

The Planning Authority confirmed in its submissions to the Panel that each of these matters had been addressed.

## 1.3 Procedural issues

The Panel's directions included specific requirements for pre-circulation of evidence and submissions by parties. In circulating his submissions and associated documents, Mr Volovich included an Assessment of Soundness of 96 Grey Street, St Kilda prepared by Mr David Bick, heritage consultant dated January 2021.

Ms Sharp who appeared on behalf of Mr Volovich explained that she proposed to present this report to the Panel in the nature of submissions rather than evidence, but that Mr Bick would not be called to elaborate on his report and would not be available for cross examination.

In these circumstances, Ms Eastaugh on behalf of Council objected to the Panel receiving this report.

The Panel agreed that it would not be fair or appropriate for it to accept this report, even as a submission, observing that it should have more properly been prepared as an expert report following the Panel's guidelines for such documents and the author should have been made available for cross examination.

However, the Panel explained that it would allow Ms Sharp to make submissions on behalf of Mr Volovich having regard to the advice he had received from Mr Bick, and this course was adopted by Ms Sharp at the Hearing.

## 1.4 Summary of issues raised in submissions

The majority of submissions related to site-specific proposals within the Amendment. A high proportion of submitters supported changes proposed within the Amendment including rezoning and application of the Heritage Overlay to individual properties.

Opposing submissions principally focused on:

- degree of alterations to a property or the extent of demolition diminishing claimed heritage significance
- loss of development potential for individual properties or a restricted ability to make building improvements
- the potential increased financial burden associated with the upkeep of a heritage listed property



- personal financial impact or loss of property value
- tension between heritage value and flooding impacts.

## **1.5 Council's response**

The Planning Authority supported a number of changes to the exhibited Amendment after considering the submissions. These changes were refined following its receipt of a peer review of heritage studies underpinning the Amendment by Ms Natica Schmeder of Landmark Heritage Pty Ltd in preparation for the Panel Hearing.

The Panel accepts these changes to the Amendment and they have formed the basis of its recommendations unless a contrary view is expressed in the body of this Report.

## **1.6 The Panel's approach**

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context and strategic justification
- Response to submissions with submitter participation at hearing
- Response to other submissions

## **1.7 Limitations**

In some instances, Council proposes to undertake further work, such as to review certain Heritage Overlay precincts or to consider additional levels of protection (such as tree controls) in respect of properties addressed in this Amendment.

The Panel notes these proposals where relevant but it refrains from making recommendations since these matters do not form part of the exhibited Amendment.

## 2 Planning context and strategic justification

### 2.1 Legislation

The *Planning and Environment Act 1987* (the Act) establishes an objective relating to heritage conservation in section 4(1)(d):

... to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest or otherwise of special cultural value

The Planning Authority is required to regularly review the provisions of the Scheme under section 12(1)(c) of the Act. In its Part A submission it explained:

Updating and correcting anomalies and removing redundant provisions will ensure the Scheme remains current and accurate. The updates will also remove unnecessary permit triggers and strengthen Port Phillip's heritage planning controls, providing a basis for clear and consistent decision-making.<sup>3</sup>

### 2.2 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, as summarised below.

#### Clause 15 (Built Environment and Heritage)

The Amendment supports Clause 15 by ensuring the conservation of places of heritage significance through:

- identifying, assessing and documenting places of cultural heritage significance as a basis for their inclusion in the Planning Scheme
- ensuring and appropriate setting and context for heritage places is maintained or enhanced.

#### Clause 21 (Municipal Strategic Statement)

The Amendment supports the Municipal Strategic Statement by:

- seeking to protect and reinforce the key elements of Port Phillip's urban structure including places and precincts of heritage significance (Clause 21.01-2)
- seeking to conserve and enhance the architectural and cultural heritage of Port Phillip (Clause 21.05-1).

#### Clause 22.04 (Heritage Policy)

The Amendment supports this policy by:

- updating incorporated and reference documents with a view to achieving its objectives
- applying concepts of Significant, Contributory and Non-contributory heritage value to individual properties
- identifying properties for inclusion in the Heritage Overlay that would be subject to the provisions of the policy in respect of demolition or buildings and works.

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<sup>3</sup> Page 14.

## 2.3 Other relevant planning strategies and policies

### Plan Melbourne

*Plan Melbourne 2017-2050* sets out strategic directions to guide Melbourne's development to 2050 to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the Plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. Direction 4.4 is particularly relevant, to "*respect our heritage as we build for the future*", and contributes to Outcome 4 – Melbourne is a distinctive and liveable city with quality design and amenity. It seeks to protect and recognise the value of heritage, especially when managing growth and change and to stimulate economic growth through heritage conservation.

## 2.4 Planning Scheme provisions

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework.

### Overlays

The land is subject to the Heritage Overlay. The purposes of the Overlay are:

- 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.

## 2.5 Ministerial Directions and Practice Notes

### Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments) and *Planning Practice Note 46: Strategic Assessment Guidelines*, August 2018. That discussion is not repeated here.

### Planning Practice Notes

The Amendment has been prepared subject to appropriate consideration of *Planning Practice Note 1: Applying the Heritage Overlay* (PPN01).

PPN01 states the following places should be included in a Heritage Overlay:

- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

It describes the threshold for determining 'local significance' (and consequently, being identified in a local heritage study) as:

... those places that are important to a particular community or locality.

Relevantly, PPN01 confirms that:

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay.

PPN01 goes on to point out that documentation as part of the identification process is to include a Statement of Significance that clearly establishes how the place is important. Importantly, the Statement of Significance must address as and where relevant, the HERCON Criteria<sup>4</sup> set out below:

- **Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- **Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- **Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- **Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- **Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- **Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- **Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- **Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Under PPN01, thresholds are to be applied in the assessment of significance of a place using either State and Local Significance, where Local Significance:

includes those places that are important to a particular community or locality.

Of relevance to this matter PPN01 also highlights in order to apply these thresholds:

some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

Further reference to the identification and comparative analysis outlined in PPN01 is made in the following chapters, responding specifically to submissions in respect of particular places proposed for a Heritage Overlay or regrading of heritage significance through this Amendment.

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<sup>4</sup> Heritage Conservation Criteria 1998

## 2.6 Approach to grading heritage properties

This is an important issue that underpins Council's approach to this Amendment. A number of submitters and expert witnesses presenting to the Panel were concerned Council had nominated the threshold for inclusion in the Heritage Overlay and particularly for certain gradings too low.

The starting point for determining the grading of heritage properties in this Planning Scheme is Clause 22.04 which defines the terms Significant and Contributory heritage places as follows:

**Significant heritage places** include 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. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured "red" on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1- 6.

**Contributory heritage places** include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured "green" on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1- 6.

The remaining category, Non-contributory properties, are defined as:

... buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However, any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy.

Ms Schmeder identified in her evidence for Council that *"it is clear to me that the way in which defined terms are used differs from what I have seen in most other Victorian municipalities"*. This is also reflected in the *"noticeably different proportions"* in the Port Phillip grading maps as pointed out by Ms Schmeder; with the majority of properties being graded Significant in most areas and a minority graded Contributory.

This Panel makes a comparable observation from its own professional experience. In essence, the threshold for grading a property as Significant and, to some extent as Contributory, is lower in this Planning Scheme Heritage Overlay, compared with the approach taken by other municipalities.

In part, the rationale for this appears to stem from the methodology adopted by the Port Phillip Heritage Review (Volume 1), whereby places formerly ranked A, B, C or D within a Heritage Overlay area or A, B or C outside a Heritage Overlay were regraded Significant, with places graded E or F in a Heritage Overlay or D, E or F outside a Heritage Overlay were regraded Contributory.

Ms Schmeder deduced that:

These two extracts draw out several important aspects of Port Phillip's current heritage grading system:

- A site-specific Heritage Overlay is applied to places of national, regional and local significance (i.e. A, B & C grades). This is in accordance with most other municipalities in Victoria.

- Within a Heritage Overlay precinct, however, there is a wider range of places graded “Significant”: those of national, regional and local significance, as well as those that are ‘substantially intact but merely representative of an era’ that do not individually reach the threshold of local significance (i.e. D grade).
- Within a Heritage Overlay precinct, a Contributory grade is generally applied to places that are noticeably altered: either ‘the place had been defaced, but not irretrievably, or that it was aesthetically undistinguished’ (i.e. E grade), or ‘been important in the past but as a result of intervention now so compromised that it was likely to be of interest only’ (i.e. F grade).

The Panel considering Amendments C142port and C174port grappled with this issue as referenced in Council’s submission.<sup>5</sup> It concluded that while the application of the terms Significant and Contributory in Port Phillip differed from the norm, it is established and accepted practice for this municipality, which has been consistently applied for a number of decades.

Ms Schmeder took a similar view, that *“there is a long precedent for this and the most important thing is consistency in applying the grades as defined, and the establishment of the threshold of significance in keeping with PPN01”*.<sup>6</sup> Therefore, she adopted the differentiation by Council between:

- “Individually Significant” places (which meet the threshold of local significance and have their own citation), as opposed to
- those identified as “Significant in a precinct”, when considering what grades are appropriate for the places affected by this Amendment.

In its closing submissions, Council submitted that<sup>7</sup>:

... the differences between Port Phillip and other municipalities are largely semantic, separating higher-level properties that contribute to a precinct (“Significant”) from altered ones that still contribute (“Contributory”).

Council addressed this issue by explaining that its approach is in accordance with state heritage guidance and that individually Significant heritage places have been demonstrated to meet the threshold of local significance (having regard to the relative citation and Statement of Significance). It also emphasised that its comparative analysis accorded with the methodology in PPN01. Ms Eastaugh explained<sup>8</sup>:

... the definition of a ‘Significant’ heritage place in clause 22.04-5 includes those places 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 ...

All ‘Significant’ properties (whether Individually Significant or only Significant as part of a precinct) are identified in red on the Heritage Policy Map. This does not mean, however, Council is incorrectly elevating the properties identified as only Significant to a precinct to the agreed-upon ‘highest’ level of local significance.

Mr Nicholls (Submitter 93) expressed concerns about the potential consequences of the low threshold for grading a property as Significant. He considered the approach proposed by Council in the Amendment would fundamentally undermine the meaning of the term

<sup>5</sup> Port PhillipC142port [2019] PPV and Port Phillip C174port [2020] PPV.

<sup>6</sup> Paragraph 42 of her expert report.

<sup>7</sup> Part C (closing) submission at page 3.

<sup>8</sup> Part C (closing) submission at page 2.

‘Significant’, particularly if places that are merely representative of an era and contribute to the significance of the precinct overall are graded Significant.

He suggested this approach did not accord with the definitions of the terms Significant and Contributory in Clause 22.04 and reiterated that these definitions do not expressly call for comparison with other heritage properties in the precinct when allocating a grading.

Mr Nicholls also explained that grading properties as Significant which did not warrant the highest grading would raise particular hurdles when applying to modify such properties, referring to the exercise of discretion under the Heritage Overlay in line with policy. In general, he emphasised that the lack of objection from other land owners should not be taken as acquiescence to the proposed Amendment since there are “substantial impediments” for owners to challenge regrading of properties.

The Panel is attuned to these concerns but is required to consider both its role and the scope of the Amendment relative to the remainder of the Planning Scheme. This Amendment seeks to update heritage controls applying to discrete properties to reflect updated heritage studies. It does not represent a fulsome review of the current grading system. On this basis, the Panel accepts submissions and evidence from Council that it is paramount to ensure that a consistent approach is taken to grading properties addressed by the Amendment as for other heritage listed properties already in the Planning Scheme.

To take a different approach would potentially trigger a complete review of the inclusion or grading of hundreds of properties already within the Heritage Overlay that are clearly outside scope of this Amendment.

Where heritage regrading is considered, the Panel needs to assess whether the grading is reflective of the relevant grading definitions applied elsewhere in the heritage precinct (if any) and supported by strong comparative analysis and consideration against any Thematic History.

In the Panel’s opinion, the heritage grading assessment process undertaken as part of this Amendment has involved sufficiently detailed and appropriate levels of research and comparative analysis in the preparation of a new or revised Statement of Significance for a heritage place or Citation. Therefore, it is satisfied that Council has met the key fundamentals of the heritage assessment process consistent with PPN01 and the HERCON Criteria.

That said, one potential way to reconcile the difference in approach taken by Port Phillip City Council compared with most other municipalities without substantially disrupting the status quo may be to revisit the wording of policy at Clause 22.04 in respect of degrees of significance and the exercise of discretion. This could in part temper the relatively low threshold for inclusion in the Significant grading.

For example, it may be appropriate to direct consideration of the relative degree of significance of the heritage place (even within the Significant category) having regard to conventional heritage principles and application of HERCON Criteria when considering the merits of demolition or the opportunity to add to or alter such a heritage place.

## **2.7 Discussion and conclusion**

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by and implements the relevant sections of the Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.



### 3 Response to submissions with submitter participation at hearing

#### 3.1 207 Little Page Street, Middle Park

The Amendment proposes to revise the grading of this property from Non-contributory to Significant in the HO444 Precinct (Middle Park and St Kilda West).

**Figure 1** Streetscape photograph of 207 Little Page Street, Middle Park  
(Source: Ms Schmeder's expert report, page 18)



#### (i) The issues

The issues are:

- whether the proposed regrading of this property to Significant is justified on the basis of its historic significance?
- to what extent should the poor structural condition of this property affect this assessment?

#### (ii) Evidence and submissions

- Heritage values of the building
- Council proposes to revise the grading of this property since the PPHR Update assessed it as a Federation era dwelling, which is a type of housing stock of historic and aesthetic significance to the precinct. It is located at the junction of two bluestone laneways. Council further considered the authorship of the house by architect and developer Thomas R. Ashworth demonstrated its contribution to the historical significance of the precinct.

Both Council and Ms Schmeder regarded the dwelling as ‘largely intact to its original form’ (apart from overpainting) which would justify a Significant grading having regard to the definition of this term in Clause 22.04.

Submitters 13 and 130 are local neighbours who support the regrading. Mr Box participated throughout the hearing and submitted that the building was of sufficient local heritage significance to be graded Significant. In his view, the building retains its original layout, has had no recent external changes and appears to be sound but requires maintenance. He also emphasised that Little Page Street is an important thoroughfare for pedestrians and that heritage values and associated character within it should be preserved.

Submitter 151 has a current planning permit application (on review to the Victorian Civil and Administrative Tribunal) proposing to demolish the existing dwelling and to redevelop the site. Mr Song opposed the regrading on behalf of the Submitter 151 since (in summary):

- while representative of the relevant era, the heritage values of the property do not reach the threshold required for a Significant grading
- the structural condition of the dwelling is dire and cannot be rectified, as demonstrated in Inspection Report prepared by R.I. Brown Pty Ltd dated 12 December 2019.

Mr Bryce Raworth, heritage consultant was called to give evidence at the Hearing on behalf of this submitter. He considered a Significant grading was unwarranted given a combination of factors including:

- at best, the building fits the ‘aesthetically undistinguished’ category associated with contributory significance, rather than the highest level of significance
- the alterations are not consistent with such grading
- it is a modest, isolated building - the setting of the land in a rear laneway means it does not make a highly visible contribution to the main streetscapes of the precinct and the laneway itself is not an intact heritage environment
- demolition of this building could be supported without impacting the values of the precinct.

Consequently, Mr Song submitted the Panel should recommend abandonment of the Amendment as it relates to this property.

#### *Poor structural condition*

Council’s heritage advisor did not originally support the demolition of the dwelling. Council’s building surveyor confirmed in February 2020 that the existing dwelling is structurally unsound and unsuitable for retention (noting that the condition of the external masonry walls is too poor to allow for underpinning that would be required).

Consequently, in Council’s heritage advisor’s referral on 4 March 2020 it was accepted that demolition could occur after considering both the structural report on behalf of the applicant and the limited contribution of the dwelling to the HO444 Precinct.

Mr Raworth for the applicant considered that any proposed change in grading is “nullified” by the fact the building is no longer viable. Mr Raworth explained<sup>9</sup>:

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<sup>9</sup> Expert report at paragraph 36.

Typically, when it comes to grading buildings, the grading is made irrespective of the building's condition on the basis that poor conditions can be addressed or restored. Accepting this, the condition of the building can reasonably be taken into account in an instance such as this, where the building is seen to have structural issues as set out in the various reports. While habitable at present, the building has no future potential as a significant or contributory building, because it is essentially irreparable, and that should be taken into account in determining its value as a contributory element.

In his oral evidence, Mr Raworth confirmed his view that the structural reports have confirmed there is no potential for the building to be conserved therefore it would not fulfil a key element of the definition of a Contributory heritage place in Clause 22.04.

Likewise, Ms Schmeder noted that normally building condition is not taken into account in a heritage planning scheme amendment. However, she noted that in Melbourne Planning Scheme Amendment C207, the Panel recommended that the condition of a heritage property be taken into account in "*extreme cases of dilapidation where demolition is an inevitable outcome*". Ultimately, she considered that it was appropriate to give more weight to the very poor condition of this dwelling and its demolition, which she regarded as an "*irrefutable outcome*" than its heritage significance within the precinct. On this basis, she did not support the proposed regrading of the property to Significant.

Notwithstanding this view, Council maintained its position in respect of the proposed regrading for the purpose of this Amendment. In her submissions, Ms Eastaugh referred to a number of examples where independent Panels had considered that the structural condition of a property was not relevant to its heritage listing as part of a planning scheme amendment process. For example, in Boroondara Planning Scheme Amendment C276, the Panel confirmed that "*the tests nominated in PPN01 go to the value and importance of the place and not its condition*".<sup>10</sup>

Mr Box submitted that the building was not uninhabitable but that, in any event, its poor structural condition should not be a factor in determining its heritage grading.

### **(iii) Discussion**

This aspect of the Amendment raises two key issues. The first is whether the heritage value of the building warrants a Significant grading. The second is the proper influence (if any) of the poor structural condition of the building on its regrading.

The Panel's principal finding is that it has not been demonstrated that the property warrants a Significant rating, even accepting the relatively low threshold for such a grading under this Planning Scheme (discussed at Chapter 2.6).

#### *Heritage values of the building*

The Panel is not persuaded by the submissions or evidence for Council that this dwelling is 'largely intact' aside from overpainting. While it is in some ways recognisable as a Federation era dwelling, this if not of itself sufficient in our view to justify a Significant grading within the precinct.

If fully intact, there may be a greater argument for identifying this property as Significant. However, it is clear that there are many key external elements of the building that have been

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<sup>10</sup> Chapter 6.3.

significantly altered, including the bagging and overpainting of the brickwork, likely alteration or replacement of windows and roof materials and changes to detailing.

The Panel does not regard these changes as repairs or minor alterations as suggested by Council. They are fundamental to how the place is appreciated as a component of the precinct. For example, the Panel prefers the opinion of Mr Raworth that the particular bagging of the brickwork has caused significant permanent damage to heritage fabric that will be very challenging to reverse in situ. Contextually, the Panel considers the red brickwork is important to understanding this particular building as part of the relevant precinct and is likely to be a reason why external paint controls apply to this Heritage Overlay area.

Further, the Panel is not persuaded by evidence on behalf of Council that this property exhibits a comparable level of intactness to other buildings graded significant in the precinct.

The Statement of Significance for this precinct also mentions that *“irrespective of their style and era, the pre-war buildings within the precinct exhibit notable cohesion through their broadly consistent scale (mostly one and two storey) and materials, their closely-grained siting and relatively narrow setbacks”*.

In this instance, the property is located in a laneway context where the majority of buildings with heritage value have been substantially altered or added to. There is also a relatively high degree of modern new construction. Mr Raworth refers to this as a ‘non-heritage context’. For example, this context differs from the more intact and cohesive streetscape setting in the adjacent McGregor Street.

Ms Schmeder conceded that the potential demolition of the building would not impact on an appreciation of other Significant or Contributory buildings within the precinct.<sup>11</sup>

Absent a strong contextual heritage connection, the Panel does not see justification for elevating the grading of this building given the limited extent of its values and condition. This finding is also consistent with the aesthetic significance of the precinct being its ‘fine and largely intact streetscapes of Victorian and Edwardian housing’, as referred to in the Statement of Significance for the Precinct, which is contrasted with the current setting of this building.

While the original bluestone laneway context remains and enhances this setting, this is not sufficient to overcome the concerns the Panel has with the lack of immediate heritage relationships with other Significant or Contributory buildings.

Likewise, we do not consider the association with Thomas R. Ashworth elevates the significance of the property to any great extent. We accept the evidence of Mr Raworth in this regard that he is not known as an important architect and his works are rarely of high historic interest.

#### *Poor structural condition*

The Panel is attuned to practical considerations that may affect the future of a heritage asset. However, the Panel does not consider that the poor structural condition of this or any other building should automatically negate the property being included in the Heritage Overlay at first instance.

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<sup>11</sup> Expert report at paragraph 89.

A more nuanced question is whether the poor *structural* condition of a property (as opposed to its intactness or integrity in heritage terms) should limit its potential regrading.

In the Panel's opinion, this tension is to be resolved by separating the issue of structural condition (potentially relevant to the discretion to grant a permit for demolition) from the issue of integrity or intactness which *are* relevant matters to the heritage amendment process, particularly the grading of buildings, as outlined above. In some instances, they may be one and the same, but they will commonly have a different focus.

The Panel strongly agrees with the submissions of Council to Moreland Planning Scheme Amendment C129 as accepted by that Panel and referenced by Council in this Amendment that<sup>12</sup>:

Structural integrity and intactness of heritage places are important considerations in heritage places but are quite separate concepts and need to be applied at different stages.

There may be a degree of overlap between these concepts in any given instance. In the Panel's view this interrelationship is as suggested by the Panel considering Yarra Planning Scheme Amendment C183, as referenced by Council in this Amendment:

The Panel accepts the long-standing principle that condition should not impact upon the heritage significance of a place, unless it impacts upon its integrity or how the significance of the place is understood ... the Heritage Overlay is a decision making tool to manage the processes of conservation, alteration or even demolition ... balanced with an understanding of heritage value. [Current Panel emphasis].

This Panel is also conscious of the public policy consequences of this finding as referred to by the *Advisory Committee on the Review of the Heritage Overlay Provisions in Planning Schemes* (2007), that if structural integrity was a factor relevant to assessing heritage significance it may encourage owners of heritage properties who were opposed to listing to allow them to fall into disrepair.

The reasoning of the Panel in Melbourne Planning Scheme Amendment C207 applied to a proposal to amend a local heritage planning policy. The relevance of the condition of a heritage property was assessed in the context of a planning permit being sought for demolition under the Heritage Overlay. Ultimately, Council and the Minister for Planning did not support its recommendation and the gazetted form of wording in the policy in Clause 22.07 seeks to prevent the structural condition of a building being regarded as justification for demolition.

Consistent with the Panel's view in Melbourne Planning Scheme Amendment C207, the Panel accepts that there are instances where the condition of the building may be a relevant input into the acceptability of *demolition* of a structure protected by the Heritage Overlay (noting that a number of local planning policies in other planning schemes provide for this expressly). At that point, the "*community-wide costs and benefits of demolition versus conservation outcomes*" (as expressed by the Panel in Amendment C207) could be considered. However, this is not the questions before us.

Instead, the Panel is not persuaded that the poor (or even dire) structural condition of a dwelling should prevent it from being included in a Heritage Overlay or should affect its regrading.

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<sup>12</sup> Chapter 5.5 of the Panel report.

There are many examples of extant heritage buildings that continue to contribute to a heritage precinct in historic, aesthetic, or other ways even if they are not structurally sound. The Panel accepts there may be merit in regrading these properties if otherwise appropriate, so long as the building remains extant.

Therefore, in this instance, there would be notional scope to regrade this building notwithstanding its structural condition although the Panel defers to its primary heritage assessment above that this is not warranted.

#### **(iv) Conclusion**

The Panel concludes:

- it does not support the regrading of this property from Non-contributory to Significant.

### **3.2 335-337 Ferrars Street, South Melbourne**

The Amendment proposes to revise the heritage grading of the former railway reserve (Railway Cutting and Road Bridges) to Significant and include its entire length in the HO440 (Emerald Hill Precinct). Part of the former rail reserve located south of Park Street includes the subject property and building at 335-337 Ferrars Street South Melbourne, and is currently graded Non-contributory in the HO441 (St Vincent Place East precinct). This accords with the extent of the place identified and mapped in Citation 2311 that applies to the Railway Cutting and Road Bridges heritage precinct.<sup>13</sup>

#### **(i) The issues**

The issues are:

- whether the entire railway reserve (Railway Cutting and Road Bridges) should be identified as Significant within HO440
- whether the building at 335-337 Ferrars Street should be included within HO440 and if so, identified as Significant within HO440
- alternatively, whether the building at 335-337 Ferrars Street should be retained in HO441 with its Non-contributory grading.

#### **(ii) Evidence and submissions**

Submitter 66 (Noramax Pty Ltd) opposed the regrading of the property and building at 335-337 to Significant in HO440 and sought to have it removed from the Heritage Overlay, or alternatively regraded to Non-contributory in HO440. The submitter also relied upon expert heritage evidence from Bryce Raworth of Bryce Raworth and Associates. Mr Raworth supported amending Citation 2311 to clearly specify those buildings, highlighting the former premises of the South Melbourne Cycle Club at 335-337 Ferrars Street, which in his view did not contribute to the significance of the former railway cutting and bridges heritage precinct as described in Citation 2311.

Ms Schmeder agreed that Citation 2311 focussed solely on the railway infrastructure located within the railway reserve boundaries and acknowledged Citation 2311 did not consider 335-

<sup>13</sup> Further discussion on Citation 2311 and other properties addressed at 333-355 Ferrars Street South Melbourne can be found at Section 4.2 of this Panel Report.

337 Ferrars Street specifically. It was her opinion that only the Railway Cutting and Road Bridges described in Citation 2311 demonstrated heritage significance and that 335-337 Ferrars Street did not contribute to the particular heritage significance of the precinct as described in Citation 2311.

However, Ms Schmeder considered it appropriate to retain reference to 335-337 Ferrars Street within Citation 2311, noting that it did not specifically contribute to the heritage significance of the Railway Cutting and Road Bridges heritage precinct. She also recommended Council assess the role and cultural significance of the former South Melbourne Cycle Club (founded 1881), noting her initial investigations the club had operated from the subject building at 335-337 Ferrars Street.

Council accepted Ms Schmeder's evidence that Citation 2311 should be amended to identify those buildings which did not contribute to the significance of the Railway Cutting and Road Bridges precinct in HO440, specifically the building at 335-337 Ferrars Street.

### **(iii) Discussion**

The Panel accepts the subject building at 335-337 Ferrars Street located within that part of the rail reserve located south of Park Street is appropriately identified as Non-contributory in the HO441. It also notes that part located north of Park Street is designated Non-contributory in the HO440 Emerald Hill Precinct.

The Panel has reviewed the relevant heritage overlay precincts prepared as part of the PPHR Update and considered the supporting material provided by Council in its closing submission. It acknowledges the revised Citation 2311 includes a reference in the description to the building at 335-337 Ferrars Street, where it is described as located *alongside the railway cutting*. However, it does not state the building is Significant in this particular heritage precinct.

The Panel supports the agreed and updated positions put to the Panel at the hearing by both the submitter and council that this matter can be appropriately addressed by correcting heritage and Citation mapping boundaries and amending wording in Citation 2311. Acknowledging Council in its closing submissions confirmed the building at 335-337 Ferrars Street is not located in HO440 but HO441, where the building is currently identified as Non-contributory.

The Panel is also satisfied that the former rail reserve area described in revised Citation 2311, as the Railway Cutting and Road Bridges and located within HO440, is a place of heritage significance and supports grading its entire length in HO440 as Significant. The Panel considers this significance is aptly described and noted in the statement of significance prepared by Helms in his PPHR Update where he identifies:

The railway cutting and bridges are of local historic and aesthetic significance to the City of Port Phillip.

The Panel also notes Council intends to conduct further investigations to establish whether the subject building at 335-337 Ferrars Street is of cultural significance. However, this is outside the scope of the Amendment before the Panel.

**(iv) Conclusions**

The Panel concludes:

- the entire former railway reserve (Railway Cutting and Road Bridges) as described in revised Citation 2311 should be identified and graded as Significant within HO440
- the property and building at 335-337 Ferrars Street should not be included within HO440
- the heritage mapping and Citation 2311 should be corrected to reflect that 335-337 Ferrars Street is located within HO441 and identified as Non-contributory (current grading)
- the concerns of Submitter 66 can be appropriately addressed by correcting relevant heritage and Citation mapping boundaries and amending wording in Citation 2311.

**3.3 61 Farrell Street, Port Melbourne**

The Amendment proposes to regrade the property from Contributory to Significant in the Port Melbourne East sub-precinct of HO1 Port Melbourne Precinct.

**(i) The issue**

The issue is:

- is it appropriate to regrade the property to Significant within the precinct?

**(ii) Evidence and submissions**

Mr Nicholls and Ms Crossley opposed the regrading of their property to Significant and requested the Panel consider removing the Heritage Overlay from it.

They considered that the dwelling did not meet this threshold and the source of its significance had not been suitably demonstrated in the PPHR Update. They explained that the dwelling had been altered, particularly since it had a replacement verandah and fence that were not designed to match the original. They also emphasised that the building sat within a mixed streetscape where the majority of buildings were Non-contributory.

These submitters were particularly concerned that this grading might preclude updates to the dwelling, such as to achieve improved solar orientation and liveability.

Ms Schmeder supported the enhanced grading of the property since the dwelling is from the Victorian era, recognised in the Statement of Significance for HO1 and is *“more substantial in size and materiality”* than many Significant graded properties in the precinct.

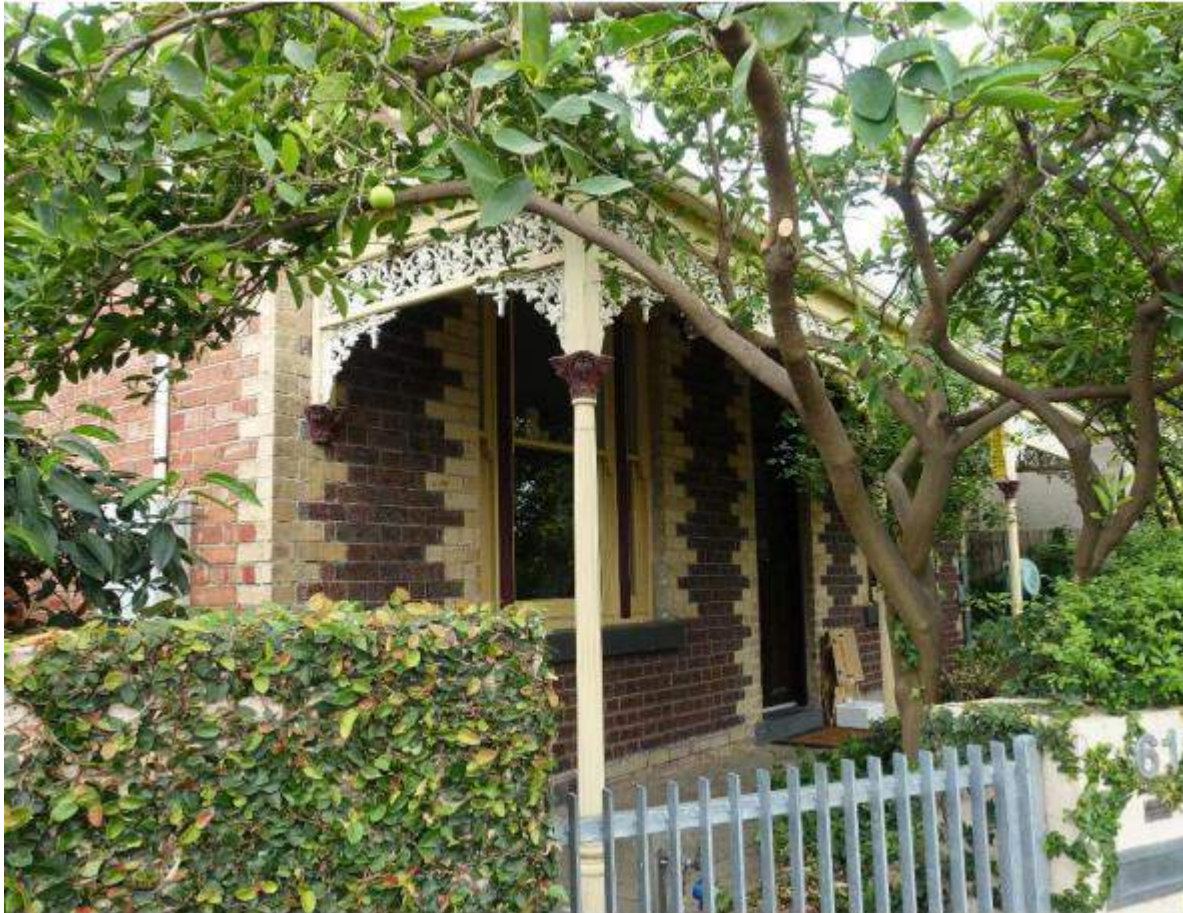
Council relied on Ms Schmeder’s analysis that *“the streetscape is intact enough to warrant protection as part of the larger HO precinct”*, noting that the entire east side of the street (Port Phillip Specialist School) is individually significant and the side where the property has approximately two thirds graded properties and one third Non-contributory.

**(iii) Discussion**

It was apparent on the Panel’s inspection that the property is a fine example of its type, with particularly intact and detailed bichromatic brickwork. While the verandah is a replacement, in our view it is highly sympathetic to the styling of the dwelling and features of its time. The remainder of the building as visible from the public domain is also highly intact.



**Figure 2** Streetscape photograph of 61 Farrell Street, Port Melbourne  
(Source: Ms Schmeder's expert report, page 33)



The Panel considers that the property sits comfortably within the Significant grading having regard to the use of this grading within the Planning Scheme, as discussed in Chapter 2.6. That is, it is consistent with comparable properties sharing this grading and would be a suitable outcome in heritage terms.

The fact that it is not within a consistently graded heritage streetscape does not in our view detract from the proposed grading – the grading relates to the values of the recognised precinct, in which buildings may be Non-contributory, Contributory or Significant. This particular dwelling is well aligned with the Statement of Significance for the precinct which references the Port Melbourne East Sub-precinct of local historical and architectural significance in its own right, as a largely nineteenth century residential area (with some later development of the Federation and interwar periods).

The property is also located within the part of the street where the substantial heritage school premises opposite forms part of the setting, reflective of the institutional buildings that are mixed within historic residential areas as referred to in the Statement of Significance.

We accept that this shift in grading may mean that it becomes more challenging to obtain permission to undertake significant works to the building façade, for example. However, it would not preclude a respectful extension or update to the liveability of the dwelling in other ways, guided by the policy in Clause 22.04.

**(iv) Conclusion**

The Panel concludes:

- the regrading of the property from Contributory to Significant is supported as proposed.

**3.4 2 Carlisle Street, 3, 5 and 9 Havelock Street, St Kilda**

The Amendment proposes to:

- downgrade part of 2 Carlisle Street (also known as both 11 Havelock Street and 3 Albert Street) from Significant to Non-contributory in HO5 (St Kilda Hill Precinct)
- regrade 5 Havelock Street from Contributory to Significant in HO5.

**(i) The issues**

The issues are whether:

- the subject site at 2 Carlisle Street, 3, 5 and 9 Havelock Street should be removed entirely from HO5
- 3 Havelock Street should be regraded to Non-contributory in HO5
- 5 Havelock Street should be regraded to Significant in HO5.

**(ii) Evidence and submissions**

Submitter 131 (Meydan Group)<sup>14</sup> opposed the Amendment and submitted:

- the subject site (collectively referred to as the “Cosmopolitan land holding”<sup>15</sup>) was strategically important within St Kilda, given its relationship with the St Kilda Activity Centre located at the edge of the Acland Street commercial precinct
- the Cosmopolitan land holding should be removed from HO5 due to the low heritage value and contemporary nature of key properties identified in this land holding.

The Meydan Group submitted:

- 3 Havelock Street should be regraded from Significant to Non-contributory in HO5, given it was now a car park servicing the Cosmopolitan Hotel Apartment Building.
- 5 Havelock Street should be removed from HO5 due to its poor condition and alterations made to the building and its physical location within the heritage precinct.
- 9 Havelock Street should be removed from HO5 due to the extent of modifications and its location in Havelock Street and what it described as “*a fragmented streetscape*”.

Ms Riddett from Anthemion Consultancies gave evidence that grading of 5 Havelock Street from Contributory to Significant was not justified. It was her opinion that insufficient

<sup>14</sup> Meydan Group comprises a group of companies, including Stameen Pty Ltd, the registered proprietor of the land at 5 Havelock Street, St Kilda which is the subject of the Amendment. The Panel Was advised that Stameen Pty Ltd owns a group of properties, collectively described by Submitter 131 as the “Cosmopolitan” land holding.

<sup>15</sup> The Cosmopolitan land holding comprises:

- 2 (part thereof) Carlisle Street – the main hotel building
- 3 Albert Street – hotel apartment building extending to Havelock Street
- 3 Havelock Street – a vacant hotel car park
- 5 Havelock Street – a dwelling
- 9 Havelock Street – a dwelling.

information had been advanced in the exhibited Amendment (including in the PPHR Update) to support heritage regrading.

Ms Riddett considered heritage grading definitions had not been applied appropriately by Council, noting:

It appears that reliance has been placed on the integrity and intactness of the place rather than an appropriate assessment against actual definition.

Ms Riddett highlighted the HO5 precinct Citation lacked any specific comment on the importance (or otherwise) of ‘timber dwellings’ or ‘modest cottages’ in the heritage precinct. Nor did it specifically mention Havelock Street (or the timber dwellings located therein) as contributing in any way to the significance of the heritage precinct. She considered this was a significant omission, noting in particular:

There is no mention in the existing precinct citation of the ‘flat area’ and the working classes, and therefore any attributed importance to them, as compared with the wealthy citizens ‘on the hill.’

Ms Riddett concluded that 5 Havelock Street was at best “representative” of significance at a local level and considered the most appropriate grading was Contributory within the HO5. In her opinion, 5 Havelock Street could not be considered “*an important example of a dwelling of its era and type*”, within HO5. She noted that:

There is nothing in the Environmental History or the Citation for the St Kilda Hill Precinct which sheds any light whatsoever as to any heritage importance of, and therefore any appropriate grading, for the modest timber dwellings which are centred around Neptune, Clyde, Fawkner and Havelock Streets.

Ms Riddett also recommended a strategic review of the entire HO5 heritage precinct occur before any regrading of 5 Havelock Street was finalised.

Ms Schmeder did not agree with this position. She was of the view that the heritage regrading of 5 Havelock Street to Significant in HO5 was appropriate. She stated:

The level of intactness with 5 Havelock Street is directly comparable to that seen on other Significant-graded Victorian houses in the precinct (HO5).

The other heritage properties to the east and across the street from 5 Havelock Street give it a clear and physical link to the rest of the HO5 precinct.<sup>16</sup>

Ms Schmeder considered it was preferable to retain the entire Cosmopolitan land holding within the HO5 precinct:

So future impact on heritage significance can be appropriately managed through the planning permit process.

Council agreed with Ms Schmeder’s evidence. Council noted that HO5 was a relatively large precinct and that:

... timber dwellings were a recognised type of Victorian style architecture.

Council supported the Significant grading proposed for the dwelling at 5 Havelock Street, noting this was consistent with similar gradings applied to other comparative Victorian style timber dwellings analysed in Ms Schmeder’s evidence. Council submitted the detailed

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<sup>16</sup> Ms Schmeder’s Expert report at page 43.

comparative analysis conducted by Ms Schmeder clearly demonstrated that the regrading of 5 Havelock Street to Significant was consistent and appropriate.<sup>17</sup>

In response to Ms Riddett's call for a complete strategic review of HO5, Council acknowledged a full review of the HO5 precinct was expected to be progressed in the 2021/22 or 2022/23 financial years. However, it submitted that any review of HO5 precinct should not prevent the subject property at 5 Havelock Street being graded consistently with the balance of the precinct pending any further strategic review of HO5.

### **(iii) Discussion**

The Panel agrees with submissions and evidence that 3 Havelock Street should be regraded to Non-contributory, given it was now a vacant site used as a car park. The Panel support its heritage regrading as part of the Amendment, noting this was not contested during submissions and evidence and was supported by Helms in his work on the PPHR Update.

The Panel also supports the heritage regrading proposed to part of 2 Carlisle Street (also known as both 11 Havelock Street and 3 Albert Street) from Significant to Non-contributory in HO5, noting this set of buildings on the land holding were contemporary and did not directly contribute to the heritage significance of HO5. However, the Panel does not support the submitter's request to remove the entire Cosmopolitan land holdings at 2 Carlisle Street, 3, 5 and 9 Havelock Street from HO5. The Panel considers this position has not been substantiated for the reasons outlined below.

#### *5 Havelock Street*

The Panel inspected the existing timber dwelling at 5 Havelock Street and was able to obtain a clear view of the front and sides of the building on the property from the public realm. The Panel is satisfied Ms Schmeder's assessment and description of the dwelling as a relatively intact single storey, double fronted timber dwelling in Italianate style (circa late 19<sup>th</sup> century) is appropriate. The Panel is satisfied the dwelling on this property should be graded Significant, having regard to the use and application of the heritage grading assessment and definitions discussed in Chapter 2.6.

The Panel agrees with Submitter 131 that it is relevant to consider the location of 5 Havelock within the HO5 precinct more generally to help determine how that place relates to its surrounds and wider heritage setting of the precinct. The Panel acknowledges Ms Schmeder's detailed comparative assessment that was undertaken of some 23 Significant and seven Contributory Victorian timber houses located in HO5 across Neptune, Clyde, Fawkner and Havelock Streets all located within HO5. The Panel sighted a number of these dwellings during its inspection of the precinct and is satisfied that an appropriate level of comparative analysis has been undertaken by Ms Schmeder to support the Significant heritage grading of 5 Havelock Street.

The Panel considers the lack of specific reference in the Statement of Significance for HO5 to "timber dwellings" or "modest cottages" raised by Ms Riddett, does not lead it to conclude that these places should or cannot be graded Significant within HO5. The Panel acknowledges that PPN01 provides that a Statement of Significance should identify those physical elements

<sup>17</sup> Ms Schmeder confirmed in her evidence in chief that she observed 23 Significant and 7 contributory Victorian timber houses across Neptune, Clyde, Fawkner and Havelock Streets.

that are considered significant or contributory to the respective heritage precinct. Nevertheless, the Panel considers that Victorian era styled heritage dwellings as a grouping can also include timber dwellings of the style and type found in HO5, as observed within Havelock and surrounding streets.

The Panel acknowledges there was divergence in expert opinion about the relevance of building condition and intactness to the heritage grading of this particular dwelling. However, both Ms Schmeder and Ms Riddett acknowledged that the dwelling was relatively intact. With the noticeable loss of chimney caps and some other replacement elements to the façade of the building - which both experts acknowledged could either be reconstructed or were reversible.

The Panel considers the building condition and intactness is a relevant consideration in this instance to help determine the heritage grading status of this place. It considers the dwelling at 5 Havelock Street is a relatively intact representation of this Victorian era style of timber dwelling found in HO5, noting that newer alterations and additions do not detract from the relationship of the heritage values to the precinct and are reversible in any event.

The physical setting and urbanised setting presented by the Cosmopolitan Hotel and apartment building also assists in an appreciation of the heritage significance of the two Victorian era dwellings located at 5 and 9 Havelock Street. The Panel considered this physical context added a level of authenticity to the heritage story of these dwellings in Havelock Street and more generally in HO5. This is consistent with Ms Schmeder's evidence which concluded that other heritage properties to the east and across the street created a strong physical and visual link to HO5.

The Panel is satisfied that the regrading of the dwelling at 5 Havelock Street to Significant is appropriate and consistent with the grading guidelines in PPN01 and heritage policy intent expressed in Clause 22.04.

The Panel notes Council's advice that an overall review of HO5 is anticipated in 2021/22 or 2022/23 and acknowledges that the broader strategic review of HO5 is outside the scope of the Amendment. Relevantly, the regrading of these two properties as part of this Amendment is a discrete issue that can be resolved through conventional assessment (undertaken above) and is properly the subject of an update heritage amendment. On this basis, the Panel does not support the submitter's view that it is necessary or preferable to await the broader review of HO5 before making these changes.

### *9 Havelock Street*

The submitter also sought the removal of 9 Havelock Street from HO5. The Panel notes this was not proposed or included in the exhibited Amendment and the subject dwelling is already graded Significant in HO5. Council noted the Amendment did not propose any changes to the current Significant grading of 9 Havelock Street.

Ms Schmeder had not undertaken a detailed comparative analysis of this place and Ms Riddett had not provided specific comment on this property. Council submitted that any further review of 9 Havelock Street, as well as Havelock Street more broadly, could occur as part of any future review it undertook in relation to HO5.

**(iv) Conclusions**

The Panel concludes:

- part of 2 Carlisle Street (also known as both 11 Havelock Street and 3 Albert Street) should be regraded to Non-contributory in HO5
- 3 Havelock Street should be regraded to Non-contributory in HO5
- 5 Havelock Street should be regraded to Significant in HO5
- 9 Havelock Street should not be removed from HO5.

**3.5 58-60 Queens Road, Melbourne**

The Amendment proposes to apply a new individual heritage overlay HO512 to the inter war apartment style buildings known as *Glen Eagles*, *Kinross* and *Kinfauns*, located at 58, 59 and 60 Queens Road Melbourne respectively. This is consistent with the *58-60 Queens Road, Melbourne Heritage Assessment*, November 2017, prepared by Peter Andrew Barrett (Barrett Heritage Assessment).

**(i) The issue**

The issue is whether:

- applying an individual Heritage Overlay HO512 to 58-60 Queens Road, Melbourne is appropriate.

**(ii) Evidence and submissions**

**Figure 3** Streetscape photograph of part 58-60 Queens Road, Melbourne  
(Source: Ms Schmeder's expert report, page 47)



The proposed Statement of Significance prepared in the Barrett Heritage Assessment 2017 is provided below:

*What is Significant?*

Glen Eagles, Kinross and Kinfauns at 58, 59 & 60 Queens Road, Melbourne, built in 1940-41 as an investment for Margot O'Donohue and Frank Lynch are significant. The three-storey brick blocks of flats are of a restrained, but well composed, Moderne design and are situated within a landscape setting that contributes to their character.

Along the rear boundary of the site is a row of 23 single car garages for its residents, which are supplemented by vehicle parking elsewhere on this site.

Non-original alterations and additions are not significant.

*How is it significant?*

The complex containing Glen Eagles, Kinross and Kinfauns flats, their landscape setting, and rear garages, is of local aesthetic and historic significance to Port Phillip.

*Why is it significant?*

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Interwar period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake. It is also an example of a flat development by Margot O'Donohue and Frank Lynch, who built at least one other large block of flats in Queens Road. (Criterion A)

The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well composed, Moderne style. The three blocks of flats, Glen Eagles, Kinross and Kinfauns, demonstrate a transition in styling of blocks between the more ornate styles of historicism and Streamline Moderne, to that of the uncompromisingly Modern developments of Newburn and Stanhill flats. (Criterion E)

Submitters 3, 10 and 132 opposed the application of the proposed individual Heritage Overlay HO512 over the grouping of the apartment styled, circa inter war buildings and surrounding landscape setting on the subject property. They raised the following concerns:

- the heritage significance of the property has not been established and the validity of the Moderne style is questionable (Submitters 3 and 132)
- the Heritage Overlay would adversely impact ongoing maintenance costs and future property values (Submitters 3 and 10)
- the property could otherwise be redeveloped to accommodate high density housing (Submitters 3 and 132)
- the significance of the buildings must be higher to warrant an individual Heritage Overlay (Submitter 3)
- greater emphasis should be placed on providing opportunities for future housing needs on this site.

Submitters 6-9, 12, 14-32, 34-51, 54-65, 67-92, 94-96, 98-107, 110-113, 115-118, 120-122, 126, 128, 134, 137-140, 144-149 supported the proposed Heritage Overlay on the subject property. A detailed overview of key matters raised in these submissions was included with Council's supporting documents and have been considered by the Panel.

Submitter 148 (Yve Owners Corporation) included a heritage assessment from Mr Roger Beeston, Heritage Conservation Architect of RBA Architects in its support for the Amendment.

Further, it called Mr Anthony Hemmingway, a heritage consultant to present expert evidence to the Panel.

Mr Hemmingway's evidence included a detailed summary assessment schedule of a range of contemporary "flats" located in the area. He observed:

Architecturally, the popular contemporary styles are apparent in this group – primarily the Moderne and the English Vernacular Revival (or Tudor Revival), with one example of the Georgian Revival style. As a group they are largely intact and good to fine examples of their respective idioms.

In his opinion, the group of three apartment buildings met the threshold for local heritage significance in three of the HERCON Criteria, namely:

- Criterion A (historical significance)
- Criterion D (representativeness)<sup>18</sup>
- Criterion E (aesthetic significance).

Mr Hemmingway generally supported the recommendations of the Barrett Heritage Assessment. However, he recommended adding Criterion D (Representativeness) into the "Why is it significant" section of the Statement of Significance. In addition, he recommended adding tree controls into this new Heritage Overlay Schedule to reflect what he considered to be a historic Canary Island Date Palm (*Phoenix Canariensis*) located in the front of the subject property.

In her review and assessment of this matter, Ms Schmeder considered the Barrett Heritage Assessment lacked comparative analysis examples and undertook this as detailed at pages 48-52 of her evidence statement. Based on this, Ms Schmeder was satisfied the buildings on the subject land met the threshold of local significance when compared to other similar places of individual significance identified in the Heritage Overlay.

Council agreed with Ms Schmeder's evidence and recommendations on this matter, including the significance of the landscape setting in which the three buildings are located. In addition, it supported Mr Hemmingway's recommendation to add Criterion D into the Statement of Significance for HO512. However, Council noted further investigation was required to establish the significance of the Canary Island Date Palm tree on the subject land for the purpose of potential tree controls.

### **(iii) Discussion**

The Panel considers the additional comparative analysis undertaken by Ms Schmeder as supported by Mr Hemmingway's analysis and evidence, establishes the threshold of local and individual heritage significance of this place. The Panel is satisfied the comparative analysis completed by both experts supports the significant role that Queens Road played in the ongoing development of these particular types of inter war period flat development (Criterion A – historical significance). The Panel agrees the buildings at 58-60 Queens Road are a strong representation of this transitional apartment or flat development.

The Panel notes the extremely high level of integrity, intactness and cohesiveness demonstrated by all three building forms, further complemented and strengthened by the prominent and well-established landscaped garden setting.

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<sup>18</sup> The exhibited Amendment and Statement of Significance for HO512 did not include this Criterion.



In response to submissions around the use of the term “Moderne Style” in the Statement of Significance, the Panel accepts the explanation by Ms Schmeder that this is a legitimate and appropriate use of the term describe the style of the subject buildings. This view was also supported by Mr Hemmingway.

In particular, Ms Schmeder noted that the term is often used by academics and heritage professionals to describe a number of divergent sub styles, often found within this grouping of apartments and flat developments built during the inter war period. The Panel is satisfied that Ms Schmeder’s additional comparative analysis also demonstrates consistency with Criterion E (Aesthetic Significance). It further agrees with Mr Hemmingway’s recommendation to add Criterion D (Representativeness) into the Statement of Significance for similar reasons outlined above. It supports the removal of the names of the developers O’Donohue and Lynch from the Statement of Significance, particularly given the significance of these developers has not been clearly established within this area.

The Panel considers that specific issues raised by opposing submitters in respect to ongoing maintenance costs, property values and potential use the land for increased density housing have been adequately addressed in Council’s submission. The Panel highlights that planning policy at both state and local level requires planning authorities to ensure all places of heritage significance are identified and appropriately recognised and managed through appropriate Planning Scheme controls, using such tools as the Heritage Overlay. This is an important planning approach that has been consistently advocated by Panels responding to these types of submissions.<sup>19</sup>

The Panel notes that further investigation may be warranted to establish the significance or otherwise of the Canary Island Date Palm tree located on the subject land.

#### **(iv) Conclusions**

The Panel concludes:

- an individual Heritage Overlay HO512 is appropriate for this property
- the Statement of Significance for HO512 should be amended to delete reference to the developers O’Donohue and Lynch and include Criterion D - Representativeness in the section of the Statement of Significance headed ‘Why is it significant’.

### **3.6 96 Grey Street, St Kilda**

The Amendment proposes to add the property at 96 Grey Street, St Kilda to HO5 as an individually Significant place, with its own place Citation 2002 prepared as part of the PPHR Update. The property is currently outside HO5.

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<sup>19</sup> See for example Panel comments in respect to Amendment C6 to the Southern Grampians Planning Scheme and Amendments C266 and C274 to the Boroondara Planning Scheme.

**Figure 4** Streetscape photograph of 96 Grey Street, St Kilda  
(Source: Ms Schmeder's expert report, page 56)



The new place Citation 2002 is provided below:

*What is Significant?*

'Greycourt', designed by Richardson & Wood and constructed in 1920, at 96 Grey Street, St Kilda is significant. This is an example of the 'Bungalow Court' flat type comprising four dwellings around a central courtyard, now converted to a driveway. The walls are roughcast with brick details to the verandah piers and around the arched entrances to some flats. The hip and gable roofs extend to form porches over the entrances to three of the flats, and there have shingles to the gable ends. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the 'Bungalow Court' type to create an 'unflatlike' living environment.

Non-original alterations and additions are not significant.

*How is it significant?*

'Greycourt' at 96 Grey Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

*Why is it significant?*

It is significant as an early example of the 'Bungalow Court' type that demonstrates the experimentation with multi-dwelling and flat types occurring in St Kilda during the early twentieth century and forms part of an important collection of flats within the St Kilda Hill area. It is also significant as a design by architects Richardson & Wood who designed a number of multi-dwelling developments that demonstrate the evolution of flat types in St Kilda in the 1910s and 1920s. (Criteria A & D)

**(i) The issues**

The issue is whether:

- the addition of 96 Grey Street, St Kilda into HO5 as an individually Significant place, with its own place Citation 2002 is appropriate.

**(ii) Evidence and submissions**

Submitter 143 opposed the property at 96 Grey Street being placed into HO5 as an individually Significant place and new Citation 2002, raising the following concerns:

- the buildings at 96 Grey Street have no intrinsic heritage value and have been so significantly altered over many years that any alleged heritage value has been completely lost

- the supporting documentation and evidence for the cultural heritage significance of the property does not justify the proposed HO5 inclusion or Significant heritage regrading and individual Citation 2002
- the buildings on the property are not an example of a bungalow court; rather a pair of 1920's single storey semi-detached dwellings with a central accessway
- insufficient evidence has been provided to demonstrate the buildings are an early example of a bungalow court development
- the proposed Statement of Significance contains many errors
- insufficient comparative analysis
- the application of HO5 and a Significant grading would unreasonably constrain redevelopment of the property.

Ms Schmeder's evidence was that the property at 96 Grey Street was a "*rare example*" in Melbourne's inner suburbs of the bungalow court style. She described this in her evidence as a "*phenomenon*." She noted<sup>20</sup>:

The first classic bungalow court was built in Pasadena, California, in 1909, which were 'a symmetrical grouping of compact, detached, one-story cottages framing a central landscaped courtyard'. The type proliferated across Southern California over the next twenty years, and in the suburb of Pasadena alone, 414 courts for 6,500 residents had been constructed by 1933. While early bungalow courts in California were quite spacious, during the interwar period they evolved from freestanding dwellings to higher density developments, often attached units in pairs or rows.

Her evidence provided examples of the bungalow court style located at 73 McKillop Street and 22A Park Street, Geelong. Both of these examples are listed in the Victorian Heritage Register. Ms Schmeder considered the existing dwellings on the subject property had a form and layout that demonstrated their historical and architectural significance of the bungalow court style of development, albeit in a more urbanised setting with a more compact form. This was supplemented by what she regarded as a sufficient level of external intactness notwithstanding more recent additions.

Council further highlighted that the layout of the development demonstrated the "*evolution and transition*" of higher density versions of the bungalow court form that included "*semi-detached and terraced forms*" of urban development, noting:

Ms Schmeder's evidence describes the evolution of the Bungalow Court concept in California and then Australia. In Council's submission, Ms Schmeder's evidence stands for the proposition that the Subject Land is important in demonstrating that the Bungalow Court style was indeed used in Melbourne's suburbs and not just Geelong as previously believed.

Council submitted the alterations to the buildings did not detract from the original physical appearance of the four-dwelling layout around a court setting. In Council's closing submission the property demonstrated an "*experimentation*" of "*high density living in an acceptable single storey format*." It also considered the front and internal fences were easily reversible alterations.

Council noted the only expert evidence in respect to this matter that was tested through cross examination was that of Ms Schmeder.<sup>21</sup>

<sup>20</sup> Page 56 of her expert report.

<sup>21</sup> See comments in Chapter 1.3.

It submitted that:

Notwithstanding Submitter #143's heavy reliance on the opinions and views of Mr Bick, those opinions and views can only be afforded the weight of a submission. Mr Bick was not made available at the hearing to explain those opinions and views and allow the Panel and Council to test them.

**(iii) Discussion**

The PPHR Update provides:

Greycourt is of local historic and architectural significance for its associations with the building of flats in St Kilda and as an early example of 'Bungalow Court' flats.

As the building adjoins the HO5 precinct, and is historically related to it, it is recommended for inclusion in the precinct rather than as an individual place. No specific HO controls (e.g., external painting, internal alterations, trees, outbuildings) are required.

This is generally consistent with Ms Schmeder's evidence by way of peer review.

The Panel does not support the view advocated by Ms Sharp on behalf of Submitter 143 that Council's heritage assessment lacked rigour and consistency. Instead, it finds that the layout of the semi-detached pairs of bungalow dwellings located on the subject property does not lack a court like setting.

While the Panel acknowledges this property does not exhibit all the key characteristics of the State listed examples provided in Geelong (such as landscaped communal open space), it does not need to in order to be individually listed as Significant at a local level.

The Panel accepts the visual setting of the bungalow dwellings on the subject land is currently partially obscured by the external front fence and the smaller 'court' area now includes a series of internal fences that in part curtails the visual appearance of the court setting when viewed from the street. However, during its inspection, the Panel was able to gain a clearer perspective of the court setting when viewed immediately opposite the site. In the view of the Panel, the court setting is still identifiable as a bungalow court style development as described in Ms Schmeder's evidence. The Panel considers the appearance and setting of the courtyard could be easily highlighted through the removal and replacement of the external and internal fencing on the site.

The Panel accepts Ms Schmeder's evidence that the development layout on the subject land in Grey Street demonstrates what Council termed a "*transition of development form*" that had occurred in the bungalow court style within inner Melbourne. This view was supported by Ms Schmeder's comparative analysis that included reference to two other bungalow court flat examples located at 27-29 and 45 Jackson Street. In these comparable examples Ms Schmeder noted:

The single-storey dwellings at 27-29 Jackson Street comprise eight attached dwellings in a U-shaped plan, while 45 Jackson Street comprises nine attached dwellings in an L-shape plan. This may indicate that the bungalow court phenomenon evolved in two distinct directions in the Melbourne suburbs: to cul-de-sacs as documented by Freestone and Nichols, and attached forms as seen in Port Phillip.

In respect to the alterations to the dwellings on the site, the Panel is satisfied these alterations do not detract from the significance and heritage setting of the development as a whole. It concurs with Ms Schmeder's assessment that the replacement of the roofing material and some painting of the roughcast rendered walls should be considered "cyclical maintenance"

and alterations to the front porch areas of the two front dwellings, still retain evidence of original supports, masonry balustrade and roof, including further evidence of terracotta shingles on the roof of a corner bay window area.

Therefore, the Panel concurs with the evidence of Ms Schmeder and Council's submission that the heritage significance of the building form overall supports the addition of 96 Grey Street, St Kilda as an individually Significant place within HO5 with its own place Citation.

While the Panel acknowledges the subject land is within close proximity to the St Kilda Activity Centre where taller contemporary built form is being introduced (as referenced by the Submitter), the principal consideration as to the inclusion of the property in the HO5 is determined by and through its established heritage significance. It is not an outcome that is determined or influenced through potential development expectations resulting from the property's location.

#### **(iv) Conclusions**

The Panel concludes:

- the addition of 96 Grey Street, St Kilda as an individually Significant place within HO5 with its own place Citation is appropriate as exhibited.

### **3.7 152 and 154 Mitford Street, Elwood**

The Amendment proposes to apply an individual Heritage Overlay (HO511) to these properties which are not currently covered by the Heritage Overlay.

#### **(i) The issues**

The issue is:

- whether concerns about flood management is relevant to a decision to apply the Heritage Overlay to these properties?

#### **(ii) Evidence and submissions**

The properties contain two semi-detached houses of 'early bungalow' style.

Submitters 125 and 129 opposed the inclusion of their properties in the Heritage Overlay.<sup>22</sup> Their principal concerns were that the sites are in an area of high flood risk. One submitter suggested at some stage it may be desirable to demolish and replace their dwelling to achieve a higher floor level. Another explained that their dwelling has deficient foundations and may not comply with current building codes. They were concerned that applying the Heritage Overlay may restrict their ability to carry out these works.

The PPHR Update explains that the dwellings are "*a finely detailed and early example of bungalow design that demonstrates both Japanese and Arts and Crafts influences*". It also identifies "[the] *unusual building type as a 'bungalow duplex' that has been skilfully designed to fit a small site*".

Ms Schmeder confirmed that the dwellings jointly warrant protection in a site-specific Heritage Overlay since<sup>23</sup>:

<sup>22</sup> They did not appear at the hearing but their written submission to the Planning Authority has been taken into account.

<sup>23</sup> Expert report page 64.

This is on the basis of the very early date of this Arts & Crafts Bungalow – built at the time the style was first established in Victoria, the renown of architects Schreiber & Jorgensen’s interwar residential designs, and the retention of Asian-influenced details that characterised the American Craftsman Bungalow style and was seen in early architect-designed Australian examples of this type.

Council pointed out that the submitters did not contest the alleged heritage significance of the buildings which had been identified in the PPHR Update as being of historic, architectural and aesthetic significance. Instead, they were concerned about the interaction between heritage controls and other regulations that seek to mitigate flooding.

Ms Schmeder responded to these submissions in her report<sup>24</sup>:

I acknowledge that repeated flooding could have a deleterious impact on the condition of the dwellings, particularly by introducing moisture to the subfloor area and timbers. However, no evidence has been presented to demonstrate that demolition of either of the semi-detached dwellings is an inevitable outcome. In this circumstance, in line with my discussion in the introduction to this chapter, condition should not be taken into account when considering whether 152-154 Mitford Street should be added to the Heritage Overlay.

Council acknowledged the notable flood risk to these properties which is addressed in part by the provisions of the Special Building Overlay. Council considered this to be the primary mechanism by which the need for flood management is taken into account in redevelopment applications. It explained that<sup>25</sup>:

While the flood risk of the properties is indeed a significant issue for the owners, Council submits that the task of the Panel is to consider whether the Heritage Overlay should be applied having regard to the heritage significance of the property.

Further while the Heritage Overlay would introduce an additional layer of planning control over the properties, the purpose of the Heritage Overlay is for heritage protection, rather than to limit redevelopment opportunities or building improvements.

... the application of the Heritage Overlay does not preclude nor encourage buildings, works or demolition of a property altogether. Rather heritage, along with flood risk, would become another matter to be balanced with the various objectives and requirements of the Scheme when a permit application is considered.

In addition, Council has developed the Elster Creek Flood Management Plan in conjunction with relevant flood authorities to progress a long-term coordinated approach within the catchment.

### **(iii) Discussion**

The Panel is aware of the significant flooding issues (including flash flooding) that affect properties within the Elster Creek (Elwood) catchment. It is expected that the new Flood Management Plan will go some way to addressing these issues more systemically than on an individual property basis.

Notwithstanding, in the Panel’s opinion, the values of the property that would justify the application of any individual overlay should be considered with a primary focus to the purpose of that overlay itself. In this instance, Council is correct that these purposes seek to protect and preserve heritage assets.

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<sup>24</sup> Expert report page 64.

<sup>25</sup> Part B submission at pages 25 and 26.

The Panel accepts the heritage analysis undertaken in both the PPHR Update and subsequently by Ms Schmeder, that these semi-attached dwellings have multiple elements of heritage significance justifying the application of an individual heritage overlay to these properties.

It is not unusual for multiple overlay controls to apply to a single property and for a decision maker to need to reconcile policy, the purpose of the controls and decision guidelines when an integrated permit application is evaluated. The Panel has experience with properties in both the Heritage Overlay and Special Building Overlay and is aware that there may be various design and engineering techniques that can potentially satisfy both.

There is also an opportunity under the provisions of the Heritage Overlay to carry out rectification works to enhance or repair damage, albeit this is likely to require relevant assessments to be provided to ensure key heritage fabric is suitably protected.

#### **(iv) Conclusions**

The Panel concludes:

- the application of an individual Heritage Overlay to these properties is justified, notwithstanding potential flooding issues to be addressed in the management of these properties.

### **3.8 Recommendations**

The Panel recommends:

**Abandon the proposal to regrade 207 Little Page Street, Middle Park to Significant and make any consequential changes.**

**Amend the Port Phillip Heritage Review to:**

- a) amend Citation 2311 – Railway Cutting and Road Bridges to: [8319475: 28658238\_1] page 33 to:
  - i. remove references to 333, 335-337 and 341-351 Ferrars Street, South Melbourne from the citation address and map
  - ii. specify that 335-337 Ferrars Street, South Melbourne and the former South Melbourne Cycling Club building do not contribute to the significance of the Railway Cutting and Road Bridges Precinct

**Amend the Heritage Policy Map to:**

- a) amend the heritage grading of the railway reserve (Railway Cutting and Road Bridges) as described in Citation 2311 to Significant within Heritage Overlay HO440
- b) amend the heritage grading of 333, 335-337 and 341-351 Ferrars Street, South Melbourne from Significant to Non-contributory within Heritage Overlay HO441
- c) amend the heritage grading of 3 Havelock Street, St Kilda from Significant to Non-contributory within Heritage Overlay HO5.

**Amend the Statement of Significance for:**

- a) Glen Eagles, Kinross and Kinfauns (58-60 Queens Road, Melbourne) to remove reference to developers O'Donohue and Lynch and inclusion of Criterion D in the section "Why is it significant".**



## 4 Response to other submissions

The Panel has considered all submissions referred to it. The Panel has not specifically referred to each submission, particularly where they are consistent with the position of Council as the planning authority and supported by the Panel.

### 4.1 10-18 Jacka Boulevard, St Kilda (St Kilda Sea Baths)

The property is included in HO168. The Amendment proposes to regrade the property from Non-contributory to Contributory.

#### (i) The issues

The issues are:

- is it premature to regrade the property to Contributory?
- how should the social significance of the place be addressed?

#### (ii) Evidence and submissions

In response to questions from the Panel, Council advised that the property is the only one in HO168. The Statement of Significance identifies explains:

This building is of significance as a type: it is a remnant of one of only a few structures built in Australia to function as a sea baths complex, and, of these, was in its heyday among the largest of this type in Australia. It is the last in a line of sea baths for which St Kilda was famous in the nineteenth century and into the twentieth century, and represents a culmination of this type of complex in Victoria. It forms part of a collection of structures on Jacka Boulevard which reflect the use of St Kilda as Melbourne's prime seaside and recreational resort in the first half of this century. The building itself is an excellent example of resort architecture of the period. Its Moorish domes form a highly characteristic landmark on the Foreshore.

Council's heritage officer explained in a report tabled at Council's meeting in May 2018 that the inclusion of this property in the Heritage Overlay is a "historical legacy" and that the reconstructed towers are the only element relatively consistent with the original building, with the metal cupolas on top of the towers potentially as the only surviving fabric.

Relying on this advice, Submitter 108 concluded the Sea Baths have no real heritage value and the proposed Statement of Significance is misleading. It suggested there is no "nexus" between the current building and the proposed alteration of the citation to Contributory. It considered it was arguable it should be removed from the Heritage Overlay altogether.

This submitter also referred to the numerous overlay controls that continue to apply to the property and that "*irrelevant planning hurdles will add additional expense, time and debate*".

Council took a different view at the Hearing. The PPHR Update proposes to note that "*the buildings and most of the original fabric associated with this place have been demolished/removed*". Therefore, Council advised that it proposes to revise Citation 2031 (post exhibition) to include the date of reconstruction of the Sea Baths building (in the 1990s).

Ms Schmeder in evidence for Council accepted that the Sea Baths were rebuilt in a largely non original form, although the towers appear as a largely accurate reconstruction. She explained<sup>26</sup>:

PPN01 provides a test when considering whether places of historical or social significance should be included in the heritage overlay. This is ‘that it has “something” to be managed. This “something” is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic.’ Is there something to manage at the Seabaths in their present state? While this case is borderline, in my professional opinion, the combination of the original fabric of the copper domes combined with the largely accurate reconstruction of the associated towers does provide “something” to manage in the Heritage Overlay.

The marginal state of intactness of the place is reflected in the proposed Contributory grade ...

Ms Schmeder indicated that there are also “intangible aspects” of the Sea Baths’ significance that warrant further investigation, potentially relevant to establishing social significance. This is consistent with Mr Helms’ recommendations in the PPHR Update.

### **(iii) Discussion**

This individual Heritage Overlay is currently an anomaly. It applies only to this property which was once of highly significant heritage value, but does not currently identify any heritage assets on the property warranting protection.

Applying Council’s heritage policy at Clause 22.04, it defines a Contributory property as:

... including buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved.

In the Panel’s opinion, the reconstructed Sea Baths do not meet the requisite threshold for a Contributory grading if assessed on traditionally recognised heritage criteria such as historical or aesthetic significance or representativeness. There is also no potential for the original heritage values to be conserved.

The Panel gave Council time following the hearing to provide evidence of the copper domes being original fabric (as had been assumed by it) but this information was not forthcoming. Even if this had been demonstrated, these are relatively confined elements of the building and would not of themselves be likely to justify the Contributory grading proposed.

In addition, the schedule applies paint controls and internal controls to this property, which would not be proportionate to the purported heritage significance of the place in circumstances where the heritage fabric has been destroyed and the replacement building is not a faithful reconstruction of the original.

We recognise that the existing anomaly (Heritage Overlay with no heritage assets to protect) would continue since the Amendment does not propose to remove the Heritage Overlay from the property altogether (as alluded to by the submitter) and this would necessitate further consideration and public notice.

That said, the Panel recognises the strong legacy of sea baths in St Kilda and on this site in particular. It is conceivable that the reconstructed Sea Baths would justify heritage

<sup>26</sup> At paragraphs 233 and 234 of her report.

recognition on the basis of social significance (Criterion G). However, to our knowledge, this has not been investigated to date as part of this Amendment and would need to constitute future strategic work on behalf of Council.

#### **(iv) Conclusion**

The Panel concludes:

- there is insufficient evidence to justify the regrading of the property to Contributory at the present time as part of the current Amendment.

## **4.2 341 Ferrars Street, South Melbourne**

The Amendment proposes to regrade properties addressed as 341-351 Ferrars Street South Melbourne, from Non-contributory to Significant within HO441 (St Vincent Place East Precinct).

The property at 341 Ferrars Street is one of a row of late 20<sup>th</sup> century townhouses existing at 339-351 Ferrars Street, together with a circa 2017 apartment building located at 333 Ferrars Street. These properties are located within a linear parcel of land running north-south along the former railway reserve, referred to as Railway Cutting and Road Bridges in Citation 2311.<sup>27</sup>

#### **(i) The issues**

The issue is whether:

- The property at 341 Ferrars Street South Melbourne, including those associated properties at 341-351 Ferrars Street South Melbourne, should be regraded to Significant within HO441.

#### **(ii) Evidence and submissions**

Submitter 123 opposed the upgrading of the property at 341 Ferrars Street from Non-contributory to Significant within HO441. The submitter highlighted that the subject property included contemporary styled townhouses (built circa late 20<sup>th</sup> century). The submitter considered these dwellings did not demonstrate any of the significant features identified in the relevant Citation and Statement of Significance and noted the property did not relate to the significance of the historic railway reserve and cutting identified in HO440.

#### **(iii) Discussion**

As part of its post exhibition proposed changes Council acknowledged that the respective properties at 341-351 Ferrars Street included contemporary buildings that were not considered significant to HO441. This was a view supported by Ms Schmeder.

Council supports changes to the exhibited Amendment to now show the heritage grading of the properties at 333 Ferrars Street and 341-351 Ferrars Street South Melbourne as Non-contributory in HO441 and shown as such on the Heritage Policy Map. In addition, it proposes to amend the Citation 2311 address and associated map to remove references to 333 Ferrars Street and 341-351 Ferrars Street, South Melbourne.

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<sup>27</sup> Further discussion on Citation 2311 and related properties at 335-337 Ferrars Street is included in Section 3.2 of this Panel Report.

Given the contemporary built form of the townhouses and circa 2017 apartment building existing on the subject properties at 341-351 Ferrars Street and their lack of heritage significance to HO441 as acknowledged by council and supported by Ms Schmeder, the Panel supports Council's updated recommendations for these properties, including the subject property at 341 Ferrars Street South Melbourne.

**(iv) Conclusion**

The Panel concludes:

- properties at 333 and 341-351 Ferrars Street, South Melbourne should be regraded from Significant (as exhibited) to Non-contributory (proposed post exhibition) in HO441.
- the Citation 2311 address and associated map be amended to remove references to 333 and 341-351 Ferrars Street.

**4.3 14 Woodruff Street, Port Melbourne**

The Amendment proposes to retain 14 Woodruff Street and 164 Ingles Street in HO164 and to retain the heritage grading of these specific properties as Significant. Further, the Amendment proposes to add explicit mention of 14 Woodruff to the revised Citation 48.

**(i) The issues**

The issue is whether:

- 14 Woodruff Street and 164 Ingles Street should be retained in HO164 and the heritage grading of these properties be retained as Significant.

**(ii) Evidence and submissions**

Submitter 124, submitted that:

- 14 Woodruff Street should be removed entirely from HO164; or
- 14 Woodruff Street should be graded Non-contributory, not Significant
- Citation 48 should be amended to remove 14 Woodruff Street; and
- the Schedule to Clause 43.01 (Heritage Overlay) should be amended to remove reference to 14 Woodruff Street.

The submitter pointed out that the subject property has been substantially redeveloped in accordance with Planning Permit 640/2017. These works included part demolition and refurbishment and extension of the existing building to provide for a mixed-use development comprising retail, office space and residential apartments. The submitter considered the current new works had negated the heritage significance of the former use of the building for industrial purposes, with only remnants remaining "*in situ*."

Ms Schmeder accepted the majority of the former J Kitchen & Sons building complex have been demolished and replaced with contemporary development. However, she considered these changes have retained the main elevation of the subject industrial building facing Ingles Street, enabling the two surviving building forms to be understood as related and having former industrial use.

Council submitted it was appropriate to retain the Heritage Overlay for the subject property as proposed by the Amendment, ensuring that heritage matters are a consideration when evaluating any future new works that may be proposed on the site.

**(iii) Discussion**

The Panel acknowledges the observations of Ms Schmeder, noting the clear and readable profiles of the gabled and sawtooth roofs of the adjacent buildings described above during its own inspection of the site. This important silhouette view from Ingles Street in particular, provides a clearly visible and intact representation of the building form located on the southern wall of the building located facing Ingles Street, as to its former industrial use and scale.

**Figure 5** Streetscape photograph of 14 Woodruff Street, Port Melbourne  
(Source: Ms Schmeder's expert report, page 71)



The Panel agrees that 14 Woodruff Street still retains sufficient physical and visual heritage evidence from the public realm and provides an important reminder of the large scale of the former industrial complex on the land. It notes that a similar approach was achieved with the State listed HV McKay Harvester Factory site in Sunshine (VHR H667).

The Panel supports Council's proposed post exhibition changes to the Amendment for a revision to Citation 48 to ensure the former factory building at 14 Woodruff Street is expressly referenced.

#### **(iv) Conclusions**

The Panel concludes:

- 14 Woodruff Street and 164 Ingles Street should be retained in HO164 and the heritage grading of these properties retained as Significant
- Citation 48 should be amended as proposed by Council post exhibition including an update to the mapping and wording to ensure the former factory complex on the subject land is acknowledged for historical importance (Criterion A).

#### **4.4 2-6 Blanche and 110-118 Barkly Streets, St Kilda**

The Amendment proposes to apply a new individual HO507 to these properties (a group of eight houses and a terrace of three houses), consistent with *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, December 2017* by Context Pty Ltd.

##### **(i) The issues**

The issues are:

- is it appropriate to apply an individual Heritage Overlay to this property?
- are development expectations relevant?

**(ii) Evidence and submissions**

Submitter 141 opposed the application of what they regarded as a “*residential based heritage overlay*” to this land since it is zoned Commercial and would otherwise be a suitable redevelopment site. They were also concerned the application of the overlay would affect the value of the land.

Proposed Citation 2409 explains that the dwellings are significant given:

- their association with the residential development of St Kilda after the economic depression of the 1890s, being representative of Edwardian-era speculative housing development on the remaining vacant sites in St Kilda (Criterion A – historical significance)
- they are representative examples of Federation or Edwardian housing, with the design demonstrating the transition from the Victorian to Federation or Edwardian styles (Criterion D - representativeness)
- they are a cohesive and distinctive group due to their shared materials, details, setback and form (Criterion E – aesthetic significance).

Ms Schmeder conducted a peer review of the heritage assessment prepared by Context Pty Ltd. She also carried out genealogical research in respect of the purported building contractor to confirm the accuracy of the assessment history by Context Pty Ltd.

Ms Schmeder confirmed that despite the difference between the two types of houses on the submitter’s property, they form a cohesive group “*because of their history (built in short succession under a single builder), their materiality, and their physical arrangement in an L-shape centred on the subject building at the corner of Barkly and Blanche streets*”. In addition, she considered all houses in the group contribute to the three criteria for significance, noting that their significance only rests partly on the oculi detail mentioned by the submitter.

Post exhibition, Council accepted that it would be reasonable to refine the heritage citation to confirm the building contractor for the houses on the property. This is in line with Ms Schmeder’s recommendation.

Like submitter 141, a number of other submissions raised concerns about the potential limitations on the redevelopment of land if the Heritage Overlay was applied. Council submitted<sup>28</sup>:

Council confirms that the purpose of applying the Heritage Overlay is to ensure the conservation of heritage places across the municipality and ensure that development would not adversely affect the significance of these places.

Council acknowledges that the Heritage Overlay introduces a layer of control for property owners by imposing additional permit triggers and relevant considerations to a future planning permit application. However, in Council’s submission, this is necessary to ensure those places with the requisite level of heritage significance are recognised and appropriately managed ...

Future redevelopment opportunities of heritage properties are immaterial to this stage of the planning process. They are properly considered at the time a planning permit is applied for.

Council considers this approach correctly recognises the importance of prioritising enduring and long term matters such heritage protection and conservation over matters

<sup>28</sup> Page 5 of its Part B submission.

of development potential, building condition, personal economic matters and planning approvals which are, by contrast, short-term in nature.

... the need to accommodate housing must be balanced with Council's responsibility to ensure that places of heritage significance are protected.

Council referenced a number of Panel reports that recognised provisions within the Scheme restricting land use and development are not uncommon and that alterations to heritage properties are possible.<sup>29</sup>

### **(iii) Discussion**

The Panel supports the approach taken by Council and the Panel reports referred to in its submission as to the primary focus of heritage amendments being the historic significance of the property in question.

The Panel accepts that the heritage significance of this group of buildings has been properly evaluated and identified in the report by Context Pty Ltd and the Statement of Significance within the proposed citation. This assessment warrants the application of an individual Heritage Overlay as proposed.

In so far as submitters opposed the application of a "residential based" overlay to this land, it is true that the extant buildings are residential but there is nothing to prevent the application of this overlay to land in any zone, including commercial zones. They are not mutually exclusive and the Heritage Overlay may restrict or temper but not necessarily ban development.

If a development application is made once the overlay is applied, the purpose of both the overlay and the zone control, relevant policies (including Clause 22.04) and decision guidelines will need to be balanced by the decision maker.

### **(iv) Conclusion**

The Panel concludes:

- it supports the application of an individual Heritage Overlay to these properties and the refinement of the draft citation as proposed.

## **4.5 Four State Schools – Middle Park Primary School, South Melbourne Park Primary School, Elwood Primary School and MacRobertson Girls' High School**

The Amendment proposes to make minor changes to Citation 1106 such as corrections to place names, addresses and the like. It would also include a new detailed thematic context section. Much of this was non-controversial and Council accepted changes proposed by the Victorian Schools Authority and the Panel is equally supportive and gives effect to these through its recommendations as necessary.

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<sup>29</sup> Including Moonee Valley C164 [2009] PPV 27 at 21, Boroondara C266 [2018] PPV 63 at 26 and Boroondara C274 Part 2 [2018] PPV 99 at 85.



**(i) The issues**

The issues arising in the Hearing for Panel consideration are:

- how much of the curtilage of the former Elwood Infants' College should be included in heritage mapping?
- how should the anomaly in heritage mapping of the building at MacRobertson Girls' High School be addressed?

**(ii) Evidence and submissions**

*Elwood Primary School (Elwood Central School)*

The eastern part of the school site is covered by HO260. The western part is currently outside the Heritage Overlay. The Amendment as exhibited proposes to add all of the western part (161 Mitford Street) to the overlay.

Submitter 142 opposed the expansion of the overlay mapping to cover the entirety of the school property with the consequence that the entire school site would be regarded as Significant in heritage terms.

Responding to this submission, Council now proposes to reduce the extended mapping to only the footprint of the 1926 Infants' School building and to amend the place citation to delete reference to the skillion shelter shed. This is generally consistent with Ms Schmeder's evidence that the two new, large school buildings on this part of the land and former shelter shed (significantly altered) do not warrant heritage protection.

Council would also amend the revised Statement of Significance in citation 801 to delete reference to the cypress trees flanking the Infants' School (as recommended by Ms Schmeder) as these have been removed.

However, Council and Ms Schmeder took a different view of how the mapping polygon should be configured to protect the former Infants' School building. Council preferred to align the polygon with the building curtilage while Ms Schmeder recommended a curtilage to include enough space to allow a viewer to get a full view of the side/s of the building (nominated at 10 metres but adjusted to recognise former title boundaries).

Ms Schmeder also recommended that Council consider through a separate amendment process whether the mature plane trees within the now closed section of Mitford Street should be included within the heritage overlay mapping, consistent with the Statement of Significance and for the schedule to include tree controls. Council was willing to include this in its further investigations.

*MacRobertson Girls' High School*

The northern part of the site is covered by HO176 and VHR H1641, but the southwestern part is Non-contributory in HO446 (Albert Park Lake Precinct).

The exhibited Amendment proposes to update zone boundaries to align with title boundaries but would not make any change to the heritage citation or controls.

Submitter 142 opposed the proposed extent of the Heritage Overlay polygon.

**(iii) Discussion***Elwood Primary School*

The Panel notes the guidance in PPN01 relating to Curtilages and Heritage Overlay polygons. In essence, it provides that *“it is usually important to include land surrounding a building ... to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item”*.

While this approach has merit in principle, the Panel accepts that it would be sufficient in this instance to draw the polygon around the curtilage of the Infants’ School building itself (in a rectangular form as proposed by the submitter), rather than adopting a 10 metre curtilage as suggested by Ms Schmeder in her evidence.

**Figure 6 Panel preferred Heritage Overlay curtilage for the Elwood Primary School**  
(Source: Submission No. 141)



The Panel’s view is influenced by the fact that a more tightly drawn polygon would capture those elements of the place that are significant, noting that the building has a well-defined curtilage. This is also a readily recognisable ‘boundary’. By contrast, a 10 metre curtilage, if applied, seems somewhat arbitrary, especially since it has not been demonstrated that the building is historically important as a standalone structure, rather than as part of a complex of school buildings.

We recognise that it may be desirable to regulate development in proximity to this building, however, as mentioned by Ms Eastaugh on behalf of Council, there are other provisions of this Planning Scheme that would call for consideration of the impact on the heritage significance of this building if adjacent land was proposed for redevelopment, such as the detailed policy in Clause 21.05-1.

*MacRobertson Girls’ High School*

The historic school buildings are currently included in the Victorian Heritage Register with one exception. Ms Schmeder’s further investigations on behalf of Council revealed that part of the original fabric of the school building (two ends of the south-west wing) was not covered by the Victorian Heritage Register listing. She suggested this could potentially be rectified in the interim by including it as Significant within HO446 to indicate there is some valued building fabric outside HO176 but that once the VHR and HO176 mapping were corrected, this allotment (No 2103) could be downgraded to Contributory.

On further consideration, Council referred the Panel to PPN01 which provides:

Planning authorities should not amend the schedule or maps as they relate to places in the Victorian Heritage Register and certainly not without the prior approval of Heritage Victoria. This is to ensure that planning schemes accurately reflect the Heritage Register as required by the Heritage Act.

On this basis, Council now proposes to (separately) approach the Victorian Heritage Register to seek to expand the relevant listing to cover all heritage assets on the school property. Local heritage mapping would be adjusted subsequently for consistency.

#### **(iv) Conclusions**

The Panel concludes:

- it is sufficient to protect the rectangular building curtilage of the former Infants' School building without a broader 10 metre 'buffer' as recommended by Ms Schmeder
- the local heritage mapping for the MacRobertson Girls' High School should reflect the Victorian Heritage Register. If this is extended, a subsequent amendment could be made to local heritage mapping for consistency.

## **4.6 HO1 Port Melbourne Precinct**

### **146 Dow Street, Port Melbourne**

The Amendment proposes to rezone part of the property from Neighbourhood Residential Zone (Schedule 2) to General Residential Zone (Schedule 1) and to align the Residential Zone to the title boundary. It also proposes to delete Heritage Overlay (Schedule 1) from the rear of the property.

The exhibited Amendment proposed to show the entire property as 'Contributory Heritage Place Outside the Heritage Overlay' on the Neighbourhood Character Map but, after considering submissions, Council proposes to remove its status from the mapping.

#### **(i) The issue**

The issue is:

- are the changes proposed by the Amendment appropriate?

#### **(ii) Evidence and submissions**

Submitter 1 noted that the former Victorian dwelling had been lawfully demolished and a contemporary building constructed on the land. On this basis, it supported the removal of HO1 from the property but requested Council exclude it as a Contributory Heritage Place from the Neighbourhood Character Map.

Ms Schmeder supported these changes, as did Council.

#### **(iii) Discussion**

The Panel supports the analysis of Council and Ms Schmeder in light of the demolition and replacement of the former dwelling on this land. It is appropriate to delete the Heritage Overlay and the rezoning is not opposed.

**(iv) Conclusion**

The Panel concludes:

- it supports the post exhibition changes proposed for this land.

**4.7 273 Bridge Street, Port Melbourne**

The Amendment proposes to regrade the existing dwelling located at 273 Bridge Street from Non-contributory in HO1 (Port Melbourne precinct) to Contributory.

**(i) The issue**

The issue is:

- whether the regrading of the dwelling at 273 Bridge Street, Port Melbourne from Non-contributory to Contributory is appropriate.

**(ii) Evidence and submissions**

Submitter 109 opposed the regrading of this property, raising the following:

- the architectural integrity of the building on the property has been substantially altered, including loss of the Victorian heritage façade
- the building fabric is from a mismatch of periods
- non-heritage fabric has been used on the building including steel, aluminium windows, wrought iron and brick patterns.

Ms Schmeder agreed with the submitter that the building on this property has had various alterations she considered were not sympathetic, including the re-bricking of the front façade, changes to the front windows and rebuilding the front verandah. However, she observed that the building still retained some original features of the Victorian Italianate style (including massing of the M-hipped roof form, projecting gable, two rendered chimneys with ornamental vermiculation on the shafts, run cornices, door highlights and fielded panels with glazing, red brick side walls and a flat arched window opening on the north-side elevation).

**Figure 7** Streetscape photograph of 273 Bridge Street, Port Melbourne  
(Source: Ms Schmeder's expert report, page 107)



Taking a comparative approach, Ms Schmeder considered this extent of original heritage fabric compared well to other similar period dwellings she observed in the precinct that were also graded Contributory.

### **(iii) Discussion**

The Panel notes the Contributory heritage grading definition in Clause 22.04-5 of the Planning Scheme includes reference to heritage places that *“may have been considerably altered but have the potential to be conserved.”* No evidence was submitted to suggest many of the alterations made to the building were not reversible, at least to some degree. In addition, the Panel agrees that while altered, the building on the subject property is still clearly recognisable as a Victorian period house.

The Panel further accepts Ms Schmeder's evidence that the level of alteration of the building is comparable to a number of other Contributory graded houses found in HO1, and that this grading is appropriate particularly where many alterations have the potential to be reversed.

The Panel considers the upgrading of the heritage grading to the building from Non-contributory to Contributory is appropriate and consistent with other Contributory graded houses in the heritage precinct.

### **(iv) Conclusion**

The Panel concludes:

- the regrading of the dwelling at 273 Bridge Street, Port Melbourne from Non-contributory to Contributory is appropriate as exhibited.

#### 4.8 293 The Boulevard, Port Melbourne

The Amendment proposes to change the grading of this heritage property from Significant to Contributory within HO2.

**Figure 8** Streetscape photograph of 293 The Boulevard, Port Melbourne  
(Source: Ms Schmeder’s expert report, page 107)



**(i) The issues**

The issues are:

- should the property be regraded to Contributory or Non-contributory in HO2?
- what is the relevance of permission for substantial demolition and new development to the heritage grading?

**(ii) Evidence and submissions**

Submitter 127 requested a further change to the Amendment to regrade this property to Non-Contributory given its extent of alteration and the recent grant of a planning permit.

It relied on advice of Ms Robyn Riddett, heritage consultant, Anthemion Consultancies who considered that this dwelling is the most significantly altered in The Boulevard and within the heritage precinct more broadly such that it should be graded as Non-Contributory.

The Statement of Significance for the precinct HO2<sup>30</sup> identifies the Garden City housing estates (including this one) as significant for reasons including their innovation as a public housing rental estate, their size, use of modern planning ideas and high architectural and urban design status for a housing commission estate.

The Guidelines identify important features such as the scale of the buildings, the design of individual dwellings as pairs, their consistent design detailing and front fences. While noting the substantial intactness of the estate, the Guidelines and the Statement of Significance identify that *“a number of houses along The Boulevard have sustained marked change ... They are now unrelated to the cohesive architectural character of the estate”*. This view is reinforced in the PPHR Update which notes that this dwelling is very altered but “traces” of the original dwelling remain.

Council’s position at its meeting on 16 September 2020 was to support a change to the exhibited Amendment to regrade the property to Non-Contributory. This was based on its acceptance that the integrity of the building would be further reduced once substantial demolition and reconstruction under an approved planning permit starts.<sup>31</sup>

However, Ms Schmeder recommended that the property nevertheless be identified as Contributory, since she regarded it of comparable intactness to other graded properties in the precinct and considered the original appearance of the dwelling could easily be reinstated (referencing the potential for conservation as part of the definition of a Contributory heritage place in Clause 22.04 of the Planning Scheme).

Council subsequently updated its position at the Hearing accordingly.

Ms Schmeder acknowledged that if the building was substantially demolished (in line with the permit) before the Amendment was gazetted, it would be appropriate to downgrade it to Non-contributory. However, in the interim, it would not be appropriate to downgrade the contribution of the property through presuming a future outcome.

### **(iii) Discussion**

The Panel was not advised whether the planning permit for this land remains current. Irrespective, the Panel accepts the advice of Ms Riddett that so little original fabric and design remains of the original dwelling and the alterations are so substantial and unsympathetic to the values of the precinct that it does not warrant a Contributory grading.

The Panel has had regard to the values of this property relative to the identified significance of the precinct, which relies heavily on the purpose and intactness of the layout and development of the estate, with a relatively direct focus on the design of paired dwellings.

We take a similar view to the Victorian Civil and Administrative Tribunal in the related proceeding, that the contribution of this dwelling to the significance of the precinct is very limited due to the lack of remaining original fabric. The addition to the front of the building has also changed the dwelling almost beyond recognition of its original form and in a way that has rendered it atypical in this part of the heritage precinct.

<sup>30</sup> Supplemented by the Fishermans Bend Design Guidelines.

<sup>31</sup> Planning Permit 1161/2017 granted by the Victorian Civil and Administrative Tribunal in *Coluccio v Port Phillip CC (corrected)* [2019] VCAT 1302.

We do not accept the evidence of Ms Schmeder that it would be “very straightforward” to reinstate the original roof form since this would presumably involve removal of the whole second storey.

The lack of heritage contribution of this property is exacerbated by the fact that the former second half of the pair at 291 The Boulevard (which Council now accepts should be Non-contributory) is not considered to retain any of the character of the valued period of the HO2 precinct.<sup>32</sup> The Panel is not persuaded that the dwelling on 293 The Boulevard has any greater heritage significance than its neighbour.

In addition, if the approved demolition and reconstruction works were to occur to the building on this land, this would comprehensively indicate that the property should be identified as Non-Contributory within HO2.

#### **(iv) Conclusion**

The Panel concludes:

- it is appropriate to regrade the property to Non-Contributory (rather than Contributory), consistent with Council’s former position.

### **4.9 137-139 Fitzroy Street, St Kilda**

The Amendment proposes to regrade the property at 137-139 Fitzroy Street, St Kilda from Non-contributory in HO5 (St Kilda Hill precinct) to Significant.

#### **(i) The issue**

The issue is:

- whether 137-139 should be regraded from Non-contributory in HO5 (St Kilda Hill precinct) to Significant (as exhibited) or Contributory (as proposed by Council post exhibition)?

#### **(ii) Evidence and submissions**

Submitter 133 opposed the heritage regrading of the subject property from Non-contributory to Significant as shown in the exhibited Amendment, submitting the building has had many modifications, including a rebuild due to fire damage and addition of a new awning in 1995.

Ms Schmeder noted in her evidence that the Victorian era commercial building has had a number of significant alterations.<sup>33</sup> She undertook a comparative analysis with other commercial buildings within HO1 and noted in her evidence that:

There are, however, Victorian commercial buildings of a smaller size but with a high level of ornament and intactness, at 121 & 123 Fitzroy Street and 13-19 Grey Street, all of which are graded Significant in HO5. I consider these examples superior, in intactness of their upper stories and ornamentation, to 137-139 Fitzroy Street. Among them, only 17-19 Grey Street has an intact ground floor (largely because it does not have shopfronts, which are an architectural element frequently replaced).

<sup>32</sup> Ms Schmeder’s expert evidence at page 111.

<sup>33</sup> See Building Permit No. 270/137/P3, issued in 1993)



Although the building is still legible as a Victorian building, due to the extent of alterations noted by Ms Schmeder, she considered it warranted a lower grading level of heritage significance within HO5 to Contributory rather than Significant.

At the Hearing, Council supported the Contributory heritage grading as recommended by Ms Schmeder.

**(iii) Discussion**

The Panel agrees with Council and Ms Schmeder, accepting that the extent of observable alterations to this building are more appropriately addressed through the Contributory heritage grading described in Clause 22.04-5.

**(iv) Conclusion**

The Panel concludes:

- 137-139 Fitzroy Street, St Kilda should be regraded from Non-contributory to Contributory in HO5 (St Kilda Hill Precinct).

#### **4.10 9 Maryville Street, Ripponlea**

The Amendment proposes to regrade the property at 9 Maryville Street, Ripponlea from Contributory in HO7 (Elwood, St Kilda, Balaclava and Ripponlea Precinct) to Significant. The subject property contains a semi-detached pair of single storey late inter war period (Moderne style) dwellings.

**(i) The issue**

The issue is:

- whether 9 Maryville Street should be regraded from Contributory to Significant in HO7 (Elwood, St Kilda, Balaclava and Ripponlea Precinct).

**(ii) Evidence and submissions**

Submitter 114 opposed the regrading of the subject property as proposed in the Amendment, stating:

- the building has been rendered within the last 25 years, diminishing its historical and architectural significance in the heritage precinct
- the surrounding streetscape is not intact, including flats at 8 and 10 Maryville Street built circa 1970's to 1980's
- the building is not listed as significant by the Victorian Heritage Council.

The submitter also advocated for grants or loans to be provided to owners of heritage graded buildings to offset costs associated with the planning permit process.

Ms Schmeder recognised that though both parts of the semi-detached pair of dwellings have been bagged and painted, but considered other aspects of the built form on the property are relatively intact. She considered that the dwellings contributed to the heritage streetscape and wider heritage precinct. Ms Schmeder noted that apart from the two blocks of flats observed by the submitter, the majority of the streetscape contained a continuous row of rendered houses built in the late 1920's and early 1930's, proving a relatively intact streetscape.

Council supported the assessment and recommendation of Ms Schmeder.

**(iii) Discussion**

The Panel notes the subject dwellings are located within what Ms Schmeder has identified as a “*very fine interwar streetscape*”, apart from the block of contemporary flats at 8 and 10 Maryville Street. Apart from the bagging and painting treatment to the subject dwellings, Ms Schmeder could not discern any other significant alterations to the semi-detached pair of dwellings. The Panel concurs.

Based on the manner in which Council has applied the Significant heritage gradings through the Amendment and the further comparative assessment carried out by Ms Schmeder, the Panel is satisfied these two relatively intact inter war period dwellings should be regraded to Significant within HO7.

**(iv) Conclusion**

The Panel concludes:

- 9 Maryville Street should be regraded from Contributory to Significant in HO7 (Elwood, St Kilda, Balaclava and Ripponlea Precinct).

#### **4.11 210-218 Dorcas Street, South Melbourne**

The Amendment proposes to rezone parcel of land at the rear of the St Luke’s church site from Commercial 1 Zone to the General Residential Zone (Schedule 1).

**(i) The issue**

The issue is:

- is the extent of the rezoning appropriate?

**(ii) Evidence and submissions**

Submitter 119 was generally supportive of the Amendment but sought a greater extent of rezoning of the eastern portion of the land from General Residential Zone to Commercial Zone. This was intended to facilitate improved loading and unloading for an existing supermarket. This submitter also sought an extension of the Design and Development Overlay (Schedule 8) along part of the north-east edge of the site “*to align with other planning scheme provisions*”.

It considered these proposed changes would be broadly compatible with the intent of the Amendment C161port and would further key policy goals of the Planning Scheme. It suggested that a further public notification process could be undertaken at the direction of the Panel.

Council explained that the extent of rezoning currently proposed was intended to correct an identified anomaly. By contrast, it considered that the further zoning change advocated for by the submitter was not part of the scope of the current Amendment and would require public consultation.

However, Council advised that it proposes to undertake a broader structure planning exercise for the Clarendon Street (South Melbourne) Activity Centre within which the land sits. This

would also entail consideration of the application of Design and Development Overlay controls and would form part of a separate Planning Scheme amendment.

### **(iii) Discussion**

The exhibited Amendment is an update amendment and includes a review of heritage properties and citations. It does not encompass more substantial changes to zoning of land which, as indicated by Council, are likely to be considered as part of its future consideration of the controls that apply across the broader activity centre context.

The Panel does not support the expansion of the Amendment in respect of this individual property, especially in circumstances where there is an alternative, strategic program that can achieve this. Alternatively, Submitter 119 could consider whether a combined planning permit and Planning Scheme amendment process would be appropriate.<sup>34</sup>

### **(iv) Conclusion**

The Panel concludes:

- it supports the extent of the rezoning proposed by the Amendment.

## **4.12 Recommendations**

The Panel recommends:

**Amend the schedule to Clause 43.01 (Heritage Overlay) as follows:**

- a) amend Heritage Overlay HO239 listing to refer to 'Middle Park Primary School No 2815' and update property address to 194 Richardson Street (part), Middle Park**
- b) amend Heritage Overlay HO260 to refer to the 'Elwood Central School No. 3942' and replace the address with 49 Scott Street and 161 Mitford Street (part), Elwood**
- c) amend HO176 listing to refer to 'MacRobertson Girls' High School' and update the property address to 350-370 Kings Way, Melbourne.**

**Amend Map no 8HO to reduce the curtilage of Heritage Overlay HO260 around the former Infants' School at Elwood Primary School to the curtilage of the building as proposed by Submitter 142.**

**Amend the Port Phillip Heritage Review to:**

- d) amend Citation 2152 with the name of the principal place revised to that of its Victorian Heritage Register listing *Former Royal Australian Corps of Signals Drill Hall*.**
- e) amend Citation 2409 - Houses to include genealogical research confirming that James Downie Senior was the contractor for the houses as 2-6 Blanche and 110-118 Barkly Streets, St Kilda**
- f) amend Citation 1106 – Middle Park Primary School to update the property address to '194 Richardson Street (part), Middle Park'**
- g) include a revised Citation for MacRobertson Girls' High School to update the address to '350-370' Kings Way, Melbourne.**

<sup>34</sup> Under section 96A of the *Planning and Environment Act 1987*, as suggested in Council's officer's report.

- h) amend Citation 48 to update the property address from 'Ingles Street' to read '164 Ingles Street and 14 Woodruff Street, Port Melbourne', including an update to the mapping and wording to ensure the former factory complex on the subject land is acknowledged for historical importance (Criterion A).**
- i) amend the Citation 2311 address and map to remove references to 333, 335-337 and 341-351 Ferrars Street, South Melbourne.**

**Amend the Heritage Policy Map to:**

- a) amend the heritage grading of 291 The Boulevard, Port Melbourne from Contributory to Non-contributory within Heritage Overlay HO2**
- b) amend the heritage grading of 333, 335-337 and 341-351 Ferrars Street, South Melbourne from Significant to Non-contributory within Heritage Overlay HO441**
- c) amend the heritage grading of 137-139 Fitzroy Street, St Kilda from Non-contributory to Contributory in Heritage Overlay HO5 (St Kilda Hill precinct).**

**Amend the Neighbourhood Character Map to:**

- a) remove the proposed 'Contributory outside the Heritage Overlay' grading for 146 Dow Street, Port Melbourne**

**Amend the Statement of Significance for:**

- a) Elwood Central School No. 3942 (49 Scott Street and 161 Mitford Street, Elwood) to remove reference to shelter sheds and reference to the pair of Italian Cypress trees at the porch of the 1926 Infants' School.**

**Abandon the regrading of 10-18 Jacka Boulevard, St Kilda (St Kilda Sea Baths) from Non-contributory to Contributory to enable the Council to undertake further investigation into the social and historical significance of the place, if any.**

## Appendix A Submitters to the Amendment

No.	Submitter	No.	Submitter
1	Tim Ballan	33	Samantha Smith and Matthew Carrick
2	Juliet Forsyth and Anthony Cuzzupe	34	Julian O'Grady
3	Chris Fogarty	35	Dave Schelling
4	Michaela and Andrew McIntosh	36	Selena Zou
5	Jo Bell and Ray Boseley	37	Syed Ali Abbas
6	Brett Ryan	38	Jessica Bosua
7	Graham Mascord	39	Helen Ward
8	Evelyn Woo	40	Pam and Lionel Burke
9	Juan Huang	41	Amy Tan
10	Adam McKenzie	42	Tao Xiong
11	Anni MacDonald-Penney	43	Gary Klien
12	Finlay Macrae	44	Helen McKenna
13	Jacquelyn Anderson and Gwilym Box	45	Kevin and Beverley McDermott
14	Linling Zhou	46	Frances Annal
15	Linda	47	Gary Tan
16	Srecko Lorbek and Chantel Thornton	48	Vicki and Tim Redrup
17	Richard and Catherine Sutcliffe	49	June Hamilton
18	John Larner	50	Paul Preat and Angela Cook
19	Alan Naghshineh	51	Marcus Chua
20	Steven and Ann Richards	52	Mark and Gina Brickles
21	Alex Guan	53	Sym Kohn
22	Helen Faulkner	54	Dinesha Gunatillake and Alexander Earl
23	Sharon Sun	55	Stefan Angelini
24	Paris Purmohamadi	56	Sharon Wu
25	Russell Jessop	57	Xiao Hong Wu
26	Jennifer Speed	58	Avi Milder
27	Pasquale D'Orazio	59	Al Spilman
28	Larisa Ryan	60	Lars Tommy Westloef
29	Dianne Wills	61	Peter Dobos
30	Oz O'Connell	62	Stephen Pettigrew

No.	Submitter	No.	Submitter
31	Vincent Vozzo	63	Marie Van De Walle
32	Susanne Sweetland	64	Trevor Ausbruch
65	Kerry Klineberg	99	Susan and David Ingham
66	Noramax Pty Ltd	100	Pamela Hall and Robert Leung
67	Deborah Cheetham	101	Bronwyn Etheridge
68	Cliff and Jane Gale	102	Rosa Giuliano
69	Toni Lalich	103	Trevor Main
70	Bonnie Cham	104	Kelly Ng
71	Julie Piper	105	Rubin and Vivienne Muller
72	Nelson Kong	106	Yuanya Wang
73	Vince Morabito	107	Julie and John Sewell
74	Carmel Origlia	108	South Pacific St Kilda Pty Ltd
75	Scott Yurisich	109	Betty Vassiliou
76	Feng Ye	110	Anita and Brendan Smith
77	Peter Tilley	111	Nedim and Durda Bacvic
78	Robert and Wendy Borrius Broek	112	Ruvinda Jayamaha
79	Howard and Dianna Ryan	113	Christine and Eriks Muske
80	Val Connor	114	Maria Sponza
81	Daniel Daniello	115	Robert Comninus
82	Geoff and Karen Wanless	116	Linden and Robin Hughes
83	George Norris	117	Viv and Tony Weldon
84	Michelle Gibson	118	Ruth Hunter
85	Damon Tink	119	Clarendon Property Group
86	John Quinlan	120	David and Kati Tribe
87	Kerrie Benfield	121	Craig Brown
88	Xiaoming Feng	122	Terry Laragy
89	Alex Angelini	123	Janet Miller
90	Helen Fraser	124	HACP Pty Ltd
91	Vicki Heyward	125	Leonie King and Ben Crouch
92	Monica and Anthony Dowd	126	Robert Graham
93	Andrew Nicholls and Anne Crossley	127	Maria Culluccio

No.	Submitter	No.	Submitter
94	Andrew and Sue Buckley	128	Stuart and Montana Howe
95	Neale Brideson	129	Adriane Couch
96	Bruno and Samantha Longano	130	Gavin Randles and Joanne Leonard
97	<i>(not related to Part 2 of the amendment)</i>	131	The Meydan Group
98	Desmond Berkowitz	132	Paul Simmons
133	Mark Burton	143	Gene Volovich
134	Li Chen	144	Jessica Ozols
135	St Lukes Anglican Church	145	Peter Brooksbank
136	Port Melbourne Historical and Preservation Society	146	Owners Corporation - Grosvenor on Queens
137	Geraldine O'Connor and Richard Yared	147	Monique Westmore
138	Jan Weatherley	148	Yve Owners Corporation
139	Russell Croker	149	Jocelyn Logan
140	Nicolas Kenos	150	Daniella Greenwood
141	Chris and Layla Clegg	151	John Whitechurch
142	Victorian School Building Authority		

## Appendix B Parties to the Panel Hearing

Submitter	Represented by
Port Phillip City Council	Ms Briana Eastaugh, Solicitor, Maddocks who called the following expert evidence: <ul style="list-style-type: none"> <li>- heritage from Ms Natica Schmeder, Landmark Heritage Pty Ltd</li> </ul>
John Whitechurch	Mr David Song, Town Planner, Song Bowden who called the following expert evidence: <ul style="list-style-type: none"> <li>- heritage from Bryce Raworth of Bryce Raworth and Associates</li> </ul>
Noramax Pty Ltd	Mr Sean McArdle of Counsel instructed by Mr Luke Mercurio, Solicitor, JRT Partnership. They provided an expert report on heritage from Bryce Raworth of Bryce Raworth and Associates but did not call Mr Raworth to give evidence at the Hearing given the extent of agreement between parties.
Andrew Nicholls	
Yve Owners Corporation	Mr Stephen Dabkowski and Mr Peter Brooksbank who called the following evidence: <ul style="list-style-type: none"> <li>- Heritage from Anthony Hemingway of RBA Architects and Conservation Consultants</li> </ul>
Meydan Group	Gemma Robinson, Solicitor, Rigby Cooke who called the following evidence: <ul style="list-style-type: none"> <li>- Heritage from Robyn Riddett of Anthemion Consultancies</li> </ul>
Gwilym Box and Jacquelyn Anderson	Mr Gwilym Box
Chris Fogarty	In person
Eugene Volovich	Ms Jane Sharp of Counsel by direct brief
Joanne Leonard and Gavin Randles	Listed on the Hearing timetable but did not appear
Leonie King	Listed on the Hearing timetable but did not appear



## Appendix C Document list

No.	Date	Description	Provided by
1	17/12/2020	Letter referring submission 151 to the Panel	Maddocks
2	17/12/2020	Memorandum of advice from Landmark Heritage Pty Ltd regarding 293 The Boulevard, Port Melbourne dated 16 December 2020	Maddocks
3	12/01/2021	Council Part A submission	Maddocks on behalf of Port Phillip City Council
4	15/01/2021	Expert witness report of Anthony Hemingway, RBA Architects and Conservation Consultants	Yve Owners Corporation
5	15/01/2021	Expert witness report of Natica Schmeder, Landmark Heritage	Maddocks
6	15/01/2021	Planning permit and endorsed plans for 293 The Boulevard, Port Melbourne dated 29 August 2019 (amended 23 December 2020)	Maddocks
7	15/01/2021	Planning application referral to building department regarding 207 Little Page Street, Middle Park dated 19 February 2020	Maddocks
8	15/01/2021	Planning permit and endorsed plans for 137-139 Fitzroy Street, St Kilda dated 21 May 1993	Maddocks
9	15/01/2021	<i>Coluccio v Port Phillip CC</i> [2019] VCAT 1302	Maddocks
10	15/01/2021	Expert witness report of Bryce Raworth of Bryce Raworth and Associates	JRT Partnership for Noramax Pty Ltd
11	15/01/2021	Expert witness report of Bryce Raworth of Bryce Raworth and Associates	Song Bowden for John Whitechurch
12	18/01/2021	Expert witness report of Robyn Riddett of Anthemion Consultancies	Rigby Cooke on behalf of Meydan Group
13	22/01/2021	Council Part B submission	Maddocks
14	22/01/2021	PPN01 – Applying the Heritage Overlay	Maddocks
15	22/01/2021	Port Phillip C142port Panel Report [2019] PPV 67	Maddocks
16	22/01/2021	Southern Grampians C6 Panel Report[2009] PPV 27	Maddocks
17	22/01/2021	Boroondara C266 Panel Report[2018] PPV 63	Maddocks
18	22/01/2021	Boroondara C274 Part 2 Panel Report[2018] PPV 99	Maddocks

No.	Date	Description	Provided by
19	22/01/2021	Moreland C129 Panel Report [2013] PPV 11	Maddocks
20	22/01/2021	Melbourne C207 Panel Report [2014] PPV 10	Maddocks
21	22/01/2021	<i>Dustday Investments Pty Ltd v Minister for Planning and Another</i> [2015] VSC 101	Maddocks
22	22/01/2021	Moonee Valley C164 Panel Report [2016] PPV 148	Maddocks
23	22/01/2021	Greater Shepparton C205 Panel Report [2020] PPV 12	Maddocks
24	22/01/2021	Heritage advisor referral 207 Little Page Street dated 28 August 2019	Maddocks
25	22/01/2021	Heritage advisor referral 207 Little Page Street dated 4 March 2020	Maddocks
26	22/01/2021	Planning property reports for 335 Ferrars Street, South Melbourne	Maddocks
27	25/01/2021	Development Plan 96 Grey Street, St Kilda	Gene Volovich
28	27/01/2021	Submissions for Noramax Pty Ltd	JRT Partnership Pty Ltd
29	27/01/2021	Submissions for John Whitechurch	Song Bowden
30	27/01/2021	Information from St Kilda rate books	Rigby Cooke
31	28/01/2021	Submissions for Andrew Nicholls	Andrew Nicholls
32	28/01/2021	Submissions for Meydan Group	Rigby Cooke
33	29/01/2021	List of houses in HO5 for Panel inspection	Maddocks
34	31/01/2021	Submissions for Gene Volovich	Gene Volovich
35	31/01/2021	Building permit for 96 Grey Street, St Kilda	Gene Volovich
36	31/01/2021	Certificate of final inspection for 96 Grey Street, St Kilda	Gene Volovich
37	31/01/2021	Closing submissions for Council	Maddocks
38	31/01/2021	Port Phillip C174port Panel Report [2020] PPV 32	Maddocks
27	31/01/2021	Plan of strata subdivision for 58-60 Queens Road, Melbourne	Maddocks
28	01/02/2021	Structural drawings for 96 Grey Street, St Kilda	Gene Volovich
39	03/02/2021	Council's closing submission in relation to 96 Grey Street	Maddocks
40	03/02/2021	VHR Heritage Citation Report for Belmont Flats	Maddocks

No.	Date	Description	Provided by
41	03/02/2021	Article <i>Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation</i> , Rene David, University of California, Berkley 1999	Maddocks

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**Table 1: Panel recommendations with Council Officer's recommended response**

No.	Panel recommendations	Officer recommendations
1. Amend the schedule to Clause 43.01 (Heritage Overlay) as follows:		
1a	Amend Heritage Overlay HO239 to refer to 'Middle Park Primary School No 2815' and update property address to 194 Richardson Street (part), Middle Park	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p>
1b	Amend Heritage Overlay HO489 to assign a new Heritage Overlay number and amend the property address to '29A Albert Road Drive, Albert Park'	<p><b>Do not accept the Panel's recommendation; refer to Heritage Victoria to action</b></p> <p>Minor change.</p> <p>Council sought to make minor changes to the citation only. Through the Panel process it became apparent that the Heritage Overlay number (HO489) is used twice in the schedule to the Heritage Overlay. HO489 also applies to a property at 44 Wellington Street, St Kilda. The Panel therefore recommended that the property be assigned a new Heritage Overlay number. The property address was already proposed to be amended in the citation.</p> <p>Because this property is on the Victorian Heritage Register, while Council can update the citation as originally proposed, only Heritage Victoria can assign a new Heritage Overlay number to it.</p> <p>An alternative option would be for Council to assign a new number of the other property at 44 Wellington Street, St Kilda, however as this property is not included within this amendment it is best practice to not include it now at the final stage.</p> <p>It is therefore recommended that Council does not accept the Panel's recommendation, but instead writes to Heritage Victoria and asks them to assign a new Heritage Overlay number to the Former Royal Australian Corps of Signals Drill Hall at Albert Road Drive, Albert Park (currently HO489), and</p>

		<p>amend the property address to '29A Albert Road Drive, Albert Park' in their next 'fix-up' amendment.</p> <p>This is a suitable alternative, because Heritage Victoria undertake routine 'fix-up' amendments of properties on the Victorian Heritage Register. Importantly, until this happens there will be no impact on the operation and effectiveness of either Heritage Overlay, given this is a clear anomaly within the planning scheme.</p>
1c	Amend Heritage Overlay HO260 to refer to the 'Elwood Central School No. 3942' and replace the address with 49 Scott Street and 161 Mitford Street (part), Elwood	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p>
1d	Amend Heritage Overlay HO176 to refer to 'MacRobertson Girls' High School' and update property address to 350-370 Kings Way, Melbourne.	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p>
2. Amend map No. HO8 to:		
2a	Amend Map no 8HO to reduce the curtilage of Heritage Overlay HO260 around the former Infants' School at Elwood Primary School to the rectangular curtilage of the building as proposed by Submitter 142.	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p>
3. Amend the Port Phillip Heritage Review to:		

3a	<p>Amend Citation 2311 – Railway Cutting and Bridges to:</p> <p>(i) remove references to 333, 335-337 and 341-351 Ferrars Street, South Melbourne from the citation address and map</p> <p>(ii) specify that 335-337 Ferrars Street, South Melbourne and the former South Melbourne Cycling Club building do not contribute to the significance of the Railway Cutting and Bridges Precinct</p>	<p><b>Accept the Panel’s recommendation</b></p> <p>Minor change.</p> <p>The Panel’s recommendation is consistent with Council’s submission to the Panel based on the evidence of Council’s heritage expert.</p> <p>Prior to the panel hearing it became evident that a property boundary mapping anomaly had caused these properties to be included in the HO map for the railway reserve that was only intended to include the bluestone bridges.</p>
3b	<p>Amend Citation 2152 with the name of the principal place revised to that of its Victorian Heritage Register listing Former Royal Australian Corps of Signals Drill Hall.</p>	<p><b>Accept the Panel’s recommendation</b></p> <p>Minor change.</p> <p>The Panel’s recommendation was not consistent with Council’s position. However, it was consistent with Council’s heritage expert’s position.</p> <p>This change is required to ensure that the <i>Port Phillip Heritage Review</i>, including Citation 2152 and the schedule to Clause 43.01, are consistent with the Victorian Heritage Register.</p>
3c	<p>Amend Citation 2409 - Houses to include genealogical research confirming that James Downie Senior was the contractor for the houses at 2-6 Blanche and 110-118 Barkly Streets, St Kilda</p>	<p><b>Accept the Panel’s recommendation</b></p> <p>Minor change.</p> <p>The Panel’s recommendation was not consistent with Council’s position. However, it was consistent with Council’s heritage expert’s position.</p> <p>The genealogical research undertaken by Council’s heritage expert in respect to the purported building contractor revealed that despite the difference between the two types of houses that this</p>

		group is comprised of, they form a cohesive group because of their history (built in short succession under a single builder) and their physical arrangement in an L-shape around the corner of Blanche and Barkly Streets.
3d	Amend the revised Citation 1106 – Middle Park Primary School to update the property address to '194 Richardson Street (part), Middle Park'	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p>
3e	Include a revised Citation for MacRobertson Girls' High School to update the address to '350-370' Kings Way, Melbourne	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p>
3f	Amend Citation 48 to update the property address from 'Ingles Street' to read '164 Ingles Street and 14 Woodruff Street, Port Melbourne', including an update to the mapping and wording to ensure the former factory complex on the subject land is acknowledged for historical importance (Criterion A)	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p>
4. Amend the Heritage Policy Maps to:		
4a.	Amend the heritage grading of the railway reserve (Railway Cutting and Road Bridges) as described	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p>

	in Citation 2311 to Significant within Heritage Overlay HO440	<p>The Panel's recommendation is consistent with Council's submission to the Panel based on the evidence of Council's heritage expert.</p> <p>As originally proposed by Council, they were proposed to be graded Significant within HO441. The significance of the bridges is more aligned to the significance of HO440 (Emerald Hill Precinct) than HO441 (St Vincent Place East), so this change is sensible.</p>
4b.	Amend the heritage grading of 333, 335-337 and 341-351 Ferrars Street, South Melbourne from Significant to Non-contributory within Heritage Overlay HO441	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p> <p>The Panel's recommendation is consistent with Council's submission to the Panel based on the evidence of Council's heritage expert.</p> <p>Prior to the panel hearing it became evident that a property boundary mapping anomaly had caused these properties to be included in the HO map for the railway reserve that was only intended to include the bluestone bridges. Accordingly, these properties will remain as being non-contributory within HO441.</p>
4c.	Amend the heritage grading of 3 Havelock Street, St Kilda from Significant to Non-contributory within Heritage Overlay HO5	<p><b>Accept the Panel's recommendation</b></p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p> <p>This site was developed with a carpark after the heritage review was prepared.</p>
4d.	Amend the heritage grading of 206 Page Street, Middle Park from Significant to Non-contributory within Heritage Overlay HO444	<p><b>Accept the Panel's recommendation</b></p> <p>The Panel's recommendation is consistent with Council's submission to the Panel based on the evidence of Council's heritage expert.</p> <p>Council's position was that the grading should remain Significant. However Council's appointed heritage expert, Ms Schmeder recommended it be non-contributory.</p>



		This is because in the lead up to the Panel hearing, it became apparent that the dwelling had been demolished since the heritage review was undertaken.
4e.	Amend the heritage grading of 291 The Boulevard, Port Melbourne from Contributory to Non-Contributory within Heritage Overlay HO2	<p><b>Accept the Panel's recommendation</b></p> <p>The Panel's recommendation is consistent with Council's submission to the Panel based on the evidence of Council's heritage expert.</p> <p>Ms Schmeder's opinion was that the dwelling had been significantly altered to the point where it had no contributory value. Alterations to the front façade including a balcony carried out under a 2017 planning permit (P195/2017) contributed to this.</p>
4f.	Amend the heritage grading of 137-139 Fitzroy Street, St Kilda from Non-Contributory to Contributory in Heritage Overlay HO5 (St Kilda Hill Precinct)	<p><b>Accept the Panel's recommendation</b></p> <p>The Panel's recommendation is consistent with Council's submission to the Panel based on the evidence of Council's heritage expert.</p> <p>As exhibited, the building was proposed to be graded Significant. Ms Schmeder's opinion was that number of significant alterations to the building that have occurred over time mean that the lower grading of Non-contributory was warranted in this instance.</p>
5. Amend the Neighbourhood Character Map to:		
5a.	Remove the proposed 'Contributory outside the Heritage Overlay' grading for 146 Dow Street, Port Melbourne	<p><b>Accept the Panel's recommendation</b></p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p>
6. Amend the Statements of Significance for:		
6a.	Glen Eagles, Kinross and Kinfauns (58-60 Queens Road, Melbourne) to remove reference to developers	<p><b>Accept the Panel's recommendation</b></p> <p>Minor change.</p>

	<p>O'Donohue and Lynch and inclusion of Criterion D in the section "Why is it significant"</p>	<p>The Panel's recommendation was not consistent with Council's position. However, it was consistent with Council's heritage expert's position.</p> <p>Ms Schmeder identified that the property developers O'Donohue and Lynch referenced in citation 2226 were not of sufficient significance to warrant inclusion in the "Why is it significant" section of the citation.</p>
<p>6b.</p>	<p>Elwood Central School No. 3942 (49 Scott Street and 161 Mitford Street, Elwood) to remove reference to shelter sheds and reference to the pair of Italian Cypress trees at the porch of the 1926 Infants' School</p>	<p><b>Accept the Panel's recommendation</b></p> <p>The Panel's recommendation is consistent with Council's position as adopted at the 16 September Council meeting.</p> <p>The trees and sheds had been removed since the heritage review was undertaken.</p>
<p>Abandon:</p>		
<p>7</p>	<p>The proposal to regrade 207 Little Page Street, Middle Park to Significant and make any consequential changes</p>	<p><b>Accept the Panel's recommendation</b></p> <p>The Panel's recommendation was not consistent with Council's position. However, it was consistent with Council's heritage expert's position.</p> <p>Consistent with Ms Schmeder's opinion, the Panel found that while in some ways the dwelling is recognisable as a Federation era dwelling, this is not in itself sufficient to justify a Significant grading within the precinct. Further, many key elements of the building have been significantly altered, including the bagging and overpainting of the brickwork, likely alteration or replacement of the windows and roof materials, and changes to detailing.</p> <p>Since the Panel report was issued, a planning permit was issued at the direction of VCAT for 'demolition of the existing dwelling and construction of a single double storey dwelling with basement and roof terrace'.</p> <p>In light of this, it is recommended that the regrading be abandoned in accordance with the Panel's</p>

		recommendation.
7	The regrading of 10-18 Jacka Boulevard, St Kilda (St Kilda Sea Baths) from its current grading of Non-contributory to Contributory to enable the Council to undertake further investigation into the social and historical significance of the place, if any.	<p><b>Accept the Panel's recommendation</b></p> <p>The Panel's recommendation was not consistent with Council's position or that of Council's heritage expert.</p> <p>The Panel's findings were that whilst the Sea Baths have a strong legacy, the reconstructed buildings do not meet the requisite threshold for a Contributory grading. This is based on their lack of historical or aesthetic significance or representativeness. However, the Panel recommended that should Council wish to pursue updating the grading, further investigation is required into whether the baths have any social and/or historical significance.</p> <p>Council officers recommend that the panel's recommendation be adopted and the grading change to the baths be abandoned. In the future and subject to resourcing, Council may wish to undertake these further investigations. Importantly, the baths will remain in the heritage overlay, but with a non-contributory grading.</p>

# Amendment Documentation for Adoption

## Amendment C161port Part 2 to the Port Phillip Planning Scheme

1. Explanatory Report
2. Instruction Sheet
3. Planning Scheme Maps
4. Planning Scheme Ordinances
  - a. clause 21.07: Incorporated Documents
  - b. clause 22.04: Heritage Policy
  - c. schedule to Clause 43.01: Schedule to Heritage Overlay
  - d. schedule to Clause 72.04: Documents incorporated in this Planning Scheme
5. Incorporated Documents, including:
  - a. *Port Phillip Heritage Review (C161port Part 2 Adoption, June 2021) – Volumes 1 (extract)*
  - b. *Port Phillip Heritage Review (C161port Part 2 Adoption, June 2021) – Volumes 2-6 (Citations 2409, 2411, 2412) (extract)*
  - c. *City of Port Phillip Heritage Policy Map (updated June 2021) (part of Port Phillip Heritage Review) (extract)*
  - d. *City of Port Phillip Neighbourhood Character Map (updated June 2021) (part of Port Phillip Heritage Review) (extract)*
  - e. Statement of Significance: 12 Marine Parade, St Kilda – “Edgewater Towers”.
  - f. Statement of Significance: 58-60 Queens Road, Melbourne – “Glen Eagles, Kinross and Kinfauns”.
  - g. Statement of Significance: 324 Esplanade East, Port Melbourne – “House”.
  - h. Statement of Significance: 110-118 Barkly Street and 2-6 Blanche Street, St Kilda – “Houses”.
  - i. Statement of Significance: 152 and 154 Mitford Street, Elwood – “Houses”.
6. Background Documents, including:
  - a. *Context: Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda (May 2017)*
  - b. *Peter Andrew Barrett: 58, 59 and 60 Queens Road, Melbourne (November 2017)*
  - c. *David Helms Heritage Planning: Port Phillip Heritage Review Update (February, 2019).*

## PORT PHILLIP PLANNING SCHEME

### AMENDMENT C161port – Part 2

#### EXPLANATORY REPORT

##### Who is the planning authority?

This Amendment has been prepared by the Port Phillip City Council, who is the Planning Authority for this Amendment.

##### Land affected by the Amendment

The amendment applies to various parcels of land throughout the municipality. Affected properties are listed in Attachment 1.

A mapping reference table is attached at Attachment 2.

##### What the Amendment does

The amendment proposes to make a series of updates and technical corrections to the Port Phillip Planning Scheme, including zoning and overlay mapping changes.

The amendment also makes changes to the heritage provisions of the Scheme, giving statutory effect to the recommendations of *Port Phillip Heritage Review Update (February 2019)* by David Helms Heritage Planning, *Heritage Assessment, Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017) and *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).

Specifically, the amendment proposes the following changes to the Port Phillip Planning Scheme:

##### Align zones to title boundaries

1. Amend Planning Scheme Maps 2 and 4 to:

- Rezone the following properties from the Commercial 1 Zone (C1Z) to the General Residential Zone - Schedule 1 (GRZ1):
  - Part of 210-218 Dorcas Street, South Melbourne.
- Rezone part of 350-370 Kings Way, South Melbourne from the Public Park and Recreation Zone (PPRZ) to the Public Use Zone 2 (PUZ2).
- Rezone part of 35 Lakeside Drive, Albert Park from the Public Use Zone 2 (PUZ2) to the Public Park and Recreation Zone (PPRZ).
- Rezone part of 146 Dow Street, Port Melbourne from the Neighbourhood Residential Zone – Schedule 2 (NRZ2) to the General Residential Zone – Schedule 1 (GRZ1).

##### Update heritage provisions

2. Update the Schedule to Clause 43.01 (schedule to the Heritage Overlay) and corresponding planning scheme maps 2HO, 3HO, 6HO, 4HO, 7HO, 8HO, 9HO to:

- Apply new individual Heritage Overlays to the following properties:
  - 110-118 Barkly Street, St Kilda, and 2-6 Blanche Street, St Kilda (HO507).
  - 12 Marine Parade, St Kilda (HO510)
  - 152-154 Mitford Street, Elwood (HO511)
  - 58-60 Queens Road, Melbourne (HO512)
- Apply HO5 (St Kilda Hill Precinct) to an additional 3 properties (refer to Table C).
- Apply HO7 (Elwood, St Kilda, Balaclava, Ripponlea Precinct) to an additional 17 properties (refer to Table C).
- Extend HO260 (State School) to 161 Mitford Street, Elwood.

- Extend HO220 (Surrey Court) to all land at 71 Ormond Road, Elwood.
  - Delete HO164 from the land bounded by Boundary Road, Munro Street, Ingles Street and Woodruff Street, apart from 164 Ingles Street and 14 Woodruff Street, Port Melbourne (refer to Table E).
  - Delete HO215 from the Rail over Road Bridge at Nightingale Street, Balaclava, remove HO7 from the Rail over Road bridge at Carlisle Street, Balaclava.
  - Apply HO147 to the Rail over Road Bridges at Carlisle Street and Nightingale Street, Balaclava.
  - Delete HO1 (Port Melbourne) from the rear of 146 Dow Street, Port Melbourne.
  - Make corrections to the Schedule to the Heritage Overlay (Clause 43.01) for 15 heritage places (HO215, HO147, HO129, HO150, HO164, HO301, HO260, HO220, HO232, HO282, HO255) (refer to Table F).
3. Update the incorporated *Port Phillip Heritage Review* to:
    - Introduce three new citations (refer to Table L).
    - Update 49 existing citations (refer to Table K).
  4. Update the incorporated *City of Port Phillip Heritage Policy Map* to show:
    - a. 255 properties as a 'Significant Heritage Place' inside a Heritage Overlay grading (refer to Table G).
    - b. 14 properties as a 'Contributory Heritage Place' inside a Heritage Overlay grading (refer to Table H).
    - c. 25 properties as 'Non-contributory Heritage Place' inside a Heritage Overlay grading (refer to Table J).
    - d. 2 properties with existing grading having their grading amended (refer to Table M).
  5. Update the *City of Port Phillip Neighbourhood Character Map* (Incorporated Document) to show:
    - a. Three (3) additional properties as a 'Contributory Heritage Place outside the Heritage Overlay' grading (Refer to Table I).
    - b. Consequential changes to remove 'Contributory Heritage Place outside the Heritage Overlay' grading where properties are being regraded (refer to Tables B, C, G & H).
  6. Amend Clause 22.04 (Heritage Policy) to reference the following documents:
    - a. *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).
    - b. *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).
    - c. *Port Phillip Heritage Review Update* (David Helms Heritage Planning, February 2019).
  7. Make consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 72.04 (Documents incorporated in this scheme) to update the version number and date of the *Port Phillip Heritage Review* (including the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*).
  8. Amends the Schedule to Clause 72.04 (Documents incorporated in this scheme) include four new incorporated documents, being the individual Statements of Significance for new individually significant properties HO507, HO510, HO511 and HO512.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The amendment is required to give effect to a series of updates and technical corrections to the Port Phillip Planning Scheme, to remove redundant provisions and to ensure the Scheme remains current and provides a clear basis for decision making. To that effect, the amendment proposes to:

- update and align zoning boundaries to title boundaries to ensure clear and consistent planning scheme provisions
- correct an historic zoning anomaly where houses of heritage significance and in a predominantly residential area are located within the Commercial 1 Zone.

The amendment will also give effect to the findings of the *Port Phillip Heritage Review Update (David Helms Heritage Planning, February 2019)* which reviewed a list of anomalies and outdated heritage provisions identified by Council officers and members of the community over a period of time. The Amendment will respond to these findings and address a number of heritage gaps identified by the study by:

- applying the Heritage Overlay to identified properties found to be significant
- removing the Heritage Overlay from select properties following redevelopment
- changing the grading of identified properties found to be significant, contributory or of no significance
- updating or introducing new citations for places of heritage significance
- making minor corrections to existing significant places in the schedule to the Heritage Overlay (Clause 43.01)
- introducing new Statements of Significance for proposed new heritage places in the schedule to Clause 43.01 and the schedule to Clause 72.04.

The amendment will also give statutory effect to the findings of the following reports:

- *Heritage Assessment, 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).
- *Heritage Assessment, 58 - 60 Queens Road, Melbourne* (Peter Andrew Barrett, November 2017).

New and updated heritage places have been assessed in accordance with the Burra Charter, Heritage Victoria guidelines and the *Planning Practice Note 1: Applying the Heritage Overlay*.

Justification for the specific changes proposed are described in detail in the tables of this report and the background reports.

### **How does the Amendment implement the objectives of planning in Victoria?**

The amendment is considered to implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use and development of land, securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria, to facilitate development in accordance with these objectives, and balancing the present and future interest of all Victorians.

### **How does the Amendment address any environmental, social and economic effects?**

The amendment will have a positive environmental impact through protecting places of historic significance and allowing the reuse and recycling of existing building stock. The Victorian heritage strategy, *Victoria's Heritage, strengthening our community* (DSE, 2006), details the environmental benefits of conservation in Chapter 2, specifically:

- *"Heritage policies and programs can help achieve the broader goals of sustainability. Conserving heritage places and giving them new life supports sustainability. It recognises the embodied energy and life-cycle value of traditional materials, and reduces the waste associated with demolition and new buildings."* (p21)

The amendment will have a positive social and economic effect through the preservation of historically significant places often which reflect social history, for the benefit of current and future generations.

The amendment will not have significant economic effects on the wider community. However, it is likely to impose some additional costs on the owners or developers of the properties to be included in the Heritage Overlay for the first time through increased planning permit requirements. The economic effects of requiring a planning permit may be reduced through the availability of Port Phillip's heritage, urban design and planning officers' free-of-charge at any time prior to, during, or following the planning permit application process to assist in the planning permit process.

### **Does the Amendment address relevant bushfire risk?**

The municipal area of Port Phillip does not have any designated bushfire prone areas.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with *The Form and Content of Planning Schemes* Ministerial Direction under Section 7(5) of the Planning and Environment Act.

The amendment is consistent with Ministerial Direction 9 which requires planning scheme amendments to have regard to the Metropolitan Planning Strategy. The amendment is consistent with Direction 4.4 of the *Plan Melbourne 2017-2050* in seeking to “*respect our heritage as we build for the future*” as it proposes to make changes to ensure the Planning Scheme continues to guide appropriate development in the municipality, and that the built heritage of the municipality is retained and respected. Specifically, it is consistent with the following:

- 4.4.1 - Recognise the value of heritage when managing growth and change.
- 4.4.3 - Stimulate economic growth through heritage conservation.
- 4.4.4 - Protect Melbourne’s heritage through telling its stories.

The amendment has complied with Ministerial Direction 11 which requires a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

#### **How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports the Planning Policy Framework objective to ensure the conservation of places of heritage significance (Clause 15.03-1S). The heritage assessment for the updates and corrections has been conducted by a suitably qualified, independent consultant and confirms that the new heritage controls are of local significance which warrants the application of strengthened heritage controls in the Port Phillip Planning Scheme.

#### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

This amendment is consistent with the objectives and strategies outlined in the Local Planning Policy Framework of the Port Phillip Planning Scheme, particularly the vision set out at Clause 21.05-1 (Built Form, Heritage) of the Municipal Strategic Statement and policy to guide the application of discretion at Clause 22.04 (Heritage Policy). More specifically, Clause 21.05-1 seeks the conservation and enhancement of the architectural and cultural heritage of Port Phillip, with policy seeking to:

- protect, conserve and enhance all identified significant and contributory places, including buildings, trees and streetscapes;
- Protect the original subdivision patterns within heritage places;
- support the restoration and renovation of heritage buildings and discourage their demolition;
- encourage high quality design that positively contributes to identified heritage values;
- ensure that new development respects and enhances the scale, form and setbacks of nearby heritage buildings;
- encourage urban consolidation only where it can be achieved without affecting heritage significance;
- maintain the visual prominence of historic buildings, local landmarks and icons.

#### **How does the amendment support or implement the Municipal Planning Strategy?**

This strategic consideration only applies if the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02. The Port Phillip Planning Scheme does not contain an MPS.

#### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The Schedule to the Heritage Overlay is the appropriate Victoria Planning Provision tool for the introduction of heritage controls to properties identified as being of local heritage significance. The proposed application of the Heritage Overlay is consistent with *Planning Practice Note 1: Applying the Heritage Overlay*.

The Amendment will address zoning anomalies. Where a site is in two zones, the most appropriate zone is applied to the entire site.



## **How does the Amendment address the views of any relevant agency?**

The relevant agencies affected by the amendment are the Department of Transport, Department of Health and Human Services, Department of Education and Early Childhood Development, Parks Victoria, CitiPower / Powercor Australia Ltd, Melbourne Water, and Fishermans Bend Taskforce.

The relevant agencies have been informed of the Amendment.

## **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not likely to have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010*.

## **Resource and administrative costs**

The City of Port Phillip has the capacity to accommodate any additional planning permit applications that are triggered by this amendment. A total of 14 additional properties will have a Heritage Overlay applied. In the context of the heritage controls across the municipality, this is a minor increase of properties affected by a Heritage Overlay.

The proposed changes to the gradings do not affect the number of planning permit applications, as the Port Phillip Heritage Review Incorporated Document does not trigger a planning permit, it provides guidelines for assessment of planning permit applications.

The amendment will not require additional planning staff resources, nor will it create unreasonable considerations that would cause delays for the application to be considered within the prescribed timeframe.

The amendment will streamline planning permit applications on sites that are currently in two zones. Addressing these zoning anomalies will increase the clarity of the Planning Scheme to external key stakeholders and will assist with a streamlined planning assessment by the Responsible Authority.

## **Where you may inspect this Amendment**

The amendment may be viewed online at the City of Port Phillip website: <http://www.portphillip.vic.gov.au/planning-scheme-amendments.htm>.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

*Note: The Victorian Government has introduced the COVID-19 Omnibus (Emergency Measures) Bill 2020 which includes temporary changes to the Planning and Environment Act 1987. The changes ensure that the planning process in Victoria can continue, despite the closure of many state and local government offices and public health measures that include physical distancing requirements.*

*The changes mean that planning documents previously required to be physically available to view at state and local government offices are now only required to be available for online inspection. This includes copies of planning scheme amendment documentation.*

**ATTACHMENT 1 - Mapping reference table**

<b>Location</b>	<b>Land /Area Affected</b>	<b>Mapping Reference</b>
South Melbourne	210-218 Dorcas Street	Port Phillip C161port Part 2 001znMap03 Approval
Port Melbourne	146 Dow Street	Port Phillip C161port Part 2 003znMap02 Approval
South Melbourne	350-370 Kings Way 35 Lakeside Drive	Port Phillip C161port Part 2 002znMap04 Approval
Port Melbourne	Land bounded by Boundary Street, Munro Street, Ingles Street and Woodruff Street.	Port Phillip C161port Part 2 004d-hoMaps02_03 Approval
Elwood	161 Mitford Street 71 Ormond Road (Units 1-12) 152 Mitford Street 154 Mitford Street	Port Phillip C161port Part 2 006hoMaps08_09 Approval
Elwood	41 Dickens Street (Units 1-4) 43 Dickens Street (Units 1-4) 45 Dickens Street 47 Dickens Street (Units 1-4) 49 Dickens Street 51 Dickens Street 53 Dickens Street 55 Dickens Street 57 Dickens Street 49 Mitford Street 51 Mitford Street (Units 1-3) 59 Mitford Street 61 Mitford Street 1 Ruskin Street (Units 1-8) 3 Ruskin Street (Units 1-6) 1 Addison Street	Port Phillip C161port Part 2 009hoMap08 Approval
Elwood	24 Tennyson Street (Units 1-26)	Port Phillip C161port Part 2 011hoMap08 Approval
St Kilda	12 Marine Parade (Units 1A to 12H)	Port Phillip C161port Part 2 010hoMap06 Approval
St Kilda	37 Acland Street (Units 3-8) 35A Acland Street	Port Phillip C161port Part 2 012hoMap06 Approval
St Kilda	110 Barkly Street 112 Barkly Street 114 Barkly Street 116 Barkly Street 118 Barkly Street 2 Blanche Street 2A Blanche Street 4 Blanche Street 6 Blanche Street 96 Grey Street (Units 1-4)	Port Phillip C161port Part 2 013hoMap06 Approval
Melbourne	58-60 Queens Road (Units 1-18)	Port Phillip C161port Part 2 008hoMaps04_06 Approval

Balaclava	Carlisle Street, Nightingale Street, Grosvenor Street (Rail over Road Bridges)	Port Phillip C161port Part 2 005d-hoMaps07_09 Approval Port Phillip C161port Part 2 007hoMaps07_09 Approval
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**TABLE A – Properties to be rezoned**

Address	Current Zone	Proposed Zone	Reason
210-218 Dorcas Street, South Melbourne (St Lukes Anglican Church)	C1Z (part)	GRZ1 (part)	Rezone part of the site to residential to more accurately reflect the demarcation of the church use. Align the zone boundary with the existing individual Heritage Overlay (HO108) and Design and Development Overlay (DDO8) boundaries.
350-370 Kings Way, South Melbourne (MacRobertson Girls High School)  35 Lakeside Drive, Albert Park	PPRZ (part)  PUZ2 (part)	PUZ2 (part) PPRZ	Update the zone boundary to align with the title boundary of the school.  Update the zone boundary to align with the title boundary around the school.
146 Dow Street, Port Melbourne	NRZ2 (part)	GRZ1	Rezone part of the site to align the primary residential zone to the title boundary.

**TABLE B – Properties to be included in an individual Heritage Overlay**

Address	Current Grading	Proposed new Heritage Overlay	Citation Reference	Reason
110-118 Barkly Street and 2-6 Blanche Street, St Kilda	Contributory outside the Heritage Overlay  No Heritage Overlay	HO507	2409 (new)	These properties have been identified as individually significant heritage places.  Refer to Citation 2409 and the report; <i>Heritage Assessment, 2-6 Blanche Road and 110-118 Barkly Street, St Kilda (21 December 2017)</i> , prepared by Context.
12 Marine Parade, St Kilda	Nil grade  No Heritage Overlay	HO510	2049 (existing updated)	This property has been identified as an individually significant heritage place. Refer to the updated Citation 2049.
152-154 Mitford Street, Elwood	Contributory outside the Heritage Overlay	HO511	2412 (new)	These properties have been identified as individually

	No Heritage Overlay			significant heritage places.  Refer to the new citation.
58-60 Queens Road, Melbourne	Nil grade  No Heritage Overlay	HO512	2226	These properties have been identified as individually significant heritage places.  Refer to amended Citation 2226 and the report: <i>58, 59 &amp; 60 Queens Road, Melbourne Heritage Assessment, prepared by Peter Andrew Barrett (November 2017).</i>

**TABLE C – Properties to be added to an existing precinct Heritage Overlay as identified in the Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)**

<b>Address</b>	<b>Current grading</b>	<b>Proposed grading</b>	<b>Proposed Heritage Overlay</b>
35A and 37 Acland Street, St Kilda	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO5
1 Addison Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
41, 43, 45, 47, 51, 53, 55 and 57 Dickens Street, Elwood	Nil	Significant within Heritage Overlay	HO7
49 Dickens Street, Elwood	Nil	Contributory within Heritage Overlay	HO7
96 Grey Street, St Kilda	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO5
49, 59 and 61 Mitford Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
51 Mitford Street, Elwood	Nil	Significant within Heritage Overlay	HO7
1 and 3 Ruskin Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7

24 Tennyson Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
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**TABLE D – Properties to be added to an existing Heritage Overlay as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

Address	Current grading	Proposed grading	Proposed Heritage Overlay
161 Mitford Street, Elwood	Nil	Significant within Heritage Overlay	HO260
71 Ormond Road, Elwood	Part Significant within HO220, Part Nil	Significant within Heritage Overlay	HO220

**TABLE E – Properties to be removed from the Heritage Overlay (HO164) and to be shown as a Non-contributory Heritage Place on the *Port Phillip Heritage Policy Map* and to have an updated Citation (#48)**

Address	Reason
Boundary Road, Port Melbourne No: 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 115, 117, 119, 121, 123, 125, 127, 129, 131, 135, 137, 139, 141, 143, 145, 147, 149	To remove the Heritage Overlay from a number of properties in Port Melbourne to reduce the extent of HO164, following redevelopment of the former industrial site to a new residential estate.
Bruford Road, Port Melbourne No: 1 to 22	HO164 will remain applied to the remaining significant buildings at 164 Ingles Street and 14 Woodruff Street, Port Melbourne.  Refer to the <i>Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)</i>
Candle Road, Port Melbourne No: 1 to 18, 20, 22, 24	
Drake Road, Port Melbourne No: 2, 4, 6, 8, 10	
Ingles Street, Port Melbourne No: 150, 152, 154, 156, 158, 162, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 220	
Jago Road, Port Melbourne No: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25,	
Kitchen Road, Port Melbourne No: 1 to 21, 23, 25, 27	
Munro Street, Port Melbourne No: 130, 132, 134, 136, 138, 140, 142, 144	
Quinn Road, Port Melbourne No: 1 to 18	
Sunlight Road, Port Melbourne No: 1 to 24	
Tomkins Road, Port Melbourne No: 1 to 20	
Velvet Road, Port Melbourne No: 2, 4, 8, 10, 12, 14, 18, 6, 16	
Woodruff Street, Port Melbourne No: 2, 2A, 4, 4A, 6, 6A, 8, 8A, 10, 12	
Workers Street, Port Melbourne No: 2, 4, 6, 8, 10, 12,	

**TABLE F – Heritage Places to be altered in the Schedule to the Heritage Overlay**

Address	Schedule	Change
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava.	HO215 and HO147	Update schedule to HO to delete HO215 and revise HO147 to include reference to all three bridges.

171 Fitzroy Street, St Kilda	HO129	The significant elements of the interior of this site are limited to the original decorative schemes in the foyer and the lift shaft (but not the lift car, which has been replaced). Amend the schedule to the Heritage Overlay to change 'Internal alteration controls apply' by replacing 'Yes' with 'Yes, public foyers and lift only'.
Hotham St, Ripponlea	HO150	Update property address and place name by changing the suburb from 'Elsternwick' to 'Ripponlea' and changing the Place name from 'Road overbridge' to 'Road over Rail Bridge'.
164 Ingles Street, Port Melbourne 14 Woodruff Street	HO164	Update property address from 'Ingles St', to '164 Ingles Street and 14 Woodruff Street Port Melbourne.'
77 Marine Parade, Elwood	HO301	Change the property name from 'House' to 'Flats'.
161 Mitford Street, Elwood	HO260	Update the property address to '49 Scott Street and 161 Mitford Street (part, Elwood)' and change the name from 'State School, 201 Tennyson Street' to 'Elwood Central School No.3942.'
71 Ormond Road, Elwood	HO220	Change the property name from 'Surry Court' to 'Surrey Court'.
14 Punt Road, St Kilda	HO232	The interiors of this building are not significant and the internal alterations control should be removed. No revisions to the citation are necessary. Amends schedule to the Heritage Overlay to change 'Internal alteration controls apply' by removing 'Yes' and inserting 'No'.
2 Salmon Street, Port Melbourne	HO282	Change the property address from 339 Williamstown Road, Port Melbourne, to 2 Salmon Street, Port Melbourne.
615 St Kilda Road, St Kilda	HO255	Change place name from 'Former Gas Valve House' to Gas Valve House (former), change address from '617 St Kilda Rd, Melbourne' to 615 St Kilda Road, Melbourne'.

**TABLE G – Properties to be shown as a 'Significant Heritage Place' inside a Heritage Overlay as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

Address	Heritage Overlay No.	Current grading
Acland Street, St Kilda No: 30, 32, 34, 36, 38, 40, 42, 44,	HO5	Contributory inside HO
Acland Street, St Kilda No: 35A & 37	Nil	Contributory outside HO
Acland Street, St Kilda No: 47, 49, 51	HO5	Nil
Acland Street, St Kilda No: 133	HO7	Nil
Addison Street, Elwood No: 1	Nil	Contributory outside HO
Addison Street, Elwood No: 110, 112, 117	HO8	Contributory inside HO
Addison Street, Elwood No: 119, 121	HO9	Contributory inside HO
Albert Road Drive, South Melbourne No: 29A	HO489	Nil
Albert Street, St Kilda No: 9	HO5	Nil
Albion Street, Balaclava No: 5, 6, 8, 10, 10A, 18, 20, 20A, 23	HO7	Contributory inside HO
Bank Street, South Melbourne No: 159, 161, 163	HO440	Contributory outside HO

Barkly Street, St Kilda No: 110, 112, 114, 116, 118	HO507 (new)	Contributory outside HO
Beaconsfield Parade, St Kilda West No: 319-320	HO444	Contributory outside HO
Blanche Street, St Kilda No: 2, 2A, 4, 6	HO507 (new)	Contributory outside HO
Bluff Avenue, Elwood No: 1, 2, 6, 13	HO8	Contributory inside HO
Broadway, Elwood No: 43, 90, 94	HO8	Contributory inside HO
Brunning Street, Balaclava No: 7, 14, 25, 27, 37, 39	HO7	Contributory inside HO
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava, Rail over Road Bridges (Grosvenor St Bridge)	HO7, HO147, HO215	Part Nil
Carter Street, Middle Park No: 86	HO444	Nil
Cecil Street, South Melbourne No: 1/260, 3/260	HO444	Nil
Church Square, St Kilda: 4	HO5	Nil and part Contributory inside HO
City Road, South Melbourne No: 588, 590	HO509 (new)	Nil
Clark Street, Port Melbourne No: 107, 110-112, 121, 130,	HO1	Contributory inside HO
Clark Street, Port Melbourne No: 199	HO1	Nil
Clyde Street, St Kilda No: 24, 56	HO5	Nil
Cobden Street, South Melbourne No: 111	HO440	Contributory inside HO
Cobden Street, South Melbourne No: 113-115	HO440	Nil
Coventry Street, South Melbourne No: 281	HO440	Nil
Crimea Street, St Kilda No: 2	HO6	Nil
Dandenong Road, St Kilda East No: 254-256	HO6	Nil
Derham Street, Port Melbourne No: 36, 37, 40, 110, 114	HO1	Contributory inside HO
Dickens Street, Elwood No: 41, 43, 45, 47, 51, 53, 55, 57	Nil	Nil
Dickens Street, Elwood No: 41A	HO7	Nil
Dorcas Street, South Melbourne No: 254-256B	HO440	Nil (part)
Dow Street, Port Melbourne No: 95	HO457	Nil (part)
Eildon Court, St Kilda No: 1, 2, 3, 4	HO5	Nil
Eildon Road, St Kilda No: 15, 23, 40	HO5	Nil
Eildon Road, St Kilda No: 31, 33, 35, 37	HO5	Contributory inside HO



Elm Grove, Balaclava No: 10, 39, 43	HO7	Contributory inside HO
Elm Grove, Balaclava No: 21, 29	HO7	Nil
Evans Street, Port Melbourne No: 82, 106, 122, 159, 164	HO1	Contributory inside HO
Evans Street, Port Melbourne No: 85	HO1	Nil
Farrell Street, Port Melbourne No: 61, 63	HO1	Contributory inside HO
Ferrars Place, South Melbourne No: 15	HO441	Nil
Ferrars Place, South Melbourne No: 30A, 31A	HO440, HO441	Nil
Ferrars Street, South Melbourne No: 204/333, 335, 341, 343, 345, 347, 349, 351	HO440, HO441	Nil
Glen Eira Road, Ripponlea No: 11-13	HO137	Nil (part)
Glen Eira Avenue, Ripponlea No: 28, 30	HO7	Contributory inside HO
Glen Eira Road, Ripponlea No: 32, 36, 38, 40, 42-44, 46, 54	HO7	Contributory inside HO
Glen Huntly Road, Elwood No: 57	HO8	Contributory inside HO
Glen Huntly Road, Elwood No: 75-75A	HO8	Nil
Graham Street, Port Melbourne No: 428, 430, 432, 434	HO2	Contributory inside HO
Grey Street, St Kilda No: 96	Apply HO5	Contributory outside HO
Griffin Crescent, Port Melbourne No: 13, 14, 15, 16	HO2	Contributory inside HO
Hartpury Avenue, Elwood No: 2	HO7	Contributory inside HO
Havelock Street, St Kilda No: 5, 20	HO5	Contributory inside HO
Havelock Street, St Kilda No:21	HO5	Half Significant, Half Nil
Hawsleigh Avenue, Balaclava No: 1	HO316	Contributory inside HO
Heaton Avenue, Elwood No: 16	HO318	Contributory inside HO
Hotham Street, South Melbourne No: 13	HO440	Contributory inside HO
Hotham Street, South Melbourne No: 14-16	HO440	Nil
Little Graham Street, Albert Park No: 1	HO442	Nil
Los Angeles Court, Ripponlea No: 1, 7, 7A, 13, 13A	HO7	Contributory inside HO
Marine Parade, St Kilda No: 12	HO510	Nil
Maryville Street, Ripponlea No: 1, 3, 5, 9, 9A, 11, 12	HO7	Contributory inside HO
Mason Avenue, Elwood No: 1, 27	HO404	Nil
Mitford Street, Elwood No: 39	HO7	Nil

Mitford Street, Elwood No: 47, 48, 50	HO7	Contributory inside HO
Mitford Street, Elwood No: 51, 161	Nil	Nil
Mitford Street, Elwood No: 49, 59, 61, 152, 154	Nil	Contributory outside HO
Napier Street, South Melbourne No: 115	HO440	Contributory inside HO
Nelson Road, South Melbourne No: 128	HO442	Contributory inside HO
Oak Grove, Ripponlea No: 6, 8, 10, 12, 14, 16	HO7	Contributory inside HO
Oak Grove, Ripponlea No: 28	HO7	Part Nil, Part Significant
Oak Grove, Ripponlea No: 30	HO7	Nil
O'Grady Street, Albert Park No: 21	HO442	Nil
Ormond Road, Elwood No: 71	HO220	Part significant inside HO, part Contributory outside HO
Pakington Street, St Kilda No: 29	HO7	Nil
Pakington Street, St Kilda No: 37	HO7	Part Nil, Part Significant
Park Street, South Melbourne No: 332A	HO440, HO441	Nil
Queens Road, Melbourne No: 58-60	No	Nil
Richardson Street, Middle Park No: 233, 235, 237, 239, 241, 243	HO444	Nil
Robe Street, St Kilda No: 15	HO5	Contributory inside HO
Ross Street, Port Melbourne No: 209, 211, 236, 245, 246, 252, 254, 256, 293, 295, 297, 299, 301, 303,	HO1	Contributory inside HO
Ross Street, Port Melbourne No: 226	HO1	Nil
Ruskin Street, Elwood No: 1, 3	HO8	Contributory outside HO
Ruskin Street, Elwood No: 116, 118, 130, 128, 131	HO8	Contributory inside HO
Shelley Street, Elwood No: 18, 24, 39, 49, 55, 57	HO8	Contributory inside HO
Shelley Street, Elwood No: 47	HO8	Nil
Somers Street, Balaclava No: 3, 5, 7	HO7	Nil
Southward Avenue, Port Melbourne No: 1, 2, 8, 10	HO2	Contributory inside HO
Spray Street, Elwood No: 56	HO434	Part Contributory outside HO
Tennyson Street, Elwood No: 24	HO7 (part)	Contributory outside HO
Union Street, South Melbourne No: 23	HO440	Nil
Westbury Close, Balaclava No: 122, 126, 128, 130, 137, 139, 141	HO7	Contributory inside HO

Wimbledon Avenue, Elwood No: 5	HO7	Nil
Williamstown Road, Port Melbourne No: 528	HO1	Contributory inside HO

**TABLE H – Properties to be shown as a ‘Contributory Heritage Place inside the Heritage Overlay’ as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

Address	Heritage Overlay No.	Current grading
Addison Street, Elwood No: 48	HO403	Significant inside HO
Barak Road, Port Melbourne No: 23	HO2	Significant inside HO
Bridge Street, Port Melbourne No: 273	HO1	Nil
Cecil Street, South Melbourne No: 113	HO440	Nil and Part Contributory outside the HO
Charles Street, St Kilda No: 9	HO5	Contributory outside HO
Derham Street, Port Melbourne No:112	HO1	Nil
Dickens Street, Elwood No: 49	Nil	Nil
Evans Street, Port Melbourne No: 86, 166	HO1	Nil
Heath Street, Port Melbourne No: 47	HO1	Nil
Hotham Street, South Melbourne No: 11	HO440	Nil
Victoria Avenue, Albert Park No: 19	HO443	Nil
Westbury Close, Balaclava No: 135	HO7	Nil
Williamstown Road, Port Melbourne No: 526	HO1	Nil

**TABLE I – Properties to be shown as a ‘Contributory Heritage Place outside the Heritage Overlay’ on the Neighbourhood Character Map as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

Address	Heritage Overlay No.	Current grading
Jacka Boulevard, St Kilda (Brookes Jetty)	Nil	Nil
Orrong Road, St Kilda East No 1/315 and 2/315	Nil	Nil

**TABLE J – Properties to be a Non-contributory/Nil Heritage Place as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

Address	Heritage Overlay No.	Current grading
Barak Road, Port Melbourne No. 3, 3A, 15, 17, 19	HO2	Significant inside HO
Bay Street, Port Melbourne No 342	HO1	Significant inside HO
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava, Rail over Road Bridges (Nightingale St Bridge)	HO7, HO147, HO215	Part Significant inside HO

Carlisle Street, St Kilda No, 2	HO5	Part Significant
Carlisle Street, St Kilda No: 1/99,	Nil	Contributory outside HO
Dandenong Road, St Kilda East No: 250-252	HO6	Significant inside HO
Elm Grove, Balaclava No: 27, 45	HO7	Significant inside HO
Elm Grove, Balaclava No: 33	HO7	Contributory inside HO
Evans Street, Port Melbourne No: 110	HO1	Significant inside HO
Evans Street, Port Melbourne No: 160	HO1	Contributory inside HO
Hotham Street, South Melbourne No: 12	HO440	Contributory inside HO
Mason Avenue, Elwood No: 1A	HO7	Significant inside HO
Neville Street, Albert Park No: 10	HO444	Contributory inside HO
Oak Grove, Ripponlea No: 2/28, 32	HO7	Significant inside HO
Normandy Road, Elwood No:7	HO8	Significant inside HO
O'Grady Street, Albert Park No: 17-19	HO442	Significant inside HO
Park Street, South Melbourne No: 418	HO440	Significant inside HO
Pickles Street, Port Melbourne No: 93	HO1	Significant inside HO
The Boulevard, Port Melbourne No:289	HO2	Significant inside HO

**TABLE K – Properties to have updated/corrected Citations in the Port Phillip Heritage Review as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

Address	Citation Number	Change to Citation
53 Acland Street, St Kilda	57	Full review. Substantial changes to Statement of Significance. Update the place name, designer name, and include the Victorian Heritage Register number.
133 and 135 Acland Street, St Kilda	95	Minor updates. Relocate the citation from 135 Acland Street (incorrect site) to 133 Acland Street (the correct site) to address a mapping error.
29A Albert Road Drive, South Melbourne	2152	Full review. Update the citation map to accurately reflect the property boundaries. New Heritage Overlay number assigned and property address updated. Name of principal place revised to that of its Victorian Heritage Register listing ' <i>Former Royal Australian Corps of Signals Drill Hall</i> '.
208-220 Bank Street, South Melbourne	1100	Full review. Include details of recent changes to the building.
329-331 & 339 Ferrars Street & 332A Park Street, South Melbourne	2311	Full review. Update the citation map to accurately reflect the three bluestone bridges and update the grading and refer to the correct Heritage Overlay(HO440). Remove references to 333, 335-337 and 341-351 Ferrars Street, South Melbourne from the citation address and map. Specify that 335-337 Ferrars Street, South Melbourne and the former South Melbourne Cycling Club building do not contribute to the significance of the Railway Cutting and Bridges Precinct.
150-152 Brighton Road, Ripponlea	441	Revised - not significant at the local level.

99A Carlisle Street, St Kilda	68	Full review. Update the citation to refer to recent changes to the building, and update citation map to accurately reflect the property boundaries.
Carlisle Street, Grosvenor Street & Nightingale Street, Balaclava	314, 2107, 2108 and 2109.	Full review. The Citations for the bridges have been revised and consolidated into one Citation.
113 Cecil Street, South Melbourne	26	Full review. Update the citation to refer to the change in the place's grading from part Contributory outside the Heritage Overlay and part Nil to Contributory inside the Heritage Overlay and update the map.
2 Crimea Street, St Kilda	881	Full review. Update the citation to include more detailed information about the property.
131 & 133 Cobden Street, South Melbourne	976	Full review. Extension of citation 976 to both properties. Update map.
254-256 Dandenong Road, St Kilda East	888	Full review. Change the citation map to accurately reflect the property boundaries.
331 Esplanade East, Port Melbourne.	640	Full review. Update the citation to amend the history of the site.
15 Ferrars Place, South Melbourne	987	Full review. Update the citation to include updated site description and history.
171 Fitzroy Street, St Kilda	1486	Full review. Update the designer name, description and history.
11-13 Glen Eira Road, Ripponlea	1495 and 329	Full review. Update the description, map, history, and include VHR number H1588 in Citation 329.
75 Glen Huntly Road, Elwood	1992	Full review. Update the designer name, description and history.
85-87 Glen Huntly Road, Elwood	1993	Revised - not significant at the local level. Update map.
96 Grey Street, St Kilda	2002	Full review. The significant of the place has been reassessed and updated.
68 Goldsmith Street, Elwood	1997	Revised - not significant at the local level.
Hotham Street Hotham Gr to Quat Quatta Av (Road over Rail Bridge)	338	Full review. Details in the citation are updated, such as the place name, other names, address, category, year construction, statement of significance and history
164 Ingles Street and 14 Woodruff Street, Port Melbourne	48	Full review. Update citation. Update map. Update address.
Jacka Boulevard, St Kilda (Brooks Jetty)	2036	Update the citation to refer to the removal of part of structure and change heritage status.
10-18 Jacka Boulevard, St Kilda	2031	Formatting changes.
350-370 Kings Way, South Melbourne	1112	Minor updates. Changes include updating address, adding VHR number, but no substantive changes to the other information apart from changing the occasional incorrect 'Robinson' to 'Robertson' throughout.
12 Marine Parade, St Kilda	2049	Full review. Update the citation to reflect the site's inclusion in the HO and its classification as a new place of individual significance.
23 Marine Parade, St Kilda	2051	Revised - not significant at the local level.
69 Marine Parade, St Kilda	2053	Revised - not significant at the local level. Update map in citation to show the correct address.
77 Marine Parade, Elwood	2055	Full review. Update the place name.
161 Mitford Street and 49 Scott Street, Elwood	801	Full review. Update the citation to reflect the site's inclusion in the HO and include updated site description and history.
23 Nelson Street, Balaclava	746	Full review. Update the description to reflect recent changes to the building.

71 Ormond Road, Elwood	362	Full review. Update the citation map to accurately reflect the property boundaries, and update the place name.
143-149 Ormond Road, Elwood	768	Revised - not significant at the local level. Update property address and the history of the site.
1/315 and 2/315 Orrong Road, St Kilda East	775	Update citation to include grading change and update the Map.
18 Queens Road, Melbourne	2223	Updates to History and the Statement of Significance to delete incorrect information about the architect.
58-60 Queens Road, Melbourne	2226	Minor changes to detail in the citation.
194 Richardson Street, Middle Park	1106	Minor updates. Corrections to the place name, address and school number. A new detailed thematic context section is included.
241-265 Rouse Street, 1-53 Stokes Street, Port Melbourne	684 and 712	Minor updates. Combine two citations into one. Update the citation map and address. Change to the Statement of Significance and Comparative analysis.
15 Robe Street, St Kilda	791	Full review. Minor changes to detail in the citation.
2 Salmon Street, Port Melbourne	8	Full review. Update the citation to include updated site description and history.
615 St Kilda Road, St Kilda	219	Minor Updates. Updates to the description of the place, including the address and VHR reference.
26-28 The Esplanade, St Kilda	2141	Full review. Update the Statement of Significance and the name of the designer.
5 Wimbledon Avenue, Elwood	911	Full review. Update the citation to include updated site description and history.

**TABLE L – Properties to have new Citations**

<b>Address</b>	<b>Citation Number</b>	<b>Justification</b>
110-118 Barkly Street and 2-6 Blanche Street, St Kilda	2409	<i>Heritage Assessment, 2-6 Blanche Road and 110-118 Barkly Street, St Kilda (21 December 2017)</i> , prepared by Context.
324 Esplanade East, Port Melbourne	2411	<i>Port Phillip Heritage Review Update</i> , David Helms Heritage Planning (February 2019)
152-154 Mitford Street, Elwood	2412	<i>Port Phillip Heritage Review Update</i> , David Helms Heritage Planning (February 2019).

**TABLE M – Properties with existing grading on the Heritage Policy Map that will have their grading amended on the Heritage Policy Map**

<b>Address</b>	<b>Current grading</b>	<b>Proposed grading</b>
The Boulevard, Port Melbourne No: 291, 293	Significant within HO2	Non-Contributory inside HO
Fitzroy Street, St Kilda No: 137-139	Non-Contributor y within HO5	Contributory inside HO

*Planning and Environment Act 1987*

**PORT PHILLIP PLANNING**

**SCHEME AMENDMENT**

**C161portPart 2**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Port Phillip City Council. The Port Phillip Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 13 attached map sheets.

**Zoning Maps**

1. Amend Planning Scheme Map Nos. 2, 3 and 4 in the manner shown on the 3 attached maps marked "Port Phillip Planning Scheme, Amendment C161port Part 2".

**Overlay Maps**

2. Amend Planning Scheme Map Nos. 2HO, 3HO, 4HO, 6HO, 7HO, 8HO, 9HO in the manner shown on the 10 attached maps marked "Port Phillip Planning Scheme, Amendment C161port Part 2".

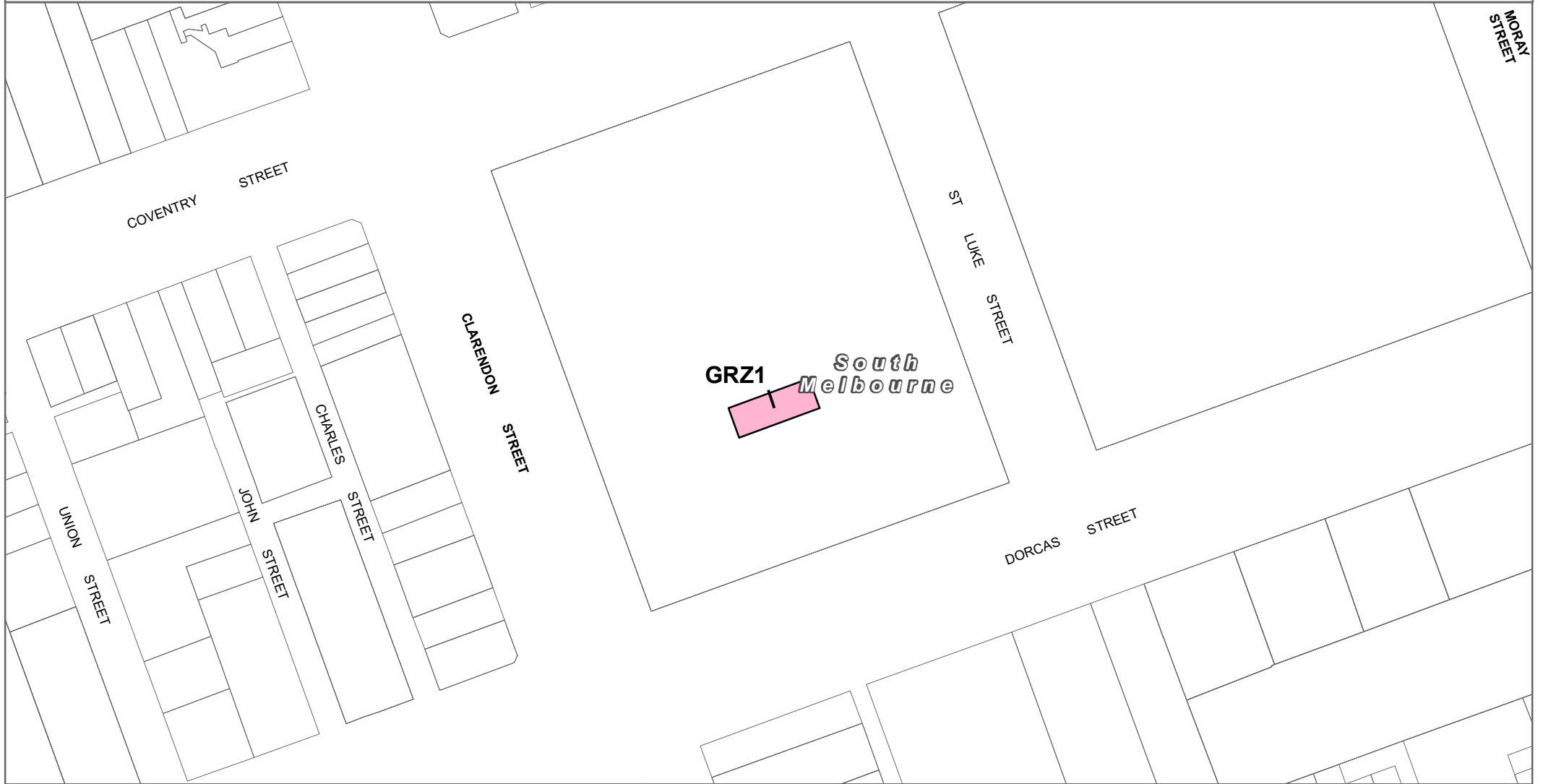
**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:



1. In **Local Planning Policy Framework** – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
2. In **Local Planning Policy Framework** – replace Clause 22.04 with a new Clause 22.04 in the form of the attached document.
3. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of  
document

# PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161 part 2port



**LEGEND**

-  GRZ - General Residential Zone
-  Local Government Area

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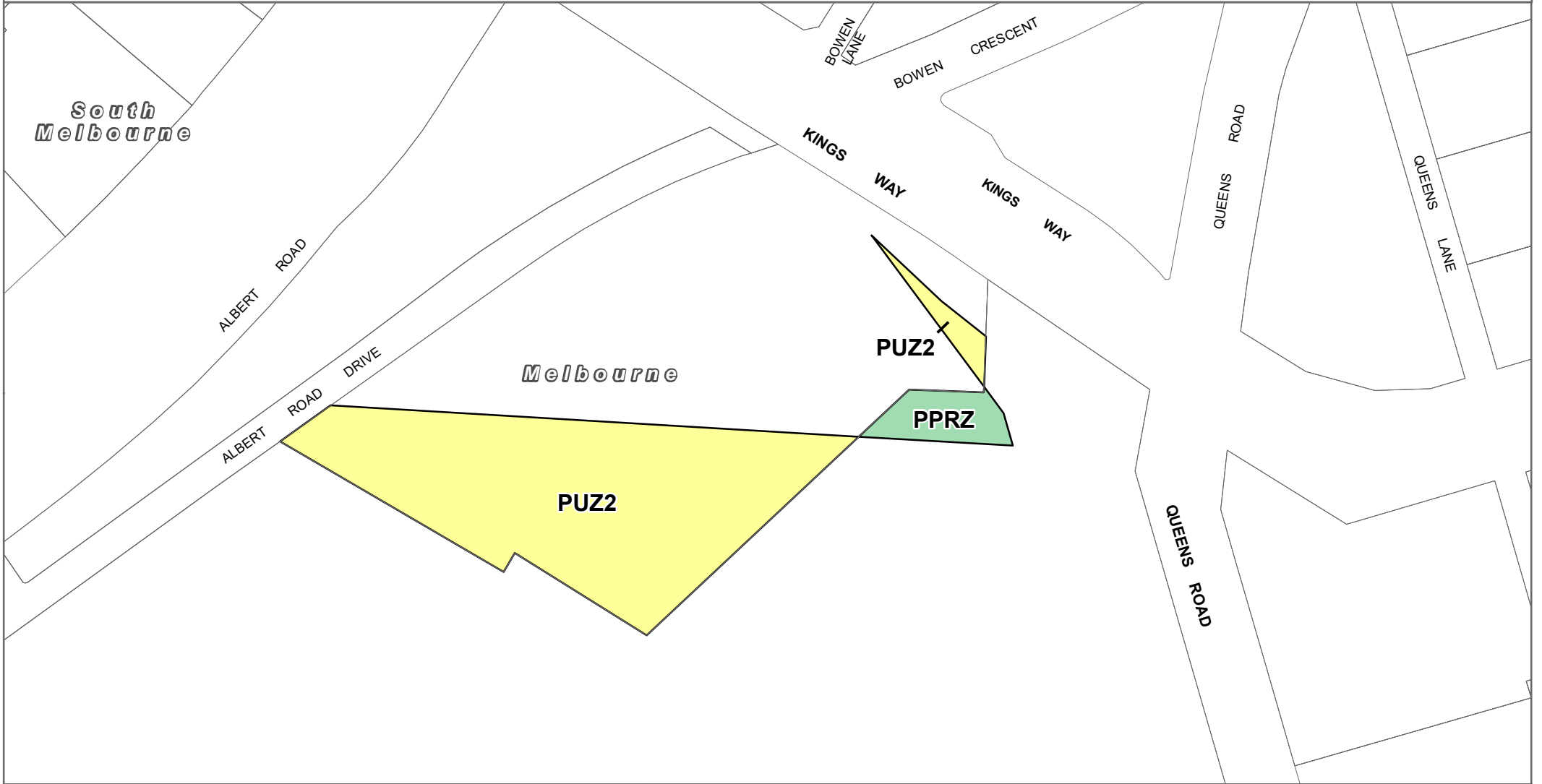
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Part of Planning Scheme Map 3





PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION  
**AMENDMENT C161 part 2port**



**LEGEND**

- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone-Education
- Local Government Area

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▲  
NORTH

0      30      60  
 Metres



Part of Planning Scheme Map 4



# PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161 part 2port



**LEGEND**

- GRZ - General Residential Zone
- Local Government Area



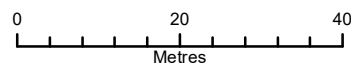
Part of Planning Scheme Map 2

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# PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161 part 2port



**LEGEND**

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

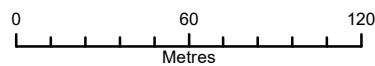


Part of Planning Scheme Maps 2HO & 3HO

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**LEGEND**

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

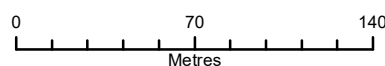


Part of Planning Scheme Maps 7HO & 9HO

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PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION  
**AMENDMENT C161 part 2port**



**LEGEND**

-  HO - Heritage Overlay
-  Local Government Area



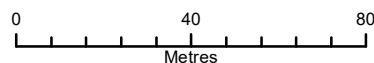
Part of Planning Scheme Maps 8HO & 9HO

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**LEGEND**

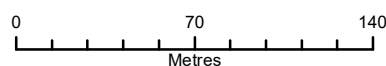
- HO - Heritage Overlay
- Local Government Area



Part of Planning Scheme Maps 7HO & 9HO

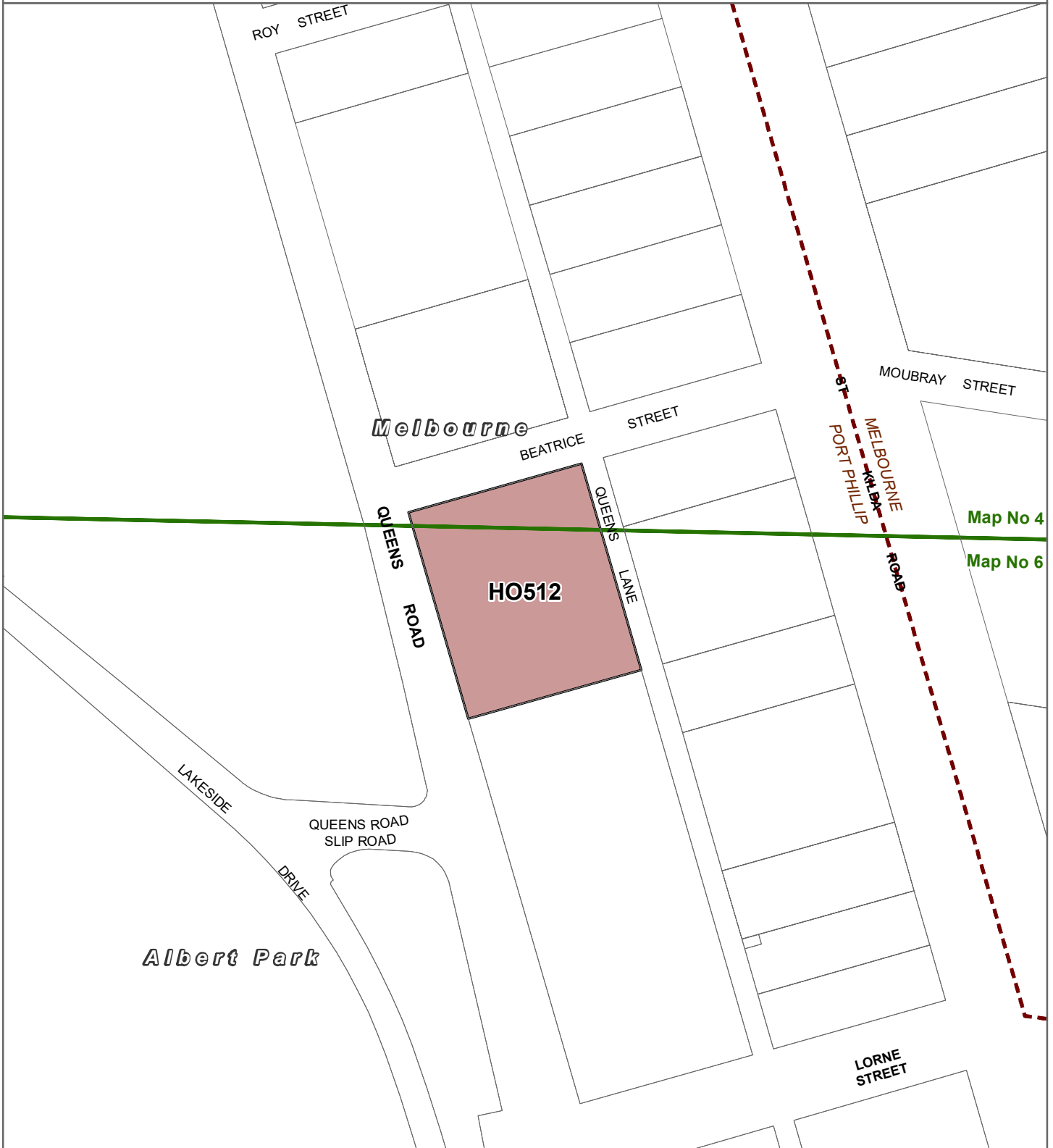
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**LEGEND**

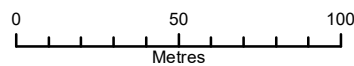
- HO - Heritage Overlay
- Local Government Area



Part of Planning Scheme Maps 4HO & 6HO

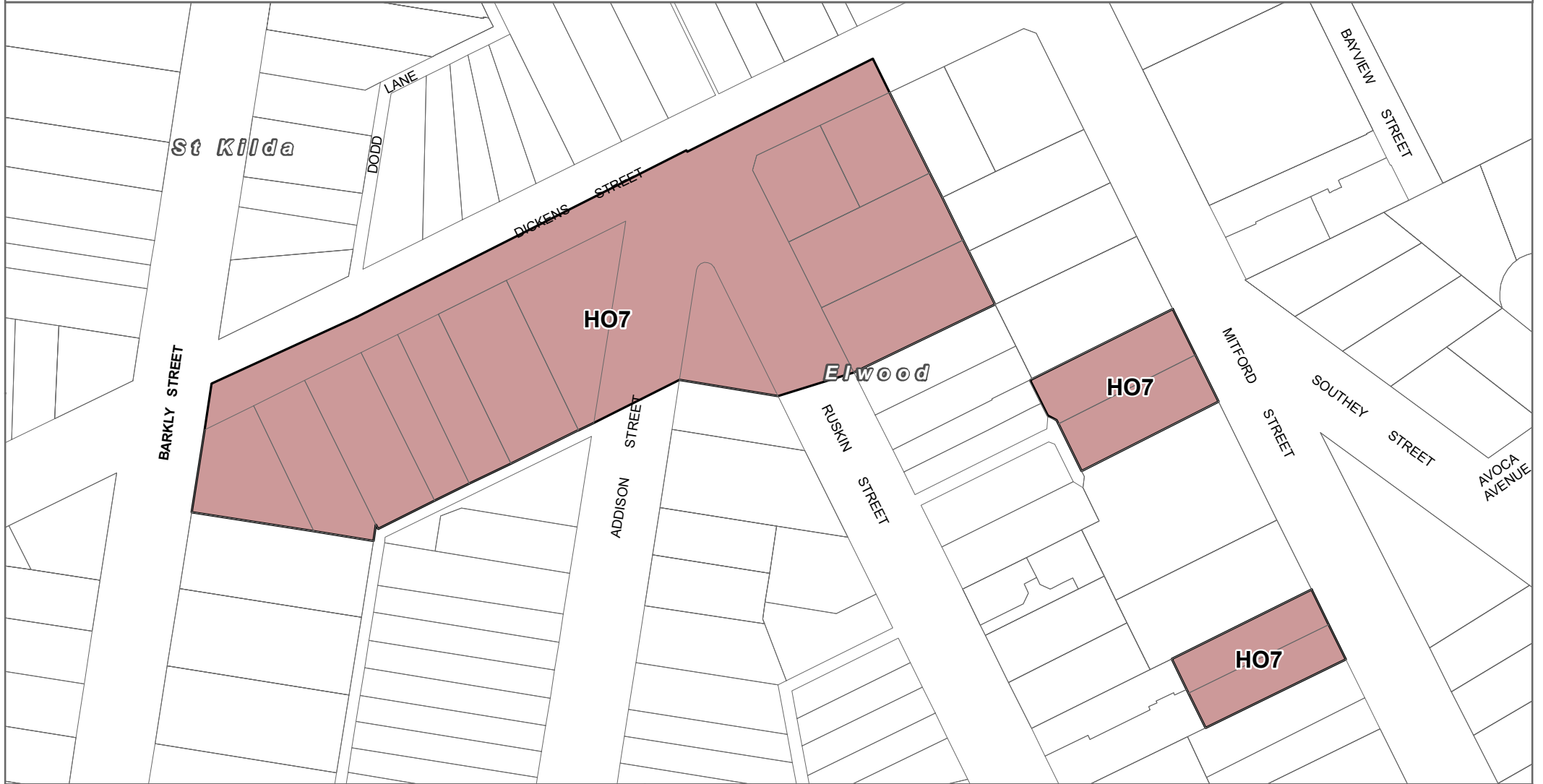
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PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION  
**AMENDMENT C161 part 2port**



**LEGEND**

-  HO - Heritage Overlay
-  Local Government Area

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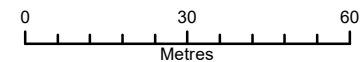
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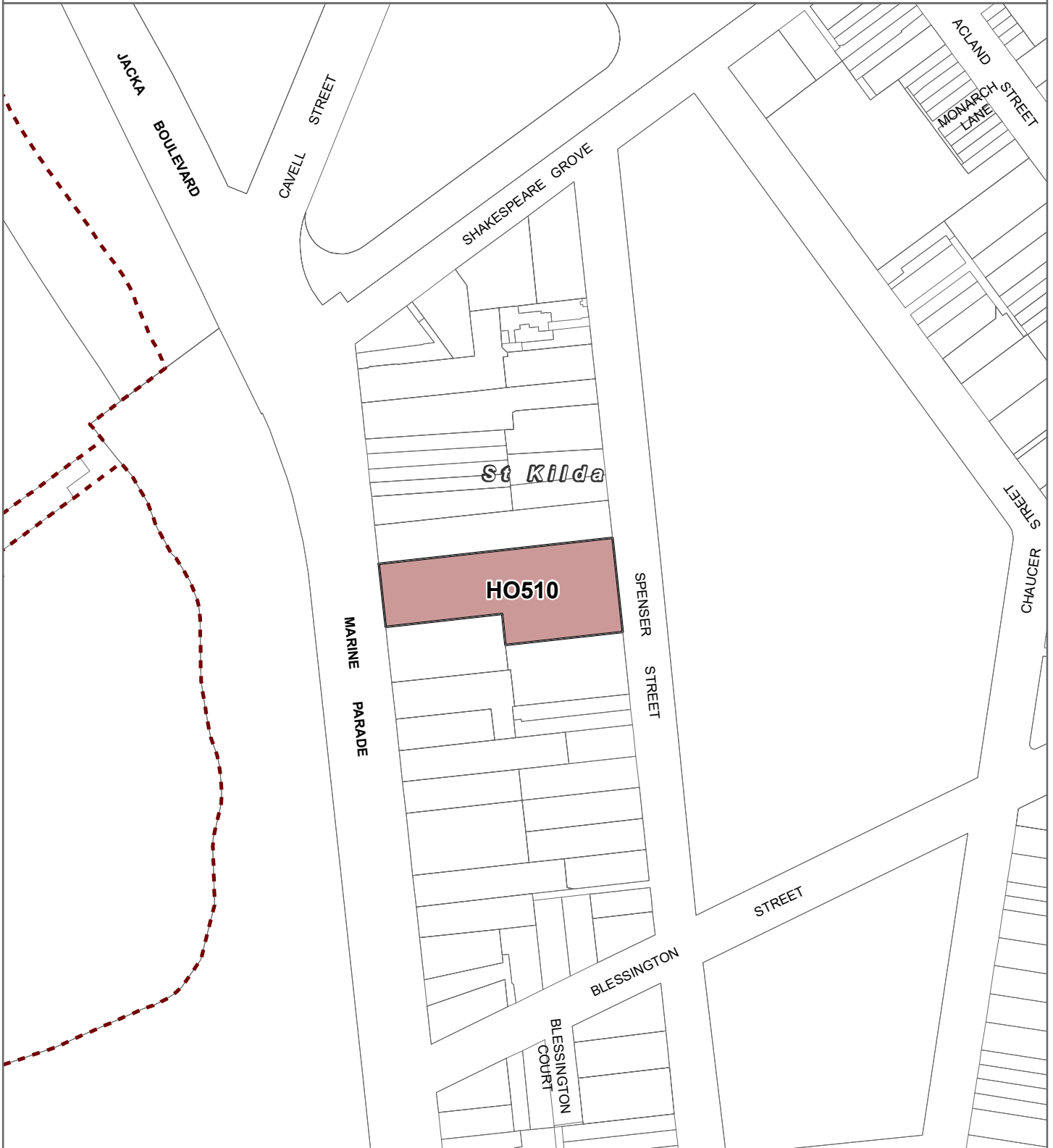
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Part of Planning Scheme Map 8HO





# PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161 part 2port



**LEGEND**

- HO - Heritage Overlay
- Local Government Area



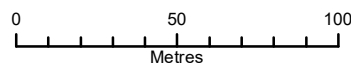
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**AMENDMENT C161 part 2port**



**LEGEND**

-  HO - Heritage Overlay
-  Local Government Area

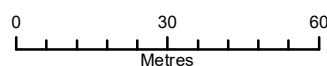


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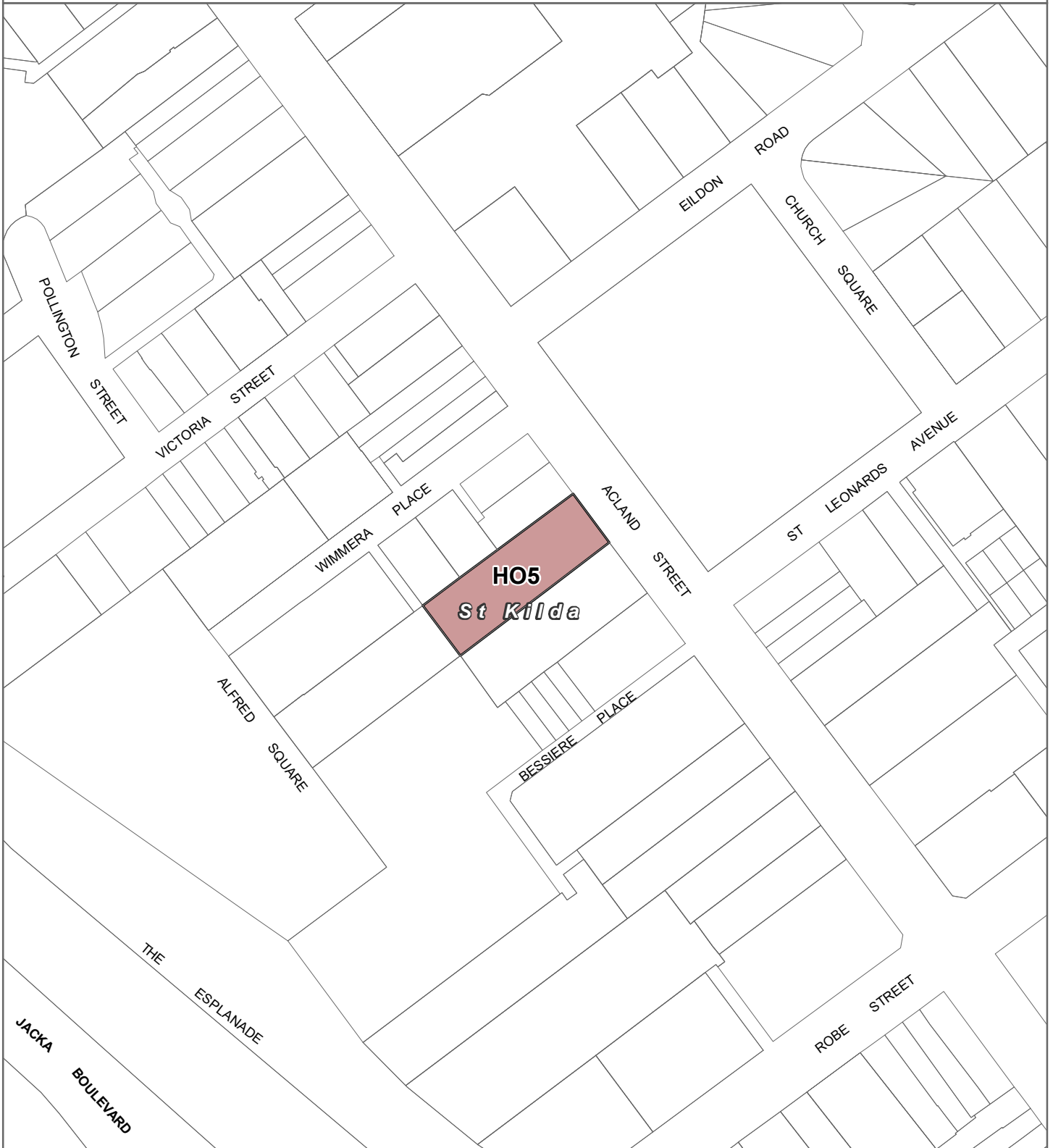
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**LEGEND**

- HO - Heritage Overlay
- Local Government Area

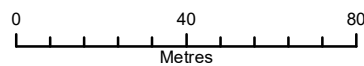


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**LEGEND**

- HO - Heritage Overlay
- Local Government Area



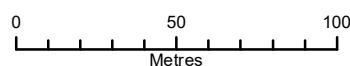
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## 21.07

## INCORPORATED DOCUMENTS

23/04/2024 --/--/----  
 G486port Proposed C161port Pt2

St Kilda Foreshore Urban Design Framework (2002)

Port Phillip Heritage Review - Volumes 1-6 (~~Version 35, March~~ Adoption version Amendment C161port Part 2, June 2021) (Includes the City of Port Phillip Heritage Policy Map [Adoption version Amendment C161port Part 2, June 2021] and the City of Port Phillip Neighbourhood Character Policy Map [Adoption version Amendment C161port Part 2, June 2021]).

### Reference documents

#### General

Community Plan (2007)

Council Plan 2009 - 2013

Health and Wellbeing Strategy (2007)

#### Environmental sustainability

Toward Zero Sustainable Environment Strategy (2007)

Sustainable Design Policy (2006)

Sustainable Transport Framework (2004)

Sustainable Transport Policy and Parking Rates (Ratio, 2007)

#### Land use

Port Phillip Housing Strategy (2007)

Port Phillip Activity Centres Implementation Plan (2007)

Port Phillip Activity Centres Strategy (2006)

Port Phillip Industry and Business Strategy (2003)

Open Space Strategy (2006, Revised 2009)

Open Space Strategy Implementation Plan Framework (2009)

Foreshore Management Plan (2004)

#### Built form

Port Phillip Housing Strategy (2007)

Port Phillip Design Manual (2000)

#### Neighbourhoods

South Melbourne Central Structure Plan (2007)

South Melbourne Central Urban Design Framework (2007)

Ormond Road Urban Design Guidelines (2007)

Beacon Cove Neighbourhood Character Guidelines 2010 (SJB Urban, 2010)

Carlisle Street Activity Centre Structure Plan (2009)

Carlisle Street Urban Design Framework (2009)

Design Guidelines 1-7 Waterfront Place, Port Melbourne (2014)

St Kilda Road North Precinct Plan (2013 – Updated 2015)

Bay Street Activity Centre Structure Plan – Parts 1 and 2 (2014)

St Kilda Road South Urban Design and Land Use Framework (2015)

## 22.04 HERITAGE POLICY

~~29/11/2018~~ ~~6454~~ Proposed C161portPt2

This policy applies to all land within a Heritage Overlay.



### 22.04-1 Policy Basis

~~27/06/2011~~ ~~662~~ Proposed C161portPt2

This policy:

- builds on the SPPF heritage objective in Clause 15.03 to local circumstances;
- builds on the MSS objectives in Clause 21.05-1 relating to local heritage conservation, and
- applies the findings of the Port Phillip Heritage Review, Volumes 1-6.



### 22.04-2 Objectives

~~27/06/2011~~ ~~662~~ Proposed C161portPt2

To retain and conserve all significant and contributory heritage places.

- To discourage the demolition of significant and contributory heritage places.
- To ensure all new development and redevelopment of significant and contributory places is respectfully and harmoniously integrated with the surrounding character.
- To promote design excellence (in terms of building siting, scale, massing, articulation and materials) which clearly and positively supports the heritage significance of all Heritage Overlay areas.
- To ensure that new development and any publicly visible additions and/or alterations in or to a heritage place maintains the significance of the heritage place and employs a contextual design approach.
- To encourage development, in particular use of materials, that responds to the historic character of laneways and to minimise elements that adversely impact on that character.
- To ensure that reconstruction and repair of significant heritage bluestone kerb and channelling, bluestone laneways and significant concrete kerb and channel is carried out in a way that reflects as closely as possible the original appearance.



### 22.04-3 Policy

~~08/12/2011~~ ~~672~~ Proposed C161portPt2

#### General

It is policy to:

- Encourage the restoration and reconstruction of heritage places (including the accurate reconstruction of original streetscape elements such as verandahs) in all areas, and in particular, in intact or substantially consistent streetscapes in the South Melbourne, Albert Park, Middle Park and St Kilda West Heritage Overlay areas (HO440, HO441, HO442, HO443, HO444, HO445 or HO446).
- Encourage the removal of alterations and additions that detract from the heritage significance of a heritage place.
- Encourage new development to be respectful of the scale, form, siting and setbacks of nearby significant and contributory buildings.
- Disregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions.
- Encourage a contextual design approach for additions and/or alterations to a heritage place or for new development. A contextual approach is where the alteration, addition or new development incorporates an interpretive design approach, derived through comprehensive



research and analysis. New development should sit comfortably and harmoniously integrate with the site and within the streetscape and not diminish, detract from or compete with the significance of the heritage place or streetscape character. This approach can include

- Contemporary architecture and innovative design which is an important part of the contextual approach because it adds to the existing diversity and layering of styles through time. This layering is a defining feature in a number of areas and is therefore an important component of Port Phillip's heritage.
- Accurate reproduction architecture may be employed in limited instances where detailed evidence, such as photographic evidence, exists for that alteration, addition or new development. This approach may be more appropriate in the South Melbourne, Albert Park, Middle Park and St Kilda West Heritage Overlay areas (HO440, HO441, HO442, HO443, HO444, HO445 or HO446), but may have limited application elsewhere.

### **Additions and/or Alterations to Heritage Places**

It is policy that:

- Additions and alterations:
  - Do not change the original principal facade(s) or roof.
  - Are distinguishable from the original parts of the heritage place to be conserved, if a contemporary architectural approach is used.
  - Are based on research that can identify the elements, detailing and finishes originally employed.
  - Do not obscure or alter an element that contributes to the significance of the heritage place.
  - Maintain an existing vista or viewlines to the principal facade(s) of a heritage place.
- An upper storey addition is sited and massed behind the principal facade so that it preferably is not visible, particularly in intact or consistent streetscapes (see Performance Measure 1).

---

### **Performance Measure 1**

Upper storey additions may meet the above policy for siting and massing if the following measures, as appropriate, are achieved:

- They are sited within an "envelope" created by projecting a sight line from 1.6 metres above ground level (this being the eye level of an adult person of average height) to the front parapet or gutter on the main façade and taken from a point where the footpath meets the property line directly opposite the site, where the property has a frontage to a narrow street (5 metres or less) or laneway (illustration 1), or
  - They are sited within an "envelope" created by projecting a line of 10 degrees from the height of the base of the front parapet or gutter line on the main façade and extending to the rear of the heritage place (illustration 2 or 3), or
  - In exceptional cases where the heritage place is located in a diverse streetscape and the design of the proposed addition is considered to be an appropriate contextual response, they are sited within an "envelope" created by projecting a line of up to 18 degrees from the height of the base of the front parapet or gutter line on the main façade of the heritage place.
-

Illustration 1

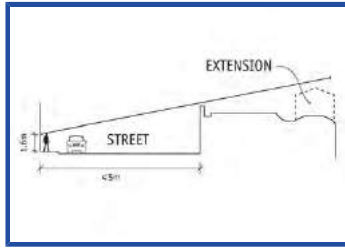


Illustration 2

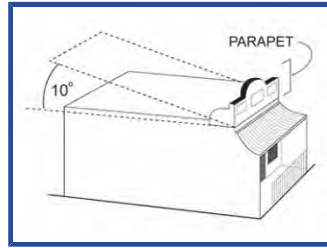
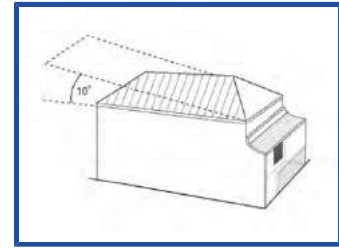


Illustration 3



- If visible from the front (principal) street, the roof of any addition is related to that of the heritage place in terms of form, pitch and materials.
- Where the property is located on a corner site, the upper storey addition is sited and massed so it is visually recessive from the front of the building, so that the scale of the heritage place is the dominant element in the front (principal) streetscape.
- In cases where the original heritage place has been altered, the previous alterations and additions are retained and conserved where they help to interpret the history of its development and they contribute to the significance of the heritage place.
- New openings in the principal facade(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place.
- Walls, windows, roofs and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.
- New development achieves environmentally sustainable outcomes, including upgrading existing fabric to reduce operational environmental impact of existing buildings, which is balanced with protecting the heritage significance of the site.

### New Development in Heritage Overlay Areas

It is policy that:

- New development maintains and enhances an existing vista to the principal facade(s) of the heritage place, where a new development is adjacent to a heritage place (see Performance Measure 2).

### Performance Measure 2

Buildings and works may meet the above policy for maintaining and enhancing an existing vista to the principal facade(s) of a heritage place if the following measures, as appropriate, are achieved:

- New development, with a significant or contributory heritage place on one adjacent site, has an equivalent frontage setback to the heritage place or a setback configuration that maintains a reasonable vista to the heritage place.
  - New development, with a significant or contributory heritage place on both adjacent sites with differing setbacks, has a setback no greater than the largest setback and no less than the smaller setback.
- 
- New development generally reflects the prevailing streetscape scale and does not dominate the streetscape or public realm (see Performance Measure 3).



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### Performance Measure 3

Buildings and works may meet the above policy for building scale if the following measures, as appropriate, are achieved:

- If located in a street which has a consistent building scale and adjacent to a significant or contributory heritage place, the height of the building is no higher than the roof ridgeline of the highest adjacent heritage place when viewed from the street, but may include a higher component to the rear; or
  - If located in a street with a diverse building scale, and adjacent to a significant or contributory heritage place, the height of the new building is of a scale and mass that respects both the adjacent heritage place and the prevailing scale of the area.
- 
- Front and side setbacks reflect those of the adjacent buildings and the streetscape, where this is an important element in the streetscape.
  - Roofs respond to any predominant roof form characteristic of the streetscape.
  - Door and window openings are complementary to the prevailing streetscape characteristics. Large expanses of glass or horizontal windows are generally avoided in principal front facades except where this is considered an appropriate design response.
  - If it is a major development site containing a significant or contributory heritage place that is to be retained, the new development respects the scale and setting of the heritage place whilst responding to the prevailing building scale of the heritage overlay area.
  - Visible wall elevations of the new building are articulated in a manner that is complementary to the streetscape through the use of different materials, massing and the inclusion of windows and doors where appropriate.
  - Materials, textures and finishes complement those evident in the streetscape.
  - Colour schemes complement the appearance and character of the streetscape.
  - Front fences are appropriate to the architectural style of the building.
  - For a contextual approach, front fencing interprets the prevailing character of fencing in the immediate environs and in particular responds to prevailing fence height, degree of transparency, form and materials.

### Demolition

Where a permit is required for demolition of a significant or contributory building, it is policy to:

- Refuse the demolition of a significant building unless and only to the extent that:
  - the building is structurally unsound;
  - the replacement building and/or works displays design excellence which clearly and positively supports the ongoing heritage significance of the area.
- Refuse the demolition of a contributory building unless and only to the extent that:
  - the building is structurally unsound, and either
  - the replacement building and/or works displays design excellence which clearly and positively supports to the ongoing heritage significance of the area, or
  - in exceptional circumstances the streetscape is not considered intact or consistent in heritage terms.
- Require all applications for demolition of significant or contributory buildings to be accompanied by an application for new development.
- Allow the demolition of part of a heritage place if it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place.

### Car Parking

It is policy to:

- Discourage new vehicle crossovers in the front of a property with a narrow street frontage or in streets with few or no crossovers.
- Encourage new on-site car spaces to be located at the rear of the property or in a side setback area.
- Encourage carports, garages and outbuildings, if visible from the main street frontage, to have wall openings, roof forms and materials that complement the main building and the streetscape.

### Laneways, Kerbs and Channels

It is policy that:

- Reconstruction of existing bluestone kerb and channelling occurs only when it is at the end of its useful life.
- Where an upper floor is proposed, it is incorporated into the roof space or stepped back from the laneway to reduce its bulk.
- There is zero setback from the laneway frontage (e.g. buildings / fences are built on the boundary line abutting the laneway).
- External materials are limited to those utilitarian materials common in the early periods of development, typically red face brickwork for walls.

### Street Furniture

It is policy that:

- Street furniture, including seats, litter bins, bicycle rails and drinking fountains, are designed and sited to ensure that they are not obtrusive in the streetscape, do not adversely affect the heritage significance of an area, and do not obstruct the views to a heritage place.

## 22.04-4 Application Requirements

27/06/2011 - / - / - - -  
662 Proposed C161 port Pt 2

It is policy to require all applications for development to be accompanied by:



A written report that explains:

- The design approach adopted and the reason why.
- How the proposed building and/or works will clearly and positively support the ongoing significance of the heritage place and promote design excellence.
- In the case of any proposed demolition:
- Why the building is considered to be structurally unsound with supporting information to Council's satisfaction.
- How the replacement building and/or works clearly and positively support the significance of the heritage place.
- In the case of any proposed addition/alteration, how the proposal is respectful to the scale, massing and form of the significant or contributory heritage place.
- In the case of new development, how the proposal will complement existing heritage characteristics and be respectful of and respond to the prevailing scale, form, siting and setbacks of existing significant or contributory heritage places in the vicinity.
- Whether the addition and /or alteration or new development has met the performance measure 1, 2 or 3, where relevant, and in the cases where these performance measures have not been met, how the proposal achieves the relevant policy.

Plans showing the following:

- Fully scaled and dimensioned elevations and floor plans.
- Where facade restoration forms part of the proposal, plans must be prepared at a 1:20 scale.
- Where demolition forms part of the proposal, demolition plans and elevations showing the extent of all buildings, fences, etc to be demolished.
- A three dimensional building envelope that shows the potential new building volume if all the opportunities and constraints have been considered.
- Fully scaled and dimensioned site plan showing existing and proposed circumstances including outbuildings, fences, significant vegetation, car parking, new cross overs, on-site parking space locations and any other noteworthy features.
- A photo montage of the streetscape.
- A streetscape elevation which shows the existing streetscape and how the proposal sits within the streetscape.
- Information which shows the form of the proposal from oblique views from neighbouring streetscapes where any part of the proposal will be visible.
- A landscape plan.

## 22.04-5 Definitions

27/06/2014 - / - / - -  
662 Proposed C161portPt2 **Heritage place** is a place that has identified heritage value and could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land.

**Significant heritage places** include 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. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured “red” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

**Contributory heritage places** include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured “green” on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.

**Non-contributory properties** are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy.

## 22.04-6 Incorporated Document

23/04/2021 - / - / - -  
6486port Proposed C161portPt2 Port Phillip Heritage Review – Volumes 1 – 6 (~~Version 35, March~~ Adoption Version Amendment C161port Part 2, June 2021) (~~includes~~ includes the City of Port Phillip Heritage Policy Map [Adoption Version Amendment C161port Part 2, June 2021] and the City of Port Phillip Neighbourhood Character Policy Map [Adoption Version Amendment C161port Part 2, June 2021]).

## 22.04-7 Reference Documents

23/04/2021 - / - / - -  
6486port Proposed C161portPt2 Port Phillip Design Manual, 2000 including:

- Fishermans Bend Guidelines (Updated 2010)
- Garden City Guidelines (Updated 2010)

## PORT PHILLIP PLANNING SCHEME

- Dunstan Estate Guidelines (2007)
  - Heritage Kerbs, Channels and Laneways Guideline (2006)
- Review of Heritage Overlay 3, Heritage Alliance (2009) & Built Heritage (2010).
- Review of Heritage Overlay 1 Port Melbourne – Outcomes and Recommendations (Lovell Chen, July 2011)
- Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report (Lovell Chen, December 2012)
- Fishermans Bend Heritage Study (Biosis Pty Ltd, 2013)
- Fishermans Bend additional heritage place assessments (Biosis Pty Ltd, 2015)
- Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report (Lovell Chen, December 2012)
- Heritage Appraisal: 16-20A & 44 Wellington Street, St Kilda (Lovell Chen, May 2015)
- Heritage Overlay 6 St Kilda East Precinct Review Final Report (David Helms Heritage Planning, January 2020)
- Heritage Review – Wellington Street, St Kilda (Lovell Chen (Revised) March 2017)
- Tiuna Grove Heritage Assessment (Barrett, 2019)
- Heritage Assessment, ~~588-590 City Road, South Melbourne~~ 2-6 Blanche Street and 110-118 Barkly Street, St Kilda (Context Pty Ltd, ~~May~~ December 2017)
- Heritage Assessment 58-60 Queens Road, Melbourne (Peter Andrew Barrett, November 2017)
- ~~Fishermans Bend Heritage Review: Montague Commercial Precinct (RBA Architects and Conservation Consultants, October~~ Port Phillip Heritage Review Update 2019 (David Helms Heritage Planning, February 2019)-

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

**1.0 Application requirements**

~~18/10/2018~~ ~~6422~~ Proposed C161portPt2 None specified.



**2.0 Heritage places**

~~23/04/2021~~ ~~6486~~ Proposed C161portPt2 The requirements of this overlay apply to both the heritage place and its associated land.



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	<i>Port Melbourne</i> Area generally bound by Clark Street to the north, Ingles and Boundary Streets to the east, Pickles Street to the south and Graham Street to the west	Yes	No	Yes – but limited to the Port Melbourne Light Rail Reserve, area zoned PPRZ.	No	No	No	No
HO2	<i>The Garden City Housing Estates</i> Port Melbourne	Yes	No	No	No	No	No	No
HO4	<i>City Rd Industrial Area</i> South Melbourne	Yes	No	No	No	No	No	No
HO5	<i>St Kilda Hill</i> Area generally bound by Fitzroy St to the North, Barkly St to the east, Carlisle St to the south and Port Phillip Bay to the west	Yes	No	No	No	No	No	No
HO6	<i>St Kilda East</i> Area generally bound by Wellington Rd and Dandenong Rd to the north, Inkerman Rd to the south, St Kilda Rd to the west and Orrong Rd to the east	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	<i>St Kilda, Elwood, Balaclava, Ripponlea</i> Area generally bound by Carlisle St to the north, Glenhuntly Rd to the south, Hotham St to the east and Mitford St and Broadway to the west	Yes	No	No	No	No	No	No
HO7 Interim Control Expiry date: 01/10/2021	<i>St Kilda, Elwood, Balaclava, Ripponlea Precinct Extension</i> 41-57 Dickens Street, 1-3 Ruskin Street, 1 Addison Street, 49-51 and 59-61 Mitford Street, Elwood	Yes	No	No	No	No	No	No
HO8	<i>Elwood-Glen Huntly Rd, Ormond Rd</i> Area generally comprising Glen Huntly Rd as the east-west spine, extending north just beyond Shelley St between Marine Parade and the Elwood Canal, and south generally between Ormond Rd and Ormond Esplanade	Yes	No	No	No	No	No	No
HO318	<i>Brighton Rd (Elwood)</i> Brighton Rd, Burns St, Glenhuntly Rd, Heaton St	Yes	No	No	No	No	No	No
HO316	Carlisle St (East) Carlisle St, Hawsleigh Ave	Yes	No	No	No	No	No	No
HO30	<i>Emerald Hill Estate</i> Bank, Clarendon, Park, Cecil, Dorcas, Marshall, Fishley, Layfield and Perrins Streets, South Melbourne	-	-	-	-	Yes Ref No H1136	Yes	No
HO317	<i>Hotham St (Balaclava)</i> Nos. 113-125 Hotham St	Yes	No	No	No	No	No	No
HO315	<i>Inkerman St (East)</i>	Yes	No	No	No	No	No	No



PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Chapel St, Inkerman St							
HO258	<i>St Vincent Place Precinct</i> 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 St and Montague St (Part), Albert Park	-	-	-	-	Yes Ref No H1291 (see also HO340/ H813)	Yes	No
HO382	<i>Swallow Street Precinct</i> 49-77 Swallow Street, Port Melbourne	Yes	No	No	No	No	No	No
HO385	<i>Chusan Street Precinct</i> 1-37 Chusan Street, East St Kilda	Yes	No	No	No	No	No	No
HO386	<i>Godfrey Av/Raglan Street Precinct</i> 1-41, 2-36 Godfrey Avenue and 9-23 Raglan Street, East St Kilda	Yes	No	No	No	No	No	No
HO387	<i>Hammerdale Av Precinct</i> 2-24, 28-32, 3-17 Hammerdale Avenue, 2-8 Jervois Street, East St Kilda	Yes	No	No	No	No	No	No
HO388	<i>Holroyd Court Precinct</i> 1-7 Holroyd Court, East St Kilda	Yes	No	Yes – 4 mature camphor laurel street trees (cinnamomum camphora)	No	No	No	No
HO389	<i>Kalymna Grove/Inkerman St Precinct</i> 1-35, 2-30 Kalymna Gr, 342-374 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO390	<i>Mooltan Av Precinct</i> 10-16, 9-15 Mooltan Avenue, East St Kilda	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO391	<i>St Kilda East: Murchison Street &amp; Wavenhoe Avenue Precinct</i> 1-29, 2-24 Murchison St, 20, 22, 26 Lansdowne Street, 160-188, 183-211 Alma Road, 57, 69, 71, 73, 75 and 77 Alexandra Street, 157, 159 and 161 Alma Road, 28, 30, 32, 34,36, 38, 40, 42 and 44 Hotham Street, 18 and 26A Lansdowne Road, 1-13, 15, 17, 19 and 21 Wavenhoe Avenue, 2 and 4 Mooltan Avenue (duplex at corner of Hotham Street only), St Kilda East	Yes	No	No	No	No	No	No
HO392	<i>Orange Grove Precinct</i> 4-30, 11-33 Orange Gr and 331 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO402	<i>Elwood Canal Precinct</i> Area covered by Elwood Canal and riparian margins, from Port Phillip Bay foreshore to St Kilda Street municipal boundary.	No	No	Yes	Yes	No	No	No
HO403	<i>Addison Street /Milton Street Precinct (Elwood)</i> 2 – 74 & 11-75 Addison St; 296 – 350 & 323 - 377 Barkly St; 77 – 85 Dickens St; 7 Hood St, 1 – 7 & 2 - 10 Lawson St; 1 – 12 Lytton St; 52 – 54 Marine Pde; 6 – 56 & 9 – 37 Meredith St; 53 – 83 & 66 – 100 Milton St; 6 – 24, 29 & 46 - 84 Ruskin St; 1 – 23 & 2 - 8 Thackeray St; Elwood	Yes	No	No	No	No	No	No
HO404	<i>Byron Street / Mason Avenue Precinct (Elwood)</i> 2 – 24 & 9 -23 Byron St; 1 – 17 & 2 –18 Cyril St; 1 – 37 Mason St; 1 – 33 & 2 - 28 Moore St; Elwood	Yes	No	No	No	No	No	No
HO405	<i>McCrae Street Precinct (Elwood)</i>	Yes	No	No	No	No	No	No



PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	31 – 33 John St; 1 – 13 & 2 – 14 McCrae St; Elwood							
HO439	<i>Nightingale Street Precinct (Balaclava)</i> 31 – 55 Marlborough St, 24 – 58 Rosamond St, 27 – 57 Rosamond St, 32 - 58 Nightingale St, 19 - 47 Nightingale St, 19 & 21 Woodstock St, 1 – 17 Gibbs St, 2 – 20 Gibbs St and 1 to 5 Railway Place, Balaclava.	Yes	No	No	No	No	No	No
HO440	<i>Emerald Hill Residential Precinct</i> Area generally bound by Pickles St, York St and Kings Way to the north, Queens Rd to the east, Albert Rd to the south and Nelson and Ferrars St to the west	Yes	No	No	No	No	No	No
HO441	<i>St Vincent Place East</i> South Melbourne Bound By Park St, Cecil St, Albert Rd and Ferrars St	Yes	No	No	No	No	No	No
HO442	<i>Albert Park Residential Precinct / Part Montague Precinct</i> Area generally bound by Pickles St to the North, Ferrars St to the east, Kerferd Rd to the south and Beaconsfield Parade to the west (including shops and dwellings along City Road / Montague Street)	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO442 Interim Control Expiry date: 30/04/2021	<i>Albert Park Residential Precinct / Part Montague Precinct Extension</i> 496, 498, 500-502, 506, 508-510, 530, 532, 534, 536, 540-542, 544-546 City Road and 151, 153, 155, 157-161, 163 Montague Street, South Melbourne	Yes	No	No	No	No	No	No
HO443	<i>Bridport Street / Victoria Avenue Commercial Precinct</i> Albert Park	Yes	No	No	No	No	No	No
HO444	<i>Middle Park and St Kilda West Precinct</i> Bound by Kerferd Rd, Canterbury Rd, Fitzroy St and Beaconsfield Parade	Yes	No	No	No	No	No	No
HO445	<i>Armstrong Street Commercial Precinct</i> Middle Park	Yes	No	No	No	No	No	No
HO446	<i>Albert Park Lake Precinct</i> Area generally bound by Fitzroy St to the south, Queens Road to the east, Albert Road to the North and Canterbury Road to the west <b>Incorporated plan</b> Albert Park Master plan	Yes	No	No	No	No	No	No
HO513	<del><i>Montague Commercial Precinct</i></del> <del>Area including 496-546 City Road and 151-163 Montague Street, South Melbourne</del> <del><b>Statement of Significance:</b> Montague Commercial Precinct, February 2021</del>	No	No	No	No	No	No	No
HO9	<i>Christ Church complex</i> 14 Acland St and 1 St Leonards Ave, St Kilda	-	-	-	-	Yes Ref No H996	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO10	<i>Linden</i> 26 Acland St, St Kilda	-	-	-	-	Yes Ref No H213	Yes	No
HO11	<i>Halcyon</i> 53 Acland St, St Kilda	-	-	-	-	Yes Ref No H775	Yes	No
HO12	<i>South African Soldiers Memorial</i> 29A Albert Rd, Melbourne	-	-	-	-	Yes Ref No H1374	Yes	No
HO319	<i>Former BP House</i> 1-29 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO320	<i>Offices</i> 31-33 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO334	<i>Former Residence</i> 42 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO361	<i>Houses</i> 140-144 Albert Road, South Melbourne	Yes	No	No	No	No	No	No
HO312	<i>Flats</i> 194 Albert Rd, South Melbourne	Yes	No	No	No	No	No	No
HO13	<i>Dalkeith</i> 314 Albert Rd, South Melbourne	-	-	-	-	Yes Ref No H840	Yes	No
HO489	<i>Former Royal Australian Corps of Signals Drill Hall</i> Albert Road Drive, Albert Park	-	-	-	-	Yes Ref No H2362	Yes	No
HO14	<i>Ngargee Tree</i> Albert Park	No	No	Yes	No	No	No	Yes

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO15	<i>South Melbourne Cricket and Football Club grandstand</i> Albert Road Drive, Albert Park	Yes	Yes	No	No	No	No	No
HO393	<i>Houses</i> 31-35 Alexandra Street, East St Kilda	Yes	No	No	No	No	No	No
HO19	<i>Holmwood, including Canary Island date palm (6) jacaranda (2) Bhutan cypress (1)</i> 61 Alexandra St, Balaclava	Yes	Yes	Yes	No	No	No	No
HO18	<i>South African War Memorial</i> 9 Alfred Square, St Kilda	-	-	-	-	Yes Ref No H1375	Yes	No
HO16	<i>House</i> 1 Alfred Square, St Kilda	Yes	Yes	No	No	No	No	No
HO17	<i>House</i> 2 Alfred Square, St Kilda	Yes	Yes	No	No	No	No	No
HO31	<i>Presbyterian Church</i> 2 Alma Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO20	<i>Former Priory Ladies School</i> 61 Alma Rd, St Kilda	-	-	-	-	Yes Ref No H726	Yes	No
HO21	<i>Belmont Flats</i> 86 Alma Rd, St Kilda	-	-	-	-	Yes Ref No H805	Yes	No
HO350	<i>House</i> 127 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO23	<i>House</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	200 Alma Rd, St Kilda East							
HO25	<i>House</i> 217 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO407	<i>House</i> 6 Austin St, Elwood	Yes	No	No	No	No	No	No
HO408	<i>Zone Substation</i> 36 Austin St, Elwood	Yes	No	No	No	No	No	No
HO313	<i>House</i> 13 Baker St, St Kilda	Yes	No	No	No	No	No	No
HO394	<i>Former Factory</i> 5-7A Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO395	<i>Cottage</i> 16 Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO396	<i>Substation</i> 52 Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO369	Terrace Row, houses and Algerian Oak ( <i>Quernac canariensis</i> ) at the rear of 145 Bank Street and land beneath the canopy for a distance of five metres from the canopy edge. 141-147 Bank Street, 1-5 Palmer Street and 2-4 Wilson Street, South Melbourne	Yes	No	Yes	No	No	No	No
HO27	<i>Former South Melbourne Post Office</i> 195-207 Bank St, South Melbourne	-	-	-	-	Yes Ref No H1771	No	No
HO28	<i>South Melbourne Town Hall</i>	-	-	-	-	Yes	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	208-220 Bank St, South Melbourne					Ref No H217		
HO29	<i>South Melbourne Court House and Police Station</i> 209-213 Bank St, South Melbourne	-	-	-H	-	Yes Ref No H1486	Yes	No
HO341	<i>Former Lauders Riding School (Emerald Hill)</i> 295 Bank St, South Melbourne	-	-	-	-	Yes Ref No H1749	Yes	No
HO32	<i>The Manse</i> 42 Barkly St, St Kilda	-	-	-	-	Yes Ref No H212	Yes	No
HO285	<i>House</i> 52 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO370	<i>Hampden, including two mature Canary Island Date Palms, scoria rock edging and tapered rough cast gate posts.</i> 74 Barkly Street, St Kilda	Yes	No	Yes	No	No	No	No
HO33	<i>Village Belle Hotel</i> 202 Barkly St, St Kilda	Yes	Yes	No	No	No	No	No
HO34	<i>House</i> 269 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO35	<i>Flats</i> 289 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO409	<i>Jerry's Milk Bar</i> 345 Barkly St, Elwood	Yes	No	No	No	No	No	No
HO38	<i>Former Morley's Coal Depot</i>	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	2-6 Bay St, Port Melbourne							
HO39	<i>Former Post Office and Naval drill hall</i> 40 Bay St, Port Melbourne	-	-	-	-	Yes Ref No H1378	Yes	No
HO452	<i>Former National Bank</i> 96 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO40	<i>Port Melbourne Court house, Police station and lock up</i> 111 and 113-119 Bay St and Graham St, Port Melbourne	-	-	-	-	Yes Ref No H1318	Yes	No
HO41	<i>Port Melbourne Town Hall</i> 333 Bay St, Port Melbourne	Yes	Yes	Yes	No	No	No	No
HO42	<i>Shop</i> 397 Bay St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO43	<i>Princes Pier</i> Beach St, Port Melbourne	-	-	-	-	Yes Ref No H981	Yes	No
HO465	<i>Station Pier</i> 110 Beach St, Port Melbourne	-	-	-	-	Yes Ref No H985	Yes	No
HO46	<i>Port Melbourne railway station</i> 101 Beach St, Port Melbourne	-	-	-	-	Yes Ref No H983	Yes	No
HO47	<i>Centenary bridge pillar</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO48	Maskell and McNab Memorial Beach St, Port Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO49	<i>Band Rotunda (opposite Stokes Street)</i> Beach St, Port Melbourne	-	-	-	-	Yes Ref No. H1735	No	No
HO50	<i>Public toilets</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO51	<i>Bi-Centennial memorial</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO362	<i>WW1 Memorial</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO52	<i>Port Melbourne Yacht Club</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO286	<i>Sandridge Hotel</i> 69 Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO44	<i>Leading lights</i> Beacon Vista and Hobsons Bay, Port Melbourne	-	-	-	-	Yes Ref No H982	Yes	No
HO53	<i>Cast iron lamp standards</i> Beaconsfield Pde, St. Kilda	Yes	No	No	No	No	No	No
HO348	<i>Catani Gardens</i> Beaconsfield Pde and Jacka Blvd, St Kilda	-	-	-	-	Yes Ref No H1805	No	No
HO54	<i>Open sea bathing house</i> Beaconsfield Pde, St. Kilda	Yes	Yes	Yes	No	No	No	No
HO450	<i>Sea Wall and Promenade</i>	Yes	No	No	No	No	No	No



PORT PHILLIP PLANNING SCHEME

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	Beaconsfield Parade (south side), between Cowderoy Street and McGregor Street, St Kilda West and Middle Park <b>Incorporated plan</b> Sea Wall and Promenade - September 2008							
HO55	<i>Duart</i> 121 Beaconsfield Pde, Albert Park	Yes	Yes	No	No	No	No	No
HO56	<i>Hotel Victoria</i> 123 Beaconsfield Pde, Albert Park	-	-	-	-	Yes Ref No H820	Yes	No
HO57	<i>Hughenden</i> 177 Beaconsfield Pde, Middle Park	Yes	Yes	No	No	No	No	No
HO287	<i>Flats</i> 333 Beaconsfield Parade, St Kilda	Yes	No	No	No	No	No	No
HO58	<i>Shandon</i> 361 Beaconsfield Pde, St Kilda	-	-	-	-	Yes Ref No H669	Yes	No
HO59	<i>The Belford</i> 24 Belford St, St. Kilda	Yes	No	No	No	No	No	No
HO410	<i>Houses</i> 1 – 5 Bell St, Ripponlea	Yes	No	No	No	No	No	No
HO357	<i>Former Australian Natives Association Hall</i> 49A Blanche Street, St Kilda	Yes	No	No	No	No	No	No
HO344	<i>St Kilda Botanical Gardens</i> 55 Blessington St, St Kilda	-	-	-	-	Yes Ref No H1804	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO60	<i>House</i> 4 Blessington St, St Kilda	Yes	No	No	No	No	No	No
HO349	<i>Public Reserve</i> Bowen Cres, Melbourne	No	No	Yes	No	No	No	No
HO62	<i>Biltmore private hotel</i> 152 Bridport St, Albert Park	-	-	-	-	Yes Ref No H475	Yes	No
HO63	<i>St Kilda Town Hall</i> Brighton Rd, St Kilda	Yes	Yes – but limited to the interior of the original 1890 and 1939 Town Hall building only	Yes	No	No	No	No
HO64	<i>Primary School No. 1479</i> 2 Brighton Rd, St Kilda	-	-	-	-	Yes Ref No H1712	Yes	No
HO371	<i>Moreton Bay fig in the northwest corner of 43 Brighton Road and land beneath the canopy for a distance of five metres from the canopy edge.</i> 39-43 Brighton Road (part), 4 Dickens Street (part) and 1-5 Mozart Street (part), St Kilda	No	No	Yes	No	No	No	No
HO65	<i>Holy Trinity complex</i> 2 Brighton Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO355	<i>House</i> 148 Brighton Road, Ripponlea	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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HO66	<i>Fire Station complex</i> 201 Brighton Rd, Elwood	Yes	No	No	No	No	No	No
HO67	<i>Windermere Flats</i> 49 Broadway, Elwood	-	-	-	-	Yes Ref No H911	Yes	No
HO411	<i>Houses</i> 2, 4 & 6 Browning St, Elwood	Yes	No	No	No	No	No	No
HO68	<i>Wilgah</i> 6 Burnett St, St Kilda	-	-	-	-	Yes Ref Nos H760	Yes	No
HO453	<i>Wilgah</i> 8 Burnett St, St Kilda	-	-	-	-	Yes Ref No H761	Yes	No
HO69	<i>Fenagh Cottage</i> 7 Burnett St, St Kilda	-	-	-	-	Yes Ref No H629	Yes	No
HO343	<i>Marion Terrace</i> 14-24 Burnett St, St Kilda	-	-	-	-	Yes Ref No H1802	Yes	No
HO70	<i>Oberwyl</i> 33-35 Burnett St, St Kilda	-	-	-	-	Yes Ref No H214	Yes	No
HO71	<i>Fleurs</i> 48 Burnett St, St Kilda	-	-	-	-	Yes Ref No H753	Yes	No
HO412	<i>House</i> 32 Byron St, Elwood	Yes	No	No	No	-	No	No
HO413	<i>Ravensmead House</i> 38 Byron St, Elwood	Yes	No	No	No	-	No	No

PORT PHILLIP PLANNING SCHEME

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HO72	<i>Former Salvation Army Citadel</i> 17 Camden St, Balaclava	Yes	No	No	No	No	No	No
HO378	<i>Pepper tree at the rear of 208 Canterbury Road and land beneath the canopy for a distance of five metres from the canopy edge.</i> 208-209 Canterbury Road, St Kilda West	No	No	Yes	No	No	No	No
HO73	<i>The Canterbury</i> 236 Canterbury Rd, St Kilda West	-	-	-	-	Yes Ref No H1836	No	No
HO74	<i>National Theatre</i> 20 Carlisle St, St Kilda	-	-	-	-	Yes Ref No H2092	Yes	No
HO75	<i>St. Colman's Church</i> 291 Carlisle St, Balaclava	Yes	Yes	No	No	No	No	No
HO76	<i>Luna Park</i> 18 Cavell St, St Kilda	-	-	-	-	Yes Ref No H938	Yes	No
HO454	<i>Luna Park- local significance</i> 18 Cavell St, St Kilda <b>Incorporated plan</b> Luna Park	Yes	No	No	No	No	No	No
HO289	<i>Southern Cross Hotel</i> 78 Cecil St, South Melbourne	Yes	No	No	No	No	No	No
HO77	<i>Port View House</i> 153 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H702	Yes	No
HO78	<i>Finn Barr</i>	-	-	-	-	Yes	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	155 Cecil St, South Melbourne					Ref No H715		
HO79	<i>Former Mechanics Institute (Italian Club Cavour)</i> 170-172 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H537	Yes	No
HO466	<i>Former St Vincent de Paul Boys Orphanage</i> 231-241 Cecil St and 199-201 Napier St and 34 Church St, South Melbourne	-	-	-	-	Yes Ref No H2170	Yes	No
HO80	<i>Former Free Presbyterian Church</i> Chapel St, St Kilda East	Yes	Yes	No	No	No	No	No
HO81	<i>All Saints Church, Hall and former Vicarage</i> 2 Chapel St, St Kilda East	-	-	-	-	Yes Ref No H1364	Yes	No
HO82	<i>St Georges Uniting Church</i> 4 Chapel St, St Kilda	-	-	-	-	Yes Ref No H864	Yes	No
HO83	<i>The Astor Theatre</i> 1-9 Chapel St, St Kilda	-	-	-	-	Yes Ref No H1751	No	No
HO84	<i>Drill Hall</i> 10 Chapel St, St Kilda East	Yes	Yes	No	No	No	No	No
HO85	<i>Cloyne</i> 12 Chapel St, St Kilda	-	-	-	-	Yes Ref No H733	Yes	No
HO86	<i>Rondebosch and Elmwood</i> 25-27 Chapel St, St Kilda	-	-	-	-	Yes Ref No H754	Yes	No
HO351	<i>Flats</i> 45-47 Chapel Street, St Kilda	Yes	No	No	No	No	No	No

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HO87	<i>Mahnud</i> 65 Chapel St, St Kilda	Yes	No	No	No	No	No	No
HO290	<i>Police Station</i> 92 Chapel St, St Kilda	Yes	No	No	No	No	No	No
HO88	<i>Charnwood Oaks</i> 4-8 Charnwood Cr, St Kilda	Yes	Yes	No	No	No	No	No
HO89	<i>St Kilda Hebrew Congregation Synagogue</i> 10-12 Charnwood Grove, St Kilda	-	-	-	-	Yes Ref No 1968	Yes	No
HO90	<i>Houses</i> 80-82 Chaucer St, St. Kilda	Yes	No	No	No	No	No	No
HO91	<i>House</i> 9 Church St, South Melbourne	Yes	Yes	No	No	No	No	No
HO92	<i>Ballarat</i> 51 Church St, South Melbourne	Yes	Yes	No	No	No	No	No
HO93	<i>Wayside Inn Hotel</i> 448 City Rd, South Melbourne	Yes	No	No	No	No	No	No
HO291	<i>Shop</i> 155 Clarendon St, South Melbourne	Yes	No	No	No	No	No	No
HO367	<i>Prefabricated Cottage</i> 17 Coventry Place, South Melbourne	-	-	-	-	Yes Ref No H1958	Yes	No
HO96	<i>House</i> 378 Coventry St, South Melbourne	Yes	Yes	No	No	No	No	No

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HO97	<i>Bellhouse Iron House and Iron House</i> 399 Coventry St and 6 Patterson Place, South Melbourne	-	-	-	-	Yes Ref No H220 & Ref No H1888	Yes	No
HO98	<i>Beaconsfield Hotel</i> 20 Cowderoy St, St Kilda	Yes	Yes	No	No	No	No	No
HO99	<i>Fountain Inn</i> 1 Crockford St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO100	<i>Eden Terrace</i> 4-18 Dalgety St, St Kilda	-	-	-	-	Yes Ref No H847	Yes	No
HO414	<i>Electrical Substation</i> 13 Daley St, Elwood	Yes	No	No	No	-	No	No
HO101	<i>Ornamental Tramway Overhead Poles</i> Dandenong Rd, St Kilda	-	-	-	-	Yes Ref No H1023 (see also HO125)	Yes	No
HO102	<i>Park Keeper's Lodge</i> Alma Park, Dandenong Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO103	<i>St Mary's Church</i> 208 Dandenong Rd, St Kilda	-	-	-	-	Yes Ref No H750	Yes	No
HO104	<i>Former Ardoch Educational Centre</i> 216-238 Dandenong Rd and 1-9 Ardoch Ave and 2-8 Pilley St and 2-10 Ardoch Ave, St Kilda East	-	-	-	-	Yes Ref No H969	Yes	No
HO455	<i>St Kilda Cemetery</i>	-	-	-	-	Yes	Yes	No

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	260-288 Dandenong Rd, St Kilda East					Ref No H1081		
HO105	<i>House</i> 70 Dickens St Elwood	Yes	No	No	No	No	No	No
HO106	<i>Glenronald</i> 75 Dickens St, St. Kilda	Yes	No	No	No	No	No	No
HO415	<i>Antigone Flats</i> 34 Docker St, Elwood	Yes	No	No	No	No	No	No
HO107	<i>Monterey Flats</i> 35 Docker St, Elwood	Yes	No	No	No	No	No	No
HO108	<i>St Luke's Church</i> 210 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H218	Yes	No
HO109	<i>Former Salvation Army Citadel</i> 232 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO110	<i>Former Baptist Church</i> 250 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO111	<i>Primary School No 1253</i> 284 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H1346	Yes	No
HO112	<i>Former Presbyterian Church</i> 317-329 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO113	<i>Former Queens Arms Hotel</i> 330-334 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H1827	No	No
HO114	<i>House</i>	Yes	Yes	No	No	No	No	No



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	337 Dorcas St, South Melbourne							
HO115	<i>Former Morley and Carrick Warehouse</i> 93 Dow St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO116	<i>State School</i> 113 Eastern Rd, South Melbourne	Yes	Yes	No	No	No	No	No
HO347	<i>Biltmore</i> 36 Eildon St, St Kilda	-	-	-	-	Yes Ref No H1809	No	No
HO119	<i>Albert Park railway station complex</i> 365 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H1558	Yes	No
HO120	<i>South Melbourne railway station complex</i> 221 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H1593	Yes	No
HO121	<i>Balladonia</i> 40 Ferrars Pl, South Melbourne	-	-	-	-	Yes Ref No H772	Yes	No
HO122	<i>Former Freemasons Hall</i> 254-256 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H538	Yes	No
HO336	<i>Emerald Hill Estate Residences</i> 2 Fishley St, South Melbourne	-	-	-	-	Yes Ref No H1727	Yes	No
HO438	<i>Emerald Hill Estate Residences</i> 6 Fishley St, South Melbourne	-	-	-	-	Yes Ref No H1728	Yes	No
HO125	<i>Ornamental Tramway Overhead Poles</i> Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1023 (see also HO101)	Yes	No

PORT PHILLIP PLANNING SCHEME

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HO345	<i>Summerland Mansions</i> 17-27 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1808	Yes	No
HO126	<i>Tolarno Hotel</i> 42 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H2207	Yes	No
HO123	<i>Former St Kilda railway station complex</i> 60 Fitzroy St and 352 Canterbury Rd, St Kilda	-	-	-	-	Yes Ref No H1719	Yes	No
HO366	<i>St Kilda Bowling Club</i> 66 Fitzroy Street, St Kilda	-	-	-	-	Yes Ref No H1913	Yes	No
HO124	<i>Primary School No 2460</i> 70 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1637	Yes	No
HO127	<i>George Hotel</i> 123-127 Fitzroy St and 2-10 Grey St, St Kilda	-	-	-	-	Yes Ref No H706	Yes	No
HO128	<i>Former Wesleyan Methodist Church</i> 167 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H818	Yes	No
HO129	<i>Ritz Mansions</i> 171 Fitzroy St, St Kilda	Yes	Yes, public foyers and lift only	No	No	No	No	No
HO416	<i>Duplex</i> 22 – 22A Foam St, Elwood	Yes	No	No	No	No	No	No
HO131	<i>House</i> 108 Gladstone St, Southbank	-	-	-	-	Yes Ref No H834	Yes	No
HO132	<i>House</i> 110 Gladstone St, Southbank	-	-	-	-	Yes Ref No H835	Yes	No

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HO133	<i>House</i> 112 Gladstone St, Southbank	-	-	-	-	Yes Ref No H836	Yes	No
HO134	<i>House</i> 114 Gladstone St, Southbank	-	-	-	-	Yes Ref No H837	Yes	No
HO135	<i>House</i> 116 Gladstone St, Southbank	-	-	-	-	Yes Ref No H838	Yes	No
HO372	<i>Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet and concrete pond.</i> 3 Glen Eira Road, Ripponlea	Yes	No	Yes	No	No	No	No
HO373	<i>House and Gleneira, including the black locust trees at the front and rear western boundary of 12 Glen Eira Road and land beneath the canopy of these trees for a distance of five metres from the canopy edge.</i> 10-12 Glen Eira Road and 3 Victoria Avenue, Ripponlea	Yes	No	Yes	No	No	No	No
HO137	<i>Ripponlea railway station complex</i> 11-13 Glen Eira Rd, Ripponlea	-	-	-	-	Yes Ref No H1588	Yes	No
HO136	<i>Brinsmeads Pharmacy</i> 71-73 Glen Eira Rd, Ripponlea	-	-	-	-	Yes Ref No H725	Yes	No
HO219	<i>St Columbas Church complex</i> 24 and 26 Glenhuntly Rd and 2 Normandy Rd, Elwood	Yes	Yes	No	No	No	No	No
HO354	<i>Flats</i> 60-66 Glenhuntly Road, Elwood	Yes	No	No	No	No	No	No

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HO138	<i>House</i> 136 Glenhuntly Rd, Elwood	Yes	No	No	No	No	No	No
HO139	<i>Former Gasworks complex with wall</i> Graham St, South Melbourne	Yes	Yes	No	No	No	No	No
HO140	<i>Palmville</i> 240 Graham St, Port Melbourne	Yes	No	No	No	No	No	No
HO141	<i>Former shop and house</i> 249 Graham St, Port Melbourne	Yes	No	No	No	No	No	No
HO142	<i>State School</i> 415 Graham St, Port Melbourne	Yes	Yes	Yes	No	No	No	No
HO143	<i>Ripplemere</i> 34 Grey St, St Kilda	-	-	-	-	Yes Ref No H747	Yes	No
HO144	<i>Eildon</i> 51 Grey St, St Kilda	-	-	-	-	Yes Ref No H746	Yes	No
HO145	<i>Residences</i> 77-79 Grey St, St Kilda	-	-	-	-	Yes Ref No H796	Yes	No
HO146	<i>Sacred Heart Church, Hall and Presbytery</i> 83-87 Grey St, St Kilda	-	-	-	-	Yes Ref No H1765	No	No
HO147	<i>Rail overbridge over Road Bridges Carlisle Street, Nightingale Street and Grosvenor St Street</i> , Balaclava	Yes	No	No	No	No	No	No

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HO374	<i>Stone pine (Pinu pinea) in rear garden and land beneath the canopy for a distance of five metres from the canopy edge.</i> 3, 5, 5A and 7 Hammerdale Ave, St Kilda East	No	No	Yes	No	No	No	No
HO375	<i>Hawsleigh Court and central courtyard garden, including two mature Liquidambers (Liquidamber styraciflua), and silver birch.</i> 2B Hawsleigh Court, Balaclava	Yes	No	Yes	No	No	No	No
HO417	<i>Hood's Court Flats</i> 2 Hood St, Elwood	Yes	No	No	No	No	No	No
HO418	<i>House</i> 2 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO419	<i>Houses</i> 7 – 9 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO149	<i>House</i> 23 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO150	<i>Road <del>overbridge</del> over Rail Bridge</i> Hotham <del>St, Elsternwick</del> Street, Ripponlea	Yes	Yes	No	No	No	No	No
HO292	<i>House</i> 45 Hotham St, St Kilda East	Yes	No	No	No	No	No	No
HO293	<i>Flats</i> 50 Hotham St, St Kilda East	Yes	No	No	No	No	No	No
HO152	<i>Congregational Church</i> 72 Hotham St, St Kilda East	Yes	Yes	No	No	No	No	No



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HO337	<i>B'nai B'rith House</i> 99 Hotham St, Balaclava	Yes	No	No	No	No	No	No
HO153	<i>Robert Russell House and former Congregational Church Hall</i> 30-33 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H574	Yes	No
HO154	<i>Former Congregational Church</i> 34-36 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H573	Yes	No
HO155	<i>Hazelwood Terrace</i> 46 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H221	Yes	No
HO156	<i>Hazelwood Terrace</i> 47 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H222	Yes	No
HO157	<i>Hazelwood Terrace</i> 48 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H223	Yes	No
HO158	<i>Experimental Concrete Houses</i> 324-326 Howe Pde, Port Melbourne	-	-	-	-	Yes Ref No H1863	Yes	No
HO164	<i>Former J. Kitchen and Sons Pty Ltd offices</i> <del>Ingles St</del> 164 Ingles Street and 14 Woodruff Street, Port Melbourne	Yes	Yes	No	No	No	No	No
HO165	<i>Former Australian Motor Industries Factory</i> 289 Ingles St, Port Melbourne	Yes	No	No	No	No	No	No
HO294	<i>Former St Kilda Council Depot Offices-Destructor Building</i> 33 Inkerman St, St Kilda	Yes	No	No	No	No	No	No

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HO159	<i>House</i> 59 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO160	<i>Telephone exchange</i> 62 -78 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO161	<i>Shops</i> 77-79 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO162	<i>Shops</i> 268-276 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO163	<i>House</i> 290 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO356	<i>Flats</i> 290A Inkerman St, St Kilda East	Yes	No	No	No	No	No	No
HO398	<i>Houses</i> 316-320 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO168	<i>St Kilda Seabaths</i> Jacka Boulevard, St Kilda	Yes	Yes	No	No	No	No	No
HO169	<i>Catani arch</i> Jacka Boulevard, St. Kilda	Yes	No	No	No	No	No	No
HO170	<i>Obelisks</i> Jacka Boulevard, St. Kilda	Yes	No	No	No	No	No	No
HO172	<i>Dressing Pavilion</i> 40 Jacka Boulevard, St. Kilda	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO173	<i>Wattle House</i> 53 Jackson St, St Kilda	-	-	-	-	Yes Ref No H632	Yes	No
HO420	<i>Houses</i> 24 – 30 John St, Elwood	Yes	No	No	No	No	No	No
HO342	<i>Terrace</i> 27-35 Kerferd Rd, Albert Park	-	-	-	-	Yes Ref no H1831	Yes	No
HO176	<i>MacRobertson Girls' High School</i> 350-370 Kings Way, Melbourne	-	-	-	-	Yes Ref No H1641	Yes	No
HO177	<i>Houses</i> 328 Kings Way, South Melbourne	Yes	No	No	No	No	No	No
HO175	<i>Kingsley Court</i> 4-6 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO421	<i>Cromer Court</i> 22 – 24 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO295	<i>House</i> 40 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO178	<i>McAdam House</i> Lakeside Drive, Albert Park	Yes	Yes	No	No	No	No	No
HO296	<i>House</i> 40 Lansdowne Rd, St Kilda East	Yes	No	No	No	No	No	No
HO182	<i>Former Fire Station</i> 147 Liardet St, Port Melbourne	Yes	No	No	No	No	No	No



PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO422	<i>House</i> 19 Lindsay Ave, Elwood	Yes	No	No	No	No	No	No
HO226	<i>St Kilda Pavilion</i> Off Lower Esplanade, St Kilda	-	-	-	-	Yes Ref No 1533	Yes	No
HO184	<i>Palais Theatre</i> 14 Lower Esplanade, St Kilda	-	-	-	-	Yes Ref No H947	Yes	No
HO186	<i>Tintara</i> 20 Lyndon St, Ripponlea	-	-	-	-	Yes Ref No H842	Yes	No
HO187	<i>Beacon</i> Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO298	<i>Houses</i> 1-2 Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO299	<i>House</i> 19 Marine Parade	Yes	No	No	No	No	No	No
HO300	<i>House</i> 29 Marine Parade, Elwood	Yes	No	No	No	No	No	No
HO188	<i>House</i> 32 Marine Pde, St Kilda	Yes	No	No	No	No	No	No
HO423	<i>Garden Court Flats</i> 73 Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO301	<i>House</i> <i>Flats</i> 77 Marine Parade, Elwood	Yes	No	No	No	No	No	No



PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO365	<i>Flats</i> 4 & 4A Meredith St, Elwood	Yes	No	No	No	No	No	No
HO191	<i>Hartpury</i> 9 Milton St, Elwood	Yes	Yes	No	No	No	No	No
HO190	<i>Hartpury Court complex</i> 9-11 Milton St, Elwood	-	-	-	-	Yes Ref No H767	Yes	No
HO192	<i>Birnam apartments</i> 15 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO368	<i>Residence and Air Raid Shelter</i> 23 Mitford St, St Kilda	-	-	-	-	Yes Ref No H616	Yes	No
HO376	<i>Poets Corner, including Bhutan cypress and two Italian cypress.</i> 38 Mitford St, Elwood	Yes	No	Yes	No	No	No	No
HO194	<i>Houses</i> 86-88 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO195	<i>House</i> 96 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO196	<i>Rail overbridge</i> Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO218	<i>Former Dunlop Pneumatic Tyre Co. mill</i> 66 Montague Street, South Melbourne (see also 223-229 Normanby Rd, South Melbourne)	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO197	<i>Residence</i> 83 Montague St, Southbank	-	-	-	-	Yes Ref No H830	Yes	No
HO198	<i>Residence</i> 85 Montague St, Southbank	-	-	-	-	Yes Ref No H831	Yes	No
HO199	<i>Residence</i> 87 Montague St, Southbank	-	-	-	-	Yes Ref No H832	Yes	No
HO200	<i>Residence</i> 89 Montague St, Southbank	-	-	-	-	Yes Ref No H833	Yes	No
HO201	<i>State School</i> 90 Montague St, South Melbourne	Yes	Yes	No	No	No	No	No
HO202	<i>Golden Fleece Hotel</i> 120 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO203	<i>Former Talbot Inn</i> 144 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO272	<i>Former residence and shop</i> 146 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO204	<i>St Peter and Paul Church and school complex</i> 217 Montague St, South Melbourne	Yes	Yes	No	No	No	No	No
HO302	<i>Flats</i> 8 Mooltan Ave, East St Kilda	Yes	No	No	No	No	No	No
HO205	<i>Maori Chief Hotel</i> 117-119 Moray St, South Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO206	<i>Former Freer's Family Hotel</i> 147 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO207	<i>Temperance House</i> 175 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO208	<i>House</i> 347 Moray St, South Melbourne	Yes	Yes	No	No	No	No	No
HO209	<i>Park House</i> 352 Moray St, South Melbourne	-	-	-	-	Yes Ref No H224	Yes	No
HO210	<i>House</i> 1 Morris St, South Melbourne	Yes	Yes	No	No	No	No	No
HO377	<i>WA Flowering Gum at 27 Murchison Street and land beneath the canopy for a distance of five metres from the canopy edge.</i> 27 Murchison Street, East St Kilda	No	No	Yes	No	No	No	No
HO211	<i>House</i> 88 Napier St, South Melbourne	Yes	Yes	No	No	No	No	No
HO212	<i>Former St Vincent de Pauls Girls Orphanage</i> 179-197 Napier St, South Melbourne	-	-	-	-	Yes Ref No H1531	Yes	No
HO213	<i>Former Temperance Hall</i> 199-207 Napier St, South Melbourne	Yes	Yes	No	No	No	No	No
HO214	<i>Kindergarten, including Pepper tree at rear of property.</i> 23 Nelson St, St. Kilda East	Yes	No	Yes	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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HO215	<i>Rail-overbridge</i> Nightingale St, Balaclava	Yes	No	No	No	No	No	No
HO216	<i>House</i> 8 Nightingale St, Balaclava	Yes	No	No	No	No	No	No
HO217	<i>Former Laycock Son and Co. woollen mills</i> 179-185 Normanby Rd, South Melbourne	Yes	No	No	No	No	No	No
HO218	<i>Former Dunlop Pneumatic Tyre Co. mill</i> 223-229 Normanby Rd, South Melbourne (see also 66 Montague Street, South Melbourne)	Yes	No	No	No	No	No	No
HO338	<i>Jubilee Terrace</i> 118-130 Nott St, Port Melbourne	-	-	-	-	Yes Ref No H1829	Yes	No
HO339	<i>Queens Terrace</i> 132-144 Nott St, Port Melbourne	-	-	-	-	Yes Ref No H1830	Yes	No
HO358	<i>Houses</i> 14-18 Octavia Street, St Kilda	Yes	No	No	No	No	No	No
HO353	<i>Flats</i> 46 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO424	<i>Flats</i> 51 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO425	<i>House</i> 123 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO426	<i>Beach Kiosk</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Ormond Esplanade, Elwood Foreshore							
HO427	<i>Community Centre &amp; Cafe</i> Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO428	<i>Surf Lifesaving Club</i> Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO220	<del>Surry</del> <i>Surrey Court</i> 71 Ormond Rd, Elwood	Yes	No	No	No	No	No	No
HO303	<i>House</i> 77 Ormond Rd, Elwood	Yes	No	No	No	No	No	No
HO221	<i>Former Chemist shop</i> 90 Ormond Rd, Elwood	-	-	-	-	Yes Ref No H782	Yes	No
HO222	<i>Avalon</i> 285 Orrong Rd, St. Kilda East	Yes	No	No	No	No	No	No
HO223	<i>House</i> 311 Orrong Rd, St Kilda East	Yes	No	No	No	No	No	No
HO224	<i>Former Church of Christ</i> 96 Pakington St, St. Kilda	Yes	No	No	No	No	No	No
HO304	<i>Shops &amp; Residence</i> 116 Park St, South Melbourne	Yes	No	No	No	No	No	No
HO225	<i>Royal Melbourne Yacht Squadron</i> Pier Rd, St. Kilda	Yes	No	No	No	No	No	No
HO458	<i>Abercrombie House</i>	-	-	-	-	Yes	Yes	No

PORT PHILLIP PLANNING SCHEME

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	8 Patterson Place, South Melbourne					Ref No H404		
HO429	<i>Flats</i> 33 Pine Ave, Elwood	Yes	No	No	No	No	No	No
HO227	<i>Point Ormond and Surrounding Landscape</i> Point Ormond Rd, Elwood	No	No	Yes	No	No	No	Yes
HO228	<i>House</i> 4 Pozieres Ave, St. Kilda	Yes	No	No	No	No	No	No
HO229	<i>Residence, also known as Berkeley Hall</i> 11 Princes St, St Kilda	-	-	-	-	Yes Ref No H491	Yes	No
HO230	<i>House</i> 24 Princes St, St Kilda	Yes	Yes	No	No	No	No	No
HO231	<i>Vacunce</i> 112 Princes St, Port Melbourne	Yes	No	No	No	No	No	No
HO232	<i>Former shop and residence</i> 14-16 Punt Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO463	<i>St Kilda Cricket Ground</i> Queens Road and Fitzroy Street and Lakeside Drive, St Kilda	-	-	-	-	Yes Ref No H2234	Yes	No
HO233	<i>Netherby</i> 8 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO330	<i>Clive Fairbairn Pavillion</i> 494-498 & 500-520 St Kilda Road, Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO321	<i>Lancaster House</i> 18 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO234	<i>Former Bendigonia</i> 25 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H909	Yes	No
HO235	<i>Newburn flats</i> 30 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H578	Yes	No
HO335	<i>Former Brookwood Flats</i> 32 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO346	<i>Stanhill</i> <i>The heritage place includes Residential apartment building</i> 33-34 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H1875	No	No
HO322	<i>Formerly Lanark</i> 55 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO323	<i>Former John Bateman Motor Inn</i> 69 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO324	<i>Avalon</i> 70 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO325	<i>Myer House (former)</i> 72 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO326	<i>Former Queenslodge Motor Inn</i> 81 Queens Rd, Melbourne	Yes	No	No	No	No	No	No



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HO328	<i>The Mansion</i> 83 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO236	<i>Chinese Temple</i> 76 Raglan St, South Melbourne	-	-	-	-	Yes Ref No H219	Yes	No
HO237	<i>House</i> 115 Raglan St, South Melbourne	Yes	Yes	No	No	No	No	No
HO238	<i>Our Lady of Mt Carmel complex</i> Richardson St, Middle Park	Yes	Yes	No	No	No	No	No
HO239	<i>Middle Park Primary School No 2815</i> 194 Richardson St Street (part), Middle Park	-	-	-	-	Yes Ref No H1711	Yes	No
HO240	<i>House</i> 21 Ross St, Port Melbourne	Yes`	No	No	No	No	No	No
HO241	<i>Denmark Villa</i> 123 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO242	<i>The Presbytery</i> 127 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO305	<i>Shop</i> 207 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO243	<i>St Joseph's Mission complex</i> 268-274 Rouse St, and 93-95 Stokes St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO306	<i>House</i> 41 Ruskin St, Elwood	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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HO246	<i>Gunnensens Pty. Ltd.</i> 112 Salmon St, Port Melbourne	Yes	No	No	No	No	No	No
HO488	<i>St Kilda Road</i> Melbourne and <i>Tram shelter</i> St Kilda Rd and Lorne St Melbourne and <i>Tram shelter</i> St Kilda Rd and Dorcas St, Melbourne	-	-	-	-	Yes Ref No H2359 and Yes Ref No H1867 and Yes Ref No H1869	No	No
HO248	<i>Shops</i> 170-172 St Kilda Rd, St Kilda	Yes	No	No	No	No	No	No
HO249	<i>Shop</i> 228 St Kilda Rd, St Kilda	Yes	No	No	No	No	No	No
HO250	<i>Linton</i> 238 St. Kilda Rd, St. Kilda	Yes	No	No	No	No	No	No
HO251	<i>Post Office</i> 306A St Kilda Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO252	<i>First Church of Christian Scientist, Melbourne</i> 336-340 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H1766	Yes	No
HO253	<i>Airlie</i> 452 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H722	Yes	No
HO254	<i>Rathgael – The Willows</i>	-	-	-	-	Yes	Yes	No

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	462 St Kilda Rd, Melbourne					Ref No H96		
HO307	<i>Offices</i> 464 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO329	<i>Charsfield</i> 478 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO331	<i>Landene</i> 490 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO332	<i>Warwilla</i> 572 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO255	<del>Former</del> Gas Valve House (Former) 617615 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H675	Yes	No
HO333	<i>Flats</i> 628 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO256	<i>Ulimaroa</i> 630 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H658	Yes	No
HO257	<i>Luzmore Terrace</i> 645-649 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO461	<i>St Kilda Street Bridge</i> St Kilda St, Elwood	-	-	-	-	Yes Ref No H2080	No	No
HO435	<i>Park Court Flat</i> 473 St Kilda St, Elwood	Yes	No	No	No	No	No	No
HO340	<i>Rochester Terrace</i>	-	-	-	-	Yes	Yes	No



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	33-51 St Vincent Place South, Albert Park					Ref No H813 and Yes Ref No H1291		
HO259	<i>House</i> 20 Scott St, Elwood	Yes	No	No	No	No	No	No
HO431	<i>Scots Church</i> 31a Scott St, Elwood	Yes	No	No	No	No	No	No
HO432	<i>Elwood Children's Centre</i> 31a Scott St, Elwood	Yes	No	No	No	No	No	No
HO260	<del>State School</del> <i>Elwood Central School No. 3942</i> <del>201 Scott St</del> <i>49 Scott Street and 161 Mitford Street (part), Elwood</i>	Yes	No	No	No	No	No	No
HO399	<i>Shirley Court</i> 20 Shirley Grove, East St Kilda	Yes	No	No	No	No	No	No
HO400	<i>House, including iron gateway</i> 22 Shirley Grove, East St Kilda	Yes	No	Yes - Canary Island (2) date palm ( <i>Phoenix canariensis</i> )	No	No	No	No
HO433	<i>House</i> 54 Southey St, Elwood	Yes	No	No	No	No	No	No
HO261	<i>Elenora</i> 51 Spenser St, St. Kilda	Yes	No	No	No	No	No	No
HO262	<i>Los Angeles Court flats</i> 81A Spenser St, St Kilda	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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HO352	<i>House</i> 2A Spray Street, Elwood	Yes	No	No	No	No	No	No
HO434	<i>House</i> 54 & 56 Spray St, Elwood	Yes	No	No	No	No	No	No
HO244	<i>Former Swallow &amp; Ariell Biscuit Factory</i> 1 Stokes St and 241-265 Rouse St and 40-44 Princes St and 29-53 Stokes St and 2-14 Capistrano Pl and 2-10 Murtons Way, Port Melbourne	-	-	-	-	Yes Ref No H567	Yes	No
HO263	<i>Former Masonic Hall</i> 18 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO264	<i>Laywell Terrace</i> 20-24 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO497	<i>Edith</i> 26 Stokes Street, Port Melbourne	Yes	No	No	No	No	No	No
HO265	<i>Former Swallow and Ariell offices</i> 60 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO308	<i>Thelma</i> 106 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO309	<i>Carmel</i> 108 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO266	<i>Former St. Osyth Hotel</i> 135 Stokes St, Port Melbourne	Yes	Yes	No	No	No	No	No

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HO267	<i>Woodlands</i> 168 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO310	<i>House</i> 169 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO268	<i>Former shop and residence</i> 175 Stokes St, Port Melbourne	-	-	-	-	Yes Ref No H1789	No	No
HO269	<i>Bundalohn</i> 6 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO436	<i>Flats</i> 63 - 69 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO270	<i>Glanfell</i> 87 Tennyson St, Elwood	Yes	No	No	No	No	No	No
HO437	<i>Flats</i> 104 - 108 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO271	<i>House</i> 109 Tennyson St, Elwood	Yes	No	No	No	No	No	No
HO117	<i>The Esplanade Hotel</i> 11 The Esplanade, St Kilda	Yes	Yes	No	No	No	No	No
HO118	<i>Belvedere</i> 22 The Esplanade, St Kilda	-	-	-	-	Yes Ref No H812	Yes	No
HO272	<i>Factory</i> 79 Thistlethwaite St, South Melbourne	Yes	No	No	No	No	No	No

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HO273	<i>House</i> 28 Vale St, St Kilda	Yes	No	No	No	No	No	No
HO274	<i>House</i> 30/30A Vautier St, Elwood	Yes	Yes	No	No	No	No	No
HO61	<i>Primary School No 1181 (and former Wesleyan Methodist Church)</i> 2-38 Victoria Avenue, Albert Park	-	-	-	-	Yes Ref No H1629	Yes	No
HO275	<i>Mona</i> 12 Waterloo Cr, St Kilda	Yes	No	No	No	No	No	No
HO276	<i>Residence</i> 34 Waterloo Cr, St Kilda	-	-	-	-	Yes Ref No H780	Yes	No
HO363	<i>Flats</i> 22 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO364	<i>House</i> 67 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO359	<i>House</i> 99 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO360	<i>Former Tramway Engine House</i> 105 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO277	<i>House</i> 48 Westbury St, St. Kilda East	Yes	No	No	No	No	No	No
HO278	<i>Frenchay</i> 89 Westbury St, St Kilda East	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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HO279	<i>Flats</i> 54-56 Wilgah St, St. Kilda East	Yes	No	No	No	No	No	No
HO282	<i>Former BALM Paints offices</i> <del>339 Williamstown Rd</del> 2 Salmon Street, Port Melbourne	Yes	No	No	No	No	No	No
HO280	<i>Fire Station complex</i> 425 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO281	<i>Former Disco Manufacturing corporation P.L. factory</i> 477 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO283	<i>Petrol filling station complex</i> north-west cnr, Williamstown Rd and Salmon St, Port Melbourne	Yes	No	No	No	No	No	No
HO284	<i>House</i> 33 Wordsworth St, St. Kilda	Yes	No	No	No	No	No	No
HO401	<i>House</i> 34 Young Street, East St Kilda	Yes	No	No	No	No	No	No
HO311	<i>Former Albion Hotel</i> 172 York St, South Melbourne	Yes	No	No	No	No	No	No
HO447	<i>Port Melbourne Cricket Ground</i> 525 Williamstown Road, Port Melbourne	Yes	No	No	No	No	No	No
HO448	<i>Edwards Park</i> 219 Esplanade East, Port Melbourne	No	No	Yes	No	No	No	No





PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO470	<i>Substation</i> 98 Johnson Street (corner of Johnson and Munro Streets)	Yes	No	No	No	No	No	No
HO471	<i>Horse Trough</i> Ingles Street, near intersection of Ingles Street and Williamstown Road	Yes	No	No	No	No	No	No
HO472	<i>Former Commonwealth WWII Facility and Rootes Factory</i> 19 Salmon Street, Port Melbourne	Yes	Yes – tower component only	No	No	No	No	No
HO449	<i>Former WJ Carr Warehouse</i> 95 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO451	<i>Exchange Hotel</i> 39 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO456	<i>Former Australasian Sugar Refining Company complex</i> Land bounded by Beach, Rouse, Dow Streets and Esplanade West except the north western corner	Yes (10 Beach Street only)	No	No	No	No	No	No
HO457	<i>Former Army and Navy Hotel, 95 Dow Street</i> Part 100-128 Bay Street, Port Melbourne - fronting Dow Street	Yes	No	No	No	No	No	No
HO459	<i>Four shops</i> 79-85 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO462	<i>Pier Hotel</i> 1 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO464	<i>Former Mission to Seamen</i> 49 Beach Street, Port Melbourne	Yes	No	No	No	No	No	No
HO485	<i>Local Hotel</i> 22 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO486	<i>Shop</i> Part 100-128 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO487	<i>Three houses</i> 183-187 Rouse Street, Port Melbourne	Yes	No	No	No	No	No	No
HO488	<i>Tecoma Court</i> 16-20a Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO489	<i>Earls Court</i> 44 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO491	<i>Duplex</i> 38-40 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO492	<i>Terraces</i> 56-58 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO493	<i>Shops with residences</i> 81-81a Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO494	<i>Residence</i> 129 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO503	<i>Maisonettes</i> 21 Redan Street, St Kilda	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of Significance:</b> 21 Redan Street, St Kilda, "Maisonettes", February 2020							
HO504	<i>Former church</i> 77 Park Street, South Melbourne	Yes	No	No	No	No	No	No
HO505	<i>Concrete House</i> 226 Alma Road, St Kilda East <b>Statement of Significance:</b> 226 Alma Road, St Kilda East. "House (Concrete House)", February 2020	Yes	No	No	No	No	No	No
HO506	<i>Shop and Residence</i> 264-266 St Kilda Road, St Kilda <b>Statement of Significance:</b> 264-266 St Kilda Road, St Kilda "Shops & Residence", February 2020	Yes	No	No	No	No	No	No
<del>HO509</del> HO507	<del><i>Shops and Residence Houses</i></del> <del>588 and 590 City Road, South Melbourne</del> <del><b>Statement of Significance:</b> 588 and 590 City Road, South Melbourne, "Shops and Residences", February 2021</del> 110, 112, 114, 116 and 118 Barkly Street, St Kilda and 2, 2A, 4 and 6 Blanche Street, St Kilda	No	No	No	No	No	No	No
HO510	Edgewater Towers 12 Marine Parade, St Kilda	No	No	No	No	No	No	No
HO511	Duplex Houses 152-154 Mitford Street, Elwood	No	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO512	Flats 58-60 Queens Road, Melbourne	No	No	No	No	No	No	No

**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0****Incorporated documents**20/05/2021 --/--/---  
C175port Proposed C161portP12

Name of document	Introduced by:
<del>2-14 Thistlethwaite Street, South Melbourne, Incorporated Document, March 2021</del>	C175port
10, 11, 12 / 339 Williamstown Road, Port Melbourne, Transitional Arrangements, January 2017	C136
<del>11-41 Buckhurst Street, South Melbourne, Incorporated Document, February 2021</del>	C190port
114-124 Albert Road, South Melbourne	NPS1
12 Acland Street, St Kilda	NPS1
12B Chapel Street, St Kilda, September 2013	C96
1-29 Albert Road, South Melbourne	NPS1
2-28 Montague Street and 80 Munro Street, Incorporated Document, South Melbourne	C176port
118 Bertie Street, Port Melbourne, Incorporated Document, July 2020	C172port
132-134 Bank Street and 223-227 Moray Street, South Melbourne	NPS1
14-16 The Esplanade, St Kilda	NPS1
167 Fitzroy Street, St Kilda	NPS1
29 Fitzroy Street, St Kilda	NPS1
203-205 Normanby Road, Southbank, Incorporated Document, July 2020	C163port
256-262 Normanby Road, South Melbourne, Incorporated Document, August 2020	C166port
<del>272-280 Normanby Road, South Melbourne, Incorporated Document, March 2021</del>	C177port
315-317 Beaconsfield Parade and 109-111 Park Street, St Kilda	NPS1
360-370 St Kilda Road, Melbourne, Revised November 2001	C33
400 - 430 City Road, Southbank, December 2010	C85
400-410 City Road, 2-48 Cecil Street and 127-135 Whiteman Street, South Melbourne	NPS1
414-416 and 418 St Kilda Road, Melbourne	NPS1
477-481 Plummer Street, Port Melbourne (part), Incorporated Document, June 2020	C168port
582-584 St Kilda Road, Melbourne	NPS1
89 Fitzroy Street, St Kilda	NPS1
Acland Courtyard Development Plan	NPS1
Acland Street Upgrade Project Incorporated Document, December 2015	C124
Albert Park Master Plan	NPS1
Beacon Cove Development, Port Melbourne (revised) 2013	C104

**PORT PHILLIP PLANNING SCHEME**

Name of document	Introduced by:
(including Beacon Cove Concept Plan No.1, Beacon Cove Precinct Plan No. 1, Beacon Cove Residential Component Guidelines No.1 and Plan named Beacon Cove Port Melbourne showing areas subject to an environmental audit)	
Becton, Port Melbourne Development Concept Plan and Building Envelope Plan	NPS1
City of Port Phillip Heritage Policy Map ( <del>Version 35, March</del> Adoption Version Amendment C161port Part 2, June 2021) (Part of Port Phillip Heritage Review)	C186portC161port Part 2
City of Port Phillip Neighbourhood Character Map ( <del>Version 35, March</del> Adoption Version Amendment C161port Part 2, June 2021) (Part of Port Phillip Heritage Review)	C186portC161port Part 2
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Incorporated Plan - Sea Wall and Promenade - September 2008	C70
Luna Park	NPS1
M1 Redevelopment Project, October 2006	C58
Major Promotion Signs – Permit Provisions December 2008	C100
Melbourne CityLink Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, May 2016	GC67
Melbourne Sports & Aquatic Centre, Albert Park	NPS1
Montague Community Park and associated Streetscape Works, August 2017	C135
Part 61 Bertie Street, Port Melbourne, November 2001	C33
Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works) July 1999	C13
Port Phillip Heritage Review - Volumes 1-6 ( <del>Version 35, March</del> Adoption Version Amendment C161port Part 2, June 2021)	C186portC161port Part 2
Prince Apartments Stage 2 Development Plans – 29 Fitzroy Street, St Kilda (December 2013)	C94
Shrine of Remembrance Vista Controls, April 2014	C140
St Kilda Foreshore Urban Design Framework, 2002	C36
St Kilda Seabaths	NPS1
St Kilda Station Redevelopment plans prepared by Billard Leece Partnership dated July 1999	C9
State Sports Facilities Project Albert Park, September 2009 (amended May 2012)	C120
<b>Statement of Significance: Montague Commercial Precinct, February 2021</b>	C186port
Statement of Significance: 21 Redan Street, St Kilda, "Maisonettes", February 2020	C142port
Statement of Significance: 226 Alma Road, St Kilda East, "House (Concrete House)", February 2020	C142port
Statement of Significance: 264-266 St Kilda Road, St Kilda, "Shops & Residence", February 2020	C142port

**PORT PHILLIP PLANNING SCHEME**

Name of document	Introduced by:
Statement of Significance: 588-590 City Road, South Melbourne, "Shops and Residences", February 2021	C161portPt1
Stokehouse – 30 Jacka Boulevard, St Kilda, July 2014	C110
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victorian Cricket and Community Centre, St Kilda Cricket Ground, May 2016	C119
Victorian Pride Centre Incorporated Document, September 2018	C149port
West Beach Pavilion Precinct Incorporated Plan, 2004	C36
Statement of Significance, 'Houses', 110, 112, 114, 116 and 118 Barkly Street, St Kilda, and 2, 2A, 4 and 6 Blanche Street, St Kilda	C161port Part 2
Statement of Significance, 'Duplex Houses', 152 and 154 Mitford Street, Elwood	C161port Part 2
Statement of Significance, 'Flats', 58-60 Queens Road, Melbourne	C161port Part 2



Adoption Version – Extract only.  
Showing the proposed changes to  
the Port Phillip Heritage Review  
Incorporated Document.

# Port Phillip Heritage Review

**Volume I** – ~~Version 32, July 2020~~ [CI6 | port](#) –  
[Part 2 Adoption Version](#)  
~~July 2020~~ [June 2021](#)





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# Contents

<b>1. Introduction</b>	<b>4</b>
1.1 Port Phillip Heritage Review	4
1.2 Updating the Port Phillip Heritage Review	5
<b>2. Brief</b>	<b>6</b>
<b>3. Study Method</b>	<b>7</b>
3.1 Thematic Environmental History	7
3.2 Field Survey	7
3.3 Heritage Overlay Areas	8
3.4 Data Sheets	8
3.5 Schedule to the Heritage Overlay Table	8
<b>4. Recommendations</b>	<b>10</b>
4.1 Port Phillip Heritage Review	10
4.2 Heritage Place	10
4.3 Conservation Principles and Guidelines	11
4.4 Heritage Register Nominations	11
<b>5. Environmental History</b>	<b>12</b>
5.1 Introduction	12
5.2 Migration	12
5.3 Transport	14
5.4 Industry	19
5.5 Settlement: Growth and Change	23
5.6 Education	36
5.7 Government Services	39
5.8 Ways of Life	43
<b>6. Heritage Overlay Areas</b>	<b>50</b>
6.1 Introduction	50
6.2 Port Melbourne – HO1	51
6.3 Port Melbourne HO1 - Port Melbourne West Sub-Precinct	60
6.4 Port Melbourne HO1 - Port Melbourne East Sub-Precinct	70
6.5 Port Melbourne HO1 - Bay Street Commercial Sub-Precinct	75
6.6 Port Melbourne HO1 - Port Melbourne Railway Reserves Sub-Precinct	80
6.7 Port Melbourne - the Garden City Housing Estates - Ho2	89
6.8 South Melbourne City Road Industrial Area - HO4	98
6.9 St Kilda Hill – Ho5	106
6.10 St. Kilda East - HO6	116
6.11 Elwood, St Kilda, Balaclava, Ripponlea - Ho7	154
6.12 Elwood:Glenhuntly and Ormond Roads - HO8	167
6.13 Inkerman Street (East) - HO315	179
6.14 Carlisle Street (East) - HO316	187
6.15 Hotham Street (Balaclava) - Ho317	194

---

6.16	Brighton Road (Elwood) - Ho318.....	199
6.17	Swallow Street (Port Melbourne) - Ho382.....	206
6.18	Chusan Street (East St Kilda) - Ho385.....	212
6.19	Godfrey Avenue/Raglan Street (East St Kilda) - Ho386.....	218
6.20	Hammerdale Avenue (East St Kilda) - Ho387.....	224
6.21	Holroyd Court (East St Kilda) - Ho388.....	232
6.22	Kalymna Grove/Inkerman Street (East St Kilda) - Ho389.....	238
6.23	Mooltan Avenue (East St Kilda) - Ho390.....	244
6.24	St Kilda East: Murchison Street & Wavenhoe Avenue - HO391.....	249
6.25	Orange Grove (East St Kilda) - Ho392.....	262
6.26	Elwood Canal - Ho 402.....	269
6.27	Addison Street/Milton Street (Elwood) - Ho 403.....	279
6.28	Byron Stree/Mason Avenue (Elwood) - Ho 404.....	290
6.29	Mccrae Street (Elwood) - HO 405.....	300
6.30	Nightingale Street Precinct– Ho439.....	305
6.31	Emerald Hill Residential Precinct – Ho440.....	317
6.32	St Vincent Place East (South Melbourne) – H0441.....	330
6.33	Albert Park Residential Precinct – Ho442.....	339
6.34	Bridport Street/Victoria Avenue Commercial Precinct (Albert Park) – Ho443.....	362
6.35	Middle Park & St Kilda West Precinct – Ho444.....	370
6.36	Armstrong Street Commercial Precinct (Middle Park) – Ho445.....	386
6.37	Albert Park Lake Precinct – H0446.....	394
6.38	Port Melbourne Cricket Ground – H0447.....	405
6.39	Edwards Park – H0448.....	417
7.	Horticultural Assessment.....	422

**Prepared for the City of Port Phillip by Andrew Ward, Architectural Historian**

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# 1. Introduction

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## 1.1 Port Phillip Heritage Review<sup>1</sup>

The initial Review of the cultural heritage of the City of Port Phillip was commissioned in October, 1996. The consultant team was lead by Andrew Ward, architectural historian and supported by Francine Gilfedder, horticulturalist and garden historian. Data base management and map generation was undertaken by Ian Perry of Big Picture Software Pty. Ltd. and research assistance was provided by Jenny Dalrymple of Andrew Ward's office. The project was directed by Jim Holdsworth, manager, Urban Design and Strategic Planning at the City of Port Phillip and he was assisted during the early stages of the Study by Peter Boyle, architect, as project officer.

The project was undertaken simultaneously with the City of Port Phillip Urban Character Study and a joint project steering committee was established to give support to the consultant teams. The membership of the committee was as follows:

- Councillor Dick Gross (chair),
- Councillor Pat Browne,
- Councillor Liz Johnstone
- Jim Holdsworth, manager Urban Design and Strategic Planning,
- David Spokes, general manager, Community Planning,
- Steve Dunn, manager Business and Industry,
- Geoff Austin, Department of Infrastructure,
- Dale Wardlaw, Department of Infrastructure,
- Kim Dovey, University of Melbourne,
- Lyn Harrison, community representative,
- Adair Bunnett, community representative,
- Andrew Heslop, community representative, and
- David Brand, community representative.

The support of the members of this committee throughout the course of the Study is acknowledged with thanks, their knowledge of the Municipality, their expertise and commitment to the task being highly valued.

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<sup>1</sup> The Port Phillip Heritage Review (Version 2) was gazetted as a part of Amendment C5 to the Port Phillip Planning Scheme in December 2000.

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The City of Port Phillip, having been formed by the amalgamation of the Cities of Port Melbourne, South Melbourne and St. Kilda, had inherited several urban conservation studies. They had been prepared at different times, commencing in 1975 and using different criteria for the evaluation of the significance of places. Furthermore, the municipal boundaries represented discontinuities in the identified urban conservation areas, placing the integrity of the new City's conservation strategy at risk. The studies were as follows:

- Yuncken Freeman Ashton Wilson: South Melbourne Conservation Study (1975),
- Jacobs Lewis Vines: Port Melbourne Conservation Study (1979),
- Allom Lovell Sanderson Pty. Ltd.: South Melbourne Conservation Study (1987),
- Nigel Lewis and Associates: St. Kilda Conservation Study Area 1 (1982),
- David Bick: St. Kilda Conservation Study Area 2 (1985),
- Robert Peck von Hartel Trethowan with Henshall Hansen Associates: City of St. Kilda Twentieth Century Architectural Study (1992), and
- Allom Lovell and Associates: Port Melbourne Conservation Study Review (1995).

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## 1.2 Updating the Port Phillip Heritage Review

Since the gazettal of the original Port Phillip Heritage Review in 2000, additional assessments of places and areas of heritage significance have been completed. The following heritage studies were commissioned:

- Graeme Butler and Associates: *Swallow Street (2004)*
- Heritage Alliance: *East St Kilda Heritage Study (2004)*
- Heritage Alliance: *Elwood Heritage Review (2005)*
- Heritage Alliance: *Nightingale Street Heritage Study (2008)*
- Heritage Alliance & Built Heritage: *Review of Heritage Overlay 3 (2009 / 2010)*
- Lovell Chen: *Review of Heritage Overlay 1 (2011)*.
- Lovell Chen: *Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review (2012)*
- Peter Andrew Barrett: *Tiuna Grove, Elwood (2019)*
- RBA Architects and Conservation Consultants: *Fishermans Bend Heritage Review: Montague Commercial Precinct (2019)*
- David Helms: *HO6 St Kilda East Precinct Review (2020)*
- [Context: Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda \(December 2017\)](#)
- [Peter Andrew Barrett: Heritage Assessment: 58, 59 & 60 Queens Road, Melbourne \(November 2017\)](#)
- [David Helms Heritage Planning: Port Phillip Heritage Review Update \(2019\)](#)

The resultant findings have been included in the Port Phillip Heritage Review through the Planning Scheme Amendment process.<sup>2</sup>

The assessment framework used in each of the above heritage assessments is based upon the framework developed by Andrew Ward as outlined in the following chapters.

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<sup>2</sup> The Port Phillip Heritage Review is an incorporated document in the Port Phillip Planning Scheme. Planning Scheme Amendments C24, C29, C32, C46, C52, C54, C70, C72, C74, C89 and C103 enabled new information on heritage places and heritage areas within the municipality to be included in the Port Phillip Heritage Review.

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## 2. Brief

The project brief was designed to address the inconsistencies inherent in the previous studies when viewed together. The objectives were stated in the brief as follows:

- *“to provide a consistent approach to building grading and the recording of building significance across the municipality, for all architectural/historical periods including the twentieth century;*
- *to identify and fill gaps in building records, e.g., to ensure that significant 20th century buildings across the municipality are identified;*
- *to ensure that building gradings are updated, e.g., some buildings have been demolished;*
- *to identify historically significant streetscapes, other public spaces, parks or elements within them worthy of protection;*
- *to provide the strategic basis for any future statutory heritage controls in the Planning Scheme using the new Heritage Place Control.”*

The project tasks were to:

- Review the building gradings and assessments from the earlier studies.
- Assess 20<sup>th</sup> century buildings across the whole of the municipality to complement the work previously undertaken in the former City of St. Kilda.
- Investigate and complete building identification forms and citations for the commercial and industrial areas of Port Melbourne that were not included in the 1995 review.
- Review the Port Melbourne recommendations for area controls based on the new Model Heritage Place control.
- Prepare plans identifying the location of all graded buildings and existing and proposed urban conservation area boundaries.
- List those buildings recommended for inclusion in the Register of the National Estate and the Victorian Historic Buildings Register.
- Identify and assess the public spaces and parks within the City of Port Phillip and their contents including significant trees, monuments and sculptures.

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## 3. Study Method

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### 3.1 Thematic Environmental History

A working paper was prepared (no.1) summarising the findings of the environmental histories prepared by earlier consultants so as to establish an historical context for the forthcoming field work. It was, however, agreed at an early stage, that the Review should be founded in a new thematic history of the whole of the Municipality using the trial framework of themes contained in the report entitled “Principal Australian Historic Themes: A Guide for heritage agencies” (draft), being a document prepared under the Australian Heritage Commission’s National Heritage Co-ordination Strategy. This work was carried out and constitutes section 4 of the Report. The work previously undertaken by the consultants in the reports noted above was used as a source of information in the thematic history which also drew on available published histories of the former Cities of Port Melbourne, South Melbourne and St. Kilda. This work was undertaken by Andrew Ward.

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### 3.2 Field Survey

The Thematic Environmental History provided a basis for the identification and evaluation of the significance of places in the field. The criteria for the assessment of cultural heritage significance adopted by the Australian Heritage Commission in April, 1990 were used in conjunction with the history and the field inspections to provide preliminary assessments of significance for all properties in the Municipality. A working paper (no.4) was prepared to explain how these criteria would be applied and used in the generation of computerised maps. These maps recorded information according to a system of ranking which can be explained in the following terms:

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.

It is important to note when interpreting the maps produced in this way that they represent a “picture” of the Municipality that is in many instances based upon imperfect data. A quick visual inspection of the exterior of a building, after all, cannot be said to constitute a thorough appraisal. By the same token, however, if a data sheet has been prepared for a place, then the recommendations arising from the review of this data sheet have been incorporated in the maps and may therefore be counted as a firm basis for future planning decisions. The maps are therefore of greatest value for their capacity to graphically present an overview of the Municipality, not only in terms of its evolution but also in terms of the cultural value of neighbourhoods. They have been used to assist the consultant to identify potential heritage overlay areas.

The maps themselves used a digital base supplied to Council by the State Government. One of the layers of this base consists of a series of polygons representing the boundaries of properties. The mapping software allows data fields to be attached to each property with the result that the map becomes a front end to a data base table. Data generated during this Review, however, was included on the map by adding a separate data base table, linked to the map table by a unique identifying number. In this way, one can work on the data in the heritage table independently of the map. In its final form, the Review consists of data sheets for individual places linked to the map by the appropriate identifying

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numbers. The mapping software was Mapinfo, having the capability of linking with Microsoft Access<sup>97</sup> for the storage of linked data.

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### 3.3 Heritage Overlay Areas

These areas were identified using the maps in conjunction with the work of the previous consultants. Further inspection was then undertaken in the field to verify this Consultant's findings. There are important changes between the work of the earlier consultants and this Review that can be accounted for in the following ways:

- in some instances, places have been altered since the earlier surveys. In extreme circumstances, contributory buildings have been demolished. This was, not surprisingly, most evident in the areas that had not been protected by planning scheme control.
- 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 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.
- finally, and as a consequence of the computerised mapping process, changes were made on the basis of data that had been prepared consistently over the whole of the Municipality, irrespective of past municipal boundaries. Consistency carries with it the fact that comparative evaluations were made for places in this Review over a much larger area than had previously been subject to consideration. In other words, some areas, which when assessed in terms of the former municipal boundaries, were arguably the most important of their respective types, were of much lesser importance when assessed comparatively over the wider municipality of Port Phillip.

Once identified, the areas were documented in terms of their present circumstances and the elements which give them distinction. Their history was then summarised and their position in the thematic framework identified prior to preparing statements of significance with consequent recommendations.

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### 3.4 Data Sheets

Data sheets have been prepared for several additional places previously undocumented. They include the heritage overlay areas themselves, individually significant places situated outside of the areas and a number of additional places. A standard format has been used that is similar to the heritage overlay area data sheets. Big Picture Software Pty. Ltd. was engaged during the course of the Study period to prepare a data base incorporating the data sheets for the individual places undertaken as a part of this Study as well as the work of all previous consultants. The findings of the past consultants have been reviewed as a part of this Study using the same criteria, thereby introducing consistency to the assessments. This data base forms an additional four volumes of this report.

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### 3.5 Schedule to the Heritage Overlay Table

This schedule was prepared using the assessments arising from the field survey and checking them wherever possible against the assessments of the earlier consultants. It includes the identified heritage overlay areas and all places of individual significance outside of those areas. Within the areas, only those

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places considered to be of regional or state importance have been listed. It follows that there are many places of individual significance at the local level within the identified heritage overlay areas that have not been separately listed.

Generally speaking, paint colour scheme controls have been proposed only in the retail streets of the heritage overlay areas. These controls are not proposed in the residential areas except where a place is individually listed. Interior controls for individually listed places have only been proposed where elements of the interior of a place are known to contribute to its significance in an important way. This may be on account of their architectural or aesthetic value or simply because a building of a certain type is expected to have rooms of a certain type, the absence of defacement of which would impact on its significance. By way of example, a post office would be expected to have a public space; a railway station, waiting rooms, and so on. Planning decisions impacting on the significance of the building should respect the integrity of these spaces, irrespective of their aesthetic values.



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## 4. Recommendations

It is recommended that the findings of the Port Phillip Heritage Review Version 3, February 2005 be adopted by Council for application in the following ways:

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### 4.1 Port Phillip Heritage Review

List the Heritage Review document as an Incorporated Document in Clause 81 of the Port Phillip Planning Scheme. This will have the effect of incorporating the Statements of Significance for the 8 heritage areas and the citations for individually significant heritage buildings into the Planning Scheme.

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### 4.2 Heritage Place

**(including heritage overlay areas and individually significant heritage buildings, structures, gardens and trees)**

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.

A map identifying significant, contributory and non-contributory buildings in Heritage Overlays is provided as a Heritage Policy map to assist the Council in interpreting how to apply Clause 22.04 ‘Port Phillip Heritage Policy’ of the Port Phillip Planning Scheme. A Neighbourhood Character Policy Map is provided which identifies contributory buildings outside the Heritage Overlays.

Where a permit is required for demolition of a significant or contributory building, it should be policy to:

- Require all applications of significant or contributory buildings to be accompanied by an application for new development.
- Allow the demolition of part of a heritage place if it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place.
- Not support the demolition of a significant building unless and only to the extent that;
  - The building is structurally unsound or cannot be feasibly reused.
  - The replacement building and / or works displays design excellence which clearly and positively supports the ongoing heritage significance of the area.
- Not support the demolition of a contributory building unless and only to the extent that:
  - The buildings is structurally unsound or cannot be feasibly reused, and either
  - The replacement building and / or works displays design excellence which clearly and positively supports to the ongoing heritage significance of the area, or

- 
- In exceptional circumstances the streetscape is not considered intact or consistent in heritage terms.
- 

### 4.3 Conservation Principles and Guidelines

Integration of conservation principles and guidelines into the Port Phillip Heritage Policy, at Clause 22.04 of the Port Phillip Planning Scheme and the Port Phillip Design Manual, Version 3 August 2000, which will be a referenced document in the Port Phillip Planning Scheme.

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### 4.4 Heritage Register Nominations

Nominate all 'A' graded heritage places (that have not previously been nominated) for inclusion by Heritage Victoria on the Victorian Heritage Register.

# City of Port Phillip Heritage Review

Place name: **Houses**  
Other names: -

Citation No:  
**2409**



Address: **110-118 Barkly Street & 2-6  
Blanche Street, St Kilda**

Heritage Precinct: **None**

Category: **Residential: Houses**

Heritage Overlay: **HO507**

Style: **Federation/Edwardian**

Graded as: **Significant**

Constructed: **1910-1912**

Victorian Heritage Register: **No**

Designer: **James Downie**

Amendment: **C161**

Comment: **New citation**

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## Significance

### What is significant?

The group of eight houses, including two pairs of semi-detached houses and one detached house at 110-118 Barkly Street and a terrace of three houses at 2-6 Blanche Street, St Kilda, constructed from 1910 to 1912 by builder James Downie, is significant.

The high timber picket fences on each property are not significant. Non-original alterations and additions to the houses and the modern timber carport at 2a Blanche Street are not significant.

### How is it significant?

The houses 110-118 Barkly Street and 2-6 Blanche Street, St Kilda are of local historic, representative and aesthetic significance to the City of Port Phillip.

### Why is it significant?

The group is of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they are representative of Edwardian-era speculative housing development on the remaining vacant sites in St Kilda. (Criterion A)

They are representative examples of Federation/Edwardian housing built as an investment by a single builder using standard designs to ensure the houses could be built efficiently and economically, but with

variations in detailing to achieve individuality and visual interest and avoid repetition. The design of the houses demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. (Criterion D)

Aesthetically, it is significant as a cohesive and distinctive group due to their shared materials, details, setback and form. They are of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly ornate rendered garland swags, which form a striking feature against the red brick backgrounds. (Criterion E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years.

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## History

The group of eight houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, was constructed from 1910 to 1912 by builder and contractor, James Downie. While James Downie had formally retired some years before their construction, there is no doubt that he was the lead contractor and not one of his sons. While there were two sons called James, the eldest, James David, had died in 1889, while the younger, James Gordon, was only 12 years old at the time (Schmeder 2021:79).

The land on which the subject residences stand was vacant in 1897 (MMBW) and remained so until 1910 when it was sold to James' wife, Williamina Downie (LV).

Building permits for the houses were issued in 1910. The first permit for five brick villas in Barkly Street, to be constructed by James Downie for his wife Williamina, was issued in May 1910, and the second permit for three attached brick villas in Blanche Street, also constructed by James Downie, who was then listed as the owner, was issued in August 1910 (BP). The houses in Barkly Street were built by 1911, and the residences in Blanche Street were complete and occupied by 1912 (SM).

In 1915 the cottages were occupied by Alfred H. Miller (110 Barkly), John Blake (112 Barkly), Harry Grove (114 Barkly), Elizabeth Timper (116 Barkly), Louis Marks (118 Barkly), Mrs. Cath Winter (2 Blanche), Myer Jacobson (4 Blanche) and Barnett Goldstein (6 Blanche) (SM).

James Downie lived with his father, builder and contractor John Downie, in High Street, Prahran, in 1881 (MCC registration no. 9020, as cited in AAI, record no. 76857). By 1884, James and his wife, Williamina Downie, both from Gippsland, were living at Orford Villa in St Kilda Road (*Argus* 29 December 1884:1).

When James Downie died at his home, Glenview, in Longwarry South in 1926, his obituary noted that he was responsible for the construction of several important projects, some undertaken with another contractor, a Mr Pearson:

*Mr. Downie, who was aged 75 years, was born in Dundee, Scotland, in 1851, and came to Australia when aged two years in the ship Ganges Khan. He was one of the earliest builders and contractors in the colony, and with his father built the Western Market and buildings, the Victoria Homes for the Aged at Royal Park [originally built as an industrial school with contractor Mr Pearson in 1874-75], the Law Courts in Lonsdale*

street [with contractor Mr Pearson in 1874-84], the Female Penitentiary at Coburg [in 1891-92], the Domain entrance to Government House, additions to Menzies' Hotel, and St. James's Buildings, William street [designed by architects Terry and Oakden and built in 1885], as well as large railway and bridge works on the Wimmera River [the Natimuk-Noradjuia railway line with contractor Mr Barnfield opened in 1877]. He also built the Sydney road from Kilmore to Seymour practically as it stands today. In 1892 he retired from business and lived quietly on his property at Longwarry South. He left a widow, four sons, and a daughter. The burial took place at the Melbourne Cemetery on Tuesday (Argus 7 October 1926:10).

In 1920 the land and cottages were sold to Rose, Agatha and Cecily Moran, unmarried sisters, who all lived at the George Hotel in Fitzroy Street, St Kilda (LV).

Mary (nee Castles) and Patrick Moran married in 1879 and lived in Wagga Wagga, New South Wales, where they were involved in running a general store and brewery. Mary Moran's father was an architect and contractor who owned several properties in Melbourne. After Patrick Moran died in 1909, Mary and her four daughters, Rose, Agatha, Gertrude and Cecily, moved to St Kilda. Mary Moran died in 1931, (*Wagga Wagga Express* 14 November 1931:13), but the Moran sisters continued to live at the George Hotel until the 1970s. The sisters were well-known St Kilda identities.

The subject houses remained in the ownership of the Moran family until 1977 when the last surviving sister, Rose, died. After Rose's death, the land was subdivided, and the houses were sold individually (LV).

## References

Australian Architectural Index (AAI), as cited. Copyright Miles Lewis

City of St Kilda building permits (BP) nos. 1033 and 1108

Frost, Lionel 2008, 'Economy' in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00501b.htm>, accessed 14 September 2017

Land Victoria (LV) Certificates of Title Vol. 2336 Fol. 100; Vol. 4353 Fol. 527

Melbourne Metropolitan Board of Works (MMBW) Detail Plan no. 1370, dated 1897, State Library of Victoria.

Sands and McDougall, *Melbourne and Suburban Directories* (SM) 1911, 1912, 1915

Schmeder, Natica, *Port Phillip Planning Scheme Amendment C161 (Part 2). Statement of evidence*, 15 January 2021

*Victorian Places* 2015, 'St Kilda', Monash University and University of Queensland, <http://www.victorianplaces.com.au/st-kilda>, accessed 14 September 2017.

## Description

This group of eight houses is clustered around the corner of Barkly Street and Blanche Street in St Kilda. Constructed by the same builder between 1910 and 1912 they form a cohesive and distinctive group due to their shared materials, details, setbacks and form. The group comprises two semi-detached pairs and a detached villa in Barkly Street, and a row of three terrace houses in Blanche Street.

The semi-detached pairs and the terrace houses are identical, with the exception of the treatment of the gable ends. They are all constructed of red brick with a band of two cream brick courses that cuts through the lower window sashes, and a single course of moulded cream brick below the rendered moulded cornices of the brick chimneys. The brickwork is tuck-pointed where it is contained by the verandahs and the gable-fronted roofs are clad in slate. Other common design elements are the panelled front doors with highlight and narrow timber double sash windows, the verandah wing walls with rendered cappings and scroll brackets, and shallow bull-nose verandahs with traditional rinceau pattern cast iron friezes, brackets and verandah posts.

The houses are distinguished by the treatment of the gable ends with 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street being decorated with oculi with timber louvres, above highly ornate rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a simple diagonal timber strapwork.

The detached double fronted villa at 118 Barkly Street has the same materials, chimneys and verandah detailing, but is distinguished by the hipped roof with a major and minor gable (both with vertical strapwork creating a half-timbered effect), and the tripartite windows on either side of the panelled entrance door, which has both sidelights and highlights.



*110-112 Barkly Street, showing the distinctive gable end detailing*

Overall, the buildings have good integrity and intactness. Visible changes include the glazed infill of the verandah at no.116 (the cast iron verandah has been retained), painting of the face brickwork to the gable ends of 114, 116 and 118 Barkly Street, and the oculi of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street and missing details from some of the swags (e.g., 112 Barkly St). Some of the rear sections of roof have been replaced with corrugated iron or colourbond. None of the front fences are original.

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## Comparative analysis

Federation/Edwardian housing is well represented in the Heritage Overlay in St Kilda, and the City of Port Phillip more generally. The majority of these places are included within precincts as either Significant or Contributory places.

During the Federation/Edwardian period (c.1900 to c.1918) Queen Anne became the most popular housing style, replacing the Italianate style of the Victorian era. Queen Anne style houses were typically of red brick with terracotta roof tiling, corbelled brick or brick and roughcast render chimneys with terracotta pots, and had timber (rather than cast iron) verandah detailing and half-timbered, roughcast rendered or shingled gable ends. Roof forms were more complex and often included prominent street-facing gables. Nonetheless, some traces of Italianate style lingered on up until the early 1910s in details such as cast iron

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verandahs (though the designs were simpler), symmetrical facades, and brick or rendered chimneys with moulded cornices.

Another key change during the Federation/Edwardian period was the decline in terrace house building. Terrace houses were highly popular during the late nineteenth century building boom, as they were an efficient and economical method of maximising the number of dwellings on a site. However, increasing concern about inner city overcrowding, the poor quality of some terraces and a perception that they were cold and dark together resulted in fewer being built in the early 1900s. Eventually, some councils moved to restrict or outlaw them altogether. For example, in 1918 Richmond adopted new building regulations that, amongst other things, required a minimum frontage of 16 feet and each dwelling to have not less and than three rooms, and prohibited terraces of more than two houses joined together (*Richmond Guardian*, 4 August 1917, p.3; 30 November 1918, p.2). In St Kilda, the local council prepared a by-law in 1916 that required a house to only occupy half the allotment upon which it is erected (*Prahran Telegraph*, 23 December 1916, p.4).

Consequently, the semi-detached pair replaced the terrace row as a popular form of low-cost housing in the early twentieth century. Like the terrace houses of the Victorian era, groups of semi-detached houses were often built as speculative housing by single builder using standard designs to ensure the houses could be built efficiently and economically, but with variations in detailing to achieve individuality and visual interest and avoid repetition.

The St Kilda East Precinct (HO6) contains several good examples of groups of semi-detached pairs and detached houses constructed by the same builder. These include the houses at 1-13 and 2-10 Moodie Place, St Kilda and 68-74 Octavia Street, St Kilda, which comprises semi-detached pairs, detached terrace style houses and one detached house, all with similar form, materials and details. These were built c.1907-1910 by local builder Mr. P. Einsiedel, who also constructed similar groups close by, including the semi-detached pairs at 10-36 Lambeth Place. While these have a terrace house form, the detailing is more consistently Federation/Edwardian (red brick construction, corbelled red brick chimneys, predominantly terracotta roofs or slate with terracotta ridge capping, half-timbered gable ends, and timber verandahs).

This group of houses is also representative of this type of housing. Compared to the above examples, this group more clearly demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. They are also of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly ornate rendered garland swags. These form a striking feature against the red brick backgrounds.

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## Assessment

No information.

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## Recommendations

2017: Site specific heritage overlay in the Port Phillip Planning Scheme

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Context Pty Ltd, *Heritage Assessment. 2-6 Blanche and 110-118 Barkly Street, St Kilda*, 2017

## Other studies

-

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## Other images

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# City of Port Phillip Heritage Review

Place name: **House**  
Other names: -

Citation No:  
**2411**



Address: **324 Esplanade East, Port Melbourne**

Heritage Precinct: **Port Melbourne**

Category: **Residential: House**

Heritage Overlay: **HO1**

Style: **Early Victorian**

Graded as: **Significant**

Constructed: **1876**

Victorian Heritage Register: **No**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **New citation**

## Significance

### *What is significant?*

The house, constructed by 1876 for William Knight, at 324 Esplanade East, Port Melbourne is significant. This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic.

Non-original alterations and additions and the front fence are not significant.

### *How is it significant?*

The house at 324 Esplanade East, Port Melbourne of local historic and representative significance to the City of Port Phillip.

### Why is it significant?

It is significant as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s. (Criteria A & D)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

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## History

### Contextual history

Sandridge (Port Melbourne), St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance. U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne's history. The population had increased sevenfold from 3,351 in 1861 before beginning a long and steady decline (PPHR 2018:27-29).

### House, 324 Esplanade East

The development of Port Melbourne in the nineteenth century was constrained by a body of shallow water known as the lagoon that extended inland from the shoreline as far as present-day Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards Park. Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. Though the progress of the works was slow, development of the reclaimed land began soon after (Turnbull & U'Ren 1983:276).

The land on the east side of Esplanade East north of Spring Street was offered for sale in 1875. J. Hennessy purchased Allotment 10 in February 1875 and subdivided it into three lots.

This house appears to have been built by a shipwright, William Knight, in 1876 on the southernmost of the three lots created by Hennessy. When first rated, the humble cottage was described as a three-roomed wood dwelling, and was valued at £16 (RB). Knight lived in the house for several years, but by 1892 it was owned and occupied by Peter Hansen, a guard, and the number of rooms had increased to four (RB). By that time, it was numbered as 9.

## References

Port Phillip Heritage Review (PPHR), Exhibition Version Amendment C161port, June 2020

Port Melbourne Rate Books (RB) 1876-77, no. in rate 1752, 22 March 1892 (2207)

Radcliffe, David, Research report in relation to Citation 640 – 331 Esplanade East, 23 January 2019

Turnbull, N. and U'Ren, N., *A History of Port Melbourne*, 1983

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## Description

This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic. A two storey addition has been made at the rear and there is a (non-original) high bluestone fence at the front.

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## Comparative analysis

While many houses were constructed in Port Melbourne in the 1860s and 1870s relatively few survive today. Although front-facing gables were common in smaller residences of the mid-nineteenth century, they were later supplanted by virtually universal use of transverse gabled or hipped roofs. In later nineteenth century houses, front-facing gables were more unusual and were most commonly found in working class suburbs such as Port Melbourne or Collingwood where blocks tended to be narrow (Allom Lovell). While simple in form, this cottage is notable for the ornamental bargeboard and finial, which is a typical detail of the period. It compares with 51 Bridge Street, Port Melbourne, which was constructed in 1874 and similarly retains an ornamental bargeboard.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

2016: Retain in the HOI Port Melbourne precinct as a Significant place

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, Vol. 4, 1995

# City of Port Phillip Heritage Review

**Place name:** B.A.L.M. Paints Factory  
Administration Building  
(former)

Citation No:  
**8**

**Other names:** -



**Address:** 2 Salmon Street, Port Melbourne

Heritage Precinct: None

**Category:** Factory

Heritage Overlay: HO282

**Style:** Interwar Modernist

Graded as: Significant

**Constructed:** 1937

Victorian Heritage Register: No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

## Significance

### *What is significant?*

The former B.A.L.M. Paints factory administration building, to the extent of the building as constructed in 1937 at 2 Salmon Street, Port Melbourne, is significant. This is in the European Modernist manner having a plain stuccoed and brick façade with fluted Art Deco parapet treatment and projecting hood to the windows emphasising the horizontality of the composition. There is a tower towards the west end with a flag pole mounted on a tiered base in the Streamlined Moderne mode and porthole motif constituting the key stylistic elements. The brickwork between the windows is extended vertically through the cement window hood in ornamental terminations.

Non-original alterations and additions to the building are not significant.

### *How is it significant?*

The former B.A.L.M. Paints factory administration building at 2 Salmon Street, Port Melbourne is of local historic, architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

It is historically important (Criterion A) as evidence of the importance of the locality as part of Melbourne's inner industrial hub during the inter-war period, also recalling the presence of other paint manufacturers at Port Melbourne including Glazebrooks, also in Williamstown Road.

It is aesthetically important (Criterion E) as administrative headquarters in the European Modernist manner, comparing with Holeproof (Box Hill) and Pilkington-ACI (Braybrook). (Criteria D & E)

## Thematic context

### Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity

### Port Phillip thematic environmental history

4. Industry: 4.5 Growth and prosperity

## History

In 1937 the British Australian Lead Manufacturers Pty. Ltd. (B.A.L.M.) and the associated Australasian United Paint Company Ltd. (United) erected new premises at this site (SM). The Commonwealth Litharge and Red Lead Pty. Ltd., red lead manufacturers were also located here. The companies manufactured and/or distributed paints and varnishes, "Dulux" finishes, "Duco" lacquers and specialised paint products.

In 1955 BALM Paints commenced a major construction programme, which included constructing five completely new sites in four Australian states and New Zealand, as well as re-organisation and enlarging of all existing plants and provision of additional staff amenities. In Melbourne, a new factory was constructed in McNaughton's Road, Clayton, which was opened late in 1957. Meanwhile, at this site in Williamstown Road major additions were made including a £50,000 brick amenities block, a two-storey administration block, seven 'Arcon' 80ft x 30 ft buildings and linking of the two present factories into one. The new factory and additions enabled the company to supply the Victorian market without drawing on the company's factories in Sydney and Adelaide (*The Beverley Times*, 14 July 1955, p.6).

B.A.L.M. retained a presence at Salmon Street until the 1960s (SM). However, by 1973 (SM) the buildings were occupied by the division of mineral chemistry of the C.S.I.R.O, which remained there until the 1990s.

The building was designed by W.J. Grassick, architect and engineer, who was responsible for a number of factories in Melbourne's industrial suburbs (Grow 2008:20)

## References

Grow, Robin, *Port Melbourne Walk*, Art Deco Society, 2008:20

Sands & McDougall Directory (SM)

## Description

Since it was originally assessed in 1998 the manufacturing buildings of the 1937 factory complex have been demolished and replaced. The front sections of the administrative building, however, have been retained and restored and the addition has been set back from the facades of the building and has a neutral appearance.

The surviving 1937 administrative section is in the European Modernist manner having a plain stuccoed and brick façade with fluted Art Deco parapet treatment and projecting hood to the windows emphasising the

horizontality of the composition. There is a tower towards the west end with a flagpole mounted on a tiered base in the Streamlined Moderne mode and porthole motif constituting the key stylistic elements. The brickwork between the windows is extended vertically through the cement window hood in ornamental terminations.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

The significance of the building relates primarily to the distinctive Modernist form and detailing of the administrative offices, which have been retained. The additions have not adversely affected the significance of the place, as the form and detailing of the original building is still legible.

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## Recommendations

Retain in the heritage overlay. Change address in HO schedule to '2 Salmon Street, Port Melbourne'

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Ward, Andrew, *Port Phillip Heritage Review*, Version 1, 1998

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## Other images





# City of Port Phillip Heritage Review

**Place name:** **Victoria Hotel (former)**  
**Other names:** **Shop**

Citation No:  
**26**



**Address:** **113 Cecil Street,  
South Melbourne**

Heritage Precinct: Emerald Hill Residential

**Category:** **Hotel**

Heritage Overlay: HO440

**Style:** **Victorian**

Graded as: Contributory

**Constructed:** **1873, c.2007**

Victorian Heritage Register: No

**Designer:** **Unknown**

**Amendment:** **CI61**

**Comment:** **Revised citation**

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## Significance

The 1998 statement of significance for the former Victoria Hotel is:

*The former "Victoria" hotel at the corner of York and Cecil Streets, South Melbourne, was built in 1873 and is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E), comparing with former hotels elsewhere in South Melbourne and including nos. 328 and 330 Dorcas Street.*

As a reconstructed building, the former Victoria Hotel no longer meets the threshold of local significance. It remains, however, Contributory to the HO440 precinct, as the overall accuracy of the reconstructed building including the form and detailing means that it can still be interpreted as a simple corner hotel of the 1870s.

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## Thematic context

### Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.6 Entertaining and socialising



## Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

8. Ways of life: 8.2 South Melbourne

### History

At the Crown land sales, lot 1 of Section 2 was purchased by W.J. London. It had frontages to Cecil and York streets. The corner portion of lot 1 remained undeveloped until 1873 when Henry Foreman built a brick “bar” with ten rooms. He leased it to Mary Ann Aird, a licensed victualler who continued to operate the business in 1876. At the time the property was rated to York Street and had an NAV of 108 pounds (RB).

In the 1880s, Henry Foreman, described as a wheelwright, or Mrs Catherine Foreman, was listed as “owner”. During that time, the turn over of tenants was high and included William Stabb, James Gill, Maria Whitford, William Leihy and Johanna Hill (RB).

By 1881, the hotel was described as “brick, 11 rooms, N.A.V. 120 pounds”. In 1890, Catherine Foreman leased the property to William Scullion and in 1900, to Lena Tomlinson. In 1900, the hotel was described as having 14 rooms (RB). It continued to operate until 31 December 1920, when it closed. The building was subsequently used as a shop.

In 2007 the building was demolished and rebuilt to resemble the original building.

### References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan

South Melbourne Rate Books (RB) 1868-77, 1880-87, 1890-91, 1900-01 (Public Records Office of Victoria VPRS 2332)

MMBW litho plan no.19, c.1894

Parish plan South Melbourne, Sheet 2. Port Melbourne Historical Society

Cox, “Hobson Bay and River Yarra”, 1866. State Library Victoria, Map Section

“Hotels” Vol. 2. Port Phillip Library, Local History Collection, LH 647.949 4 SOU

Ward, Andrew, *Port Phillip Heritage Review*, Version 16, 2014

### Description

When this former hotel was assessed in 1998 it was described as follows:

*A representative mid Victorian hotel characteristically located on a street corner with a corner splay but of utilitarian appearance, the plain stuccoed walls being relieved solely by a string course and bracketed eaves. The upper level windows have architraves and the lower level windows chamfered reveals.*

The condition was described as ‘Sound’ and the integrity as ‘High’ despite some alterations to the street level window openings.

The former hotel, as reconstructed, closely matches the building as it was in 1998. Details such as the architraves to the first floor windows, the sills and chamfered reveals to the ground floor windows, stringcourse and bracketed eaves and the overall form of the building closely match the original. The key differences are:

- The eaves, rather than being almost flush, project from the wall.

- In the splayed corner, a window has been added to the first door and a door to the ground floor (possibly, this is deliberate reconstruction based on historic evidence)
- New windows and door openings have been created in the ground floor walls (again, this is possibly based on historic evidence).

It is also understood that the building has been constructed of pre-cast concrete panels, rather than the presumed rendered brick.

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## Comparative analysis

Prior to its reconstruction, the former Victoria Hotel was a typical or representative example of its type (a mid-Victorian hotel), but was not an outstanding example in terms of its historic use, design or function. Its decorative features were typical of hotels of this period, and it is not a particularly early or unique example. While its corner siting lends it some prominence, this is the same of almost all hotels that were, with few exceptions, located on corners.

It compares with other examples in Port Philip constructed c.1875 and included in the HO such as the Prince Alfred Hotel at 355 Bay Street, Port Melbourne (HO1), the Southern Cross Hotel at 78 Cecil Street, South Melbourne (HO289), the Cricketer's Arms Hotel, 69 Cruikshank Street, Port Melbourne (HO1), the former Queens Arms Hotel, 330-34 Dorcas Street, South Melbourne (c.1877), the Cassidy Family Hotel at 97 Graham Street, Port Melbourne (HO1) and the former Talbot Inn at 144 Montague Street, South Melbourne (HO203).

The other examples cited are all relatively intact. The loss of the original fabric of the former Victoria Hotel as a result of the demolition and reconstruction means that it has low intactness when compared to these other examples and consequently no longer meets the threshold of local significance. However, given the relative accurate reconstruction it retains good integrity and remains Contributory to the HO440 precinct.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Retain in heritage overlay. Change status on Heritage Policy Map to Contributory.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Allom Lovell Sanderson Pty Ltd, *South Melbourne Conservation Study*, 1987

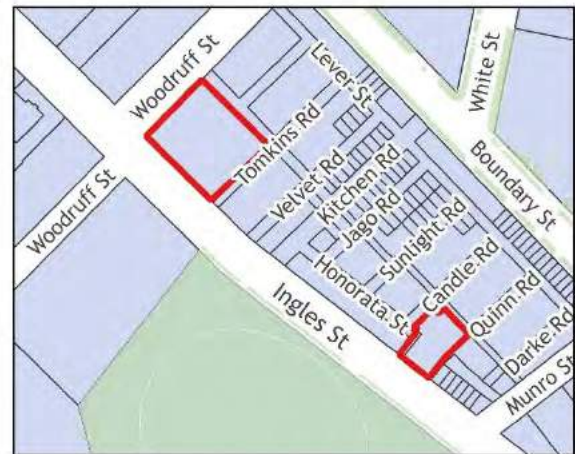


# City of Port Phillip Heritage Review

**Place name:** J. Kitchen & Sons Pty Ltd  
(former)

Citation No:  
**48**

**Other names:** -



**Address:** 164 Ingles Street and 14  
Woodruff Street, Port  
Melbourne

Heritage Precinct: None

**Category:**

Heritage Overlay: HO164

**Industrial: office and factory**

Graded as: Significant

**Style:**

**Interwar Stripped Classical**

Victorian Heritage Register: No

**Constructed:** 1925, c.1945

**Designer:** Unknown

**Amendment:** C29, C161 port Part 2

**Comment:** Revised citation

## Significance

### *What is significant?*

The former J. Kitchen & Sons Pty Ltd complex comprising the administrative offices, constructed in 1925, at 164 Ingles Street, and the remnant factory at 14 Woodruff Street, Port Melbourne, is significant. The former office is an imposing stuccoed three storeyed office building in the inter-war Classical revival manner with rusticated corners, bracketed cornice and plain parapet. Visual emphasis is given to the central entrance by means of a stepped reveal in buff coloured cement with a polished granite architrave. Windows to the main facade are metal framed and include continuous vertical strip windows that pierce the rusticated corners and pairs of multi-pane windows arranged symmetrically above and beside the entrance. The east elevation has similar detailing to the facade and contains large metal or timber framed windows. Internally, the building retains some original fabric and spaces including timber partitions, doors and architraves etc., terrazzo and mosaic tile to floors and to dado height in the entrance foyer and the front stairwell, the front door and timber panelling and revolving doors, as well as original cornices and capitals to the ceilings and columns in the foyer. A notable feature is the surviving section of the original terrazzo/mosaic foyer floor, which includes the monogram of J. Kitchen and Sons. The other surviving building is the two-storey brick factory at the corner of Woodruff Street. This has a row of multi-pane metal framed horizontal windows at ground floor and a row of single-paned aluminium framed windows at first floor level, each set within thin rendered bands extending across the façade that serve as the sills and lintels for the windows. Another rendered band forms the parapet capping. The most northerly bay comprises full height pilasters and a square pediment.

Non-original alterations and additions to the buildings are not significant.

### *How is it significant?*

The buildings associated with the former J. Kitchen & Sons Pty Ltd complex at 164 Ingles Street & 14 Woodruff Street, Port Melbourne are of local historic, architectural and aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

The former J. Kitchen buildings are historically significant for the capacity to demonstrate the scale of the company's undertaking in Port Melbourne as well as its long standing presence at this site, commencing c.1858 when it was seen to be sufficiently remote from settled areas for a noxious industry. The office is important also for its capacity to demonstrate the company's enlightened attitude to workers' conditions, accommodating a social hall for their enjoyment. The complex is important for its capacity to recall the products manufactured at this site which became in many instances household words throughout the nation. Together with the former premises of Felton Grimwade and Co. these two buildings survive as evidence of the principal industrialists in Ingles Street during the nineteenth century. (Criterion A)

The office has architectural significance as an exceptionally imposing commercial building in the Classical Revival manner of the inter-war period outside of the City centre. The architectural and aesthetic significance of the place is also enhanced by the survival of some of the original interior layout and details particularly the entrance foyer, the stairwell and the remnant section of the double height central office space. (Criteria D & E)

## Thematic context

### Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity

### Port Phillip thematic environmental history

4. Industry: 4.1 Sandridge; 4.5 Growth and prosperity

## History

John Kitchen arrived in Australia in 1856 and together with his three sons established the firm of J. Kitchen and Sons, which within thirty years had become the largest soap making firm in Australia. By 1890 it had premises in Victoria, New South Wales and Queensland and New Zealand with its principal works at Ingles Street, Port Melbourne and at Alexandria, near Sydney. Products manufactured included "Velvet", "Witch" and "Anchor" laundry soaps; "Persil", "Solvol" and "Electrine" candles. An important by-product was glycerine used for explosives, medicinal purposes and in the tobacco industry.

The Kitchen family began making tallow candles from butcher's scraps in the backyard of their Emerald Hill (South Melbourne) house, but were soon ordered out as a noxious trade (Raworth 2016:2). The company moved operations to Sandridge (Port Melbourne) by 1859, first to a site at the corner of Crockford and Ingles streets and then to the present site in Ingles Street by 1860. The company expanded considerably over the next few decades and by 1884 had acquired the whole of the land bounded by Inglis, Boundary and Woodruff streets. When the company merged with the Apollo Stearine Candle Co. in February 1895 it became the pre-eminent candle manufacturer in eastern Australia, and by the time of its merger with the British firm Lever Bros. in 1914, it employed over 1000 workers (Raworth 2016:3).

With the expansion of the company more office space was required. In 1908 the offices were relocated to 10 Queen Street, Melbourne but soon outgrew those premises and so a decision was made to construct a

new purpose-built Administrative Offices building on part of the Ingles Street site. The new offices, constructed in 1925, were described in 'Advance' (the J. Kitchen & Sons company journal) as 'one of the most up-to-date blocks of offices in the Commonwealth, combining loftiness, dignity and stability' (cited in Raworth 2016:3-4). The architect of the offices has not been identified, but Raworth (2016:3) identifies H.W. & F.B. Tompkins as a potential candidate as they designed the former Yorkshire Fire & Life Insurance Building, which shares many architectural similarities with this building. The Yorkshire Fire & Life Building was constructed c.1922 on an adjoining site to the former Queen Street offices of J. Kitchen & Sons.

The interiors featured a mosaic tiled floor in the foyer having the monogram of J. Kitchen & Son worked into the centre, while mosaics and terrazzo covered the lower walls to the staircases, and doors and timberwork were of polished maple. The main office spaces were situated around the perimeter of the first floor, opening onto a balcony that overlooked the ground floor. At second floor level there was a spacious hall for social purposes designed to accommodate 700 people with a kauri dance floor. The social club organised dances, smoke nights, table tennis competitions and picnics, and there was a tennis club, a cricket club and a football club (Raworth 2016:5).

The construction of the offices was the beginning of a major period of expansion and by the early 1930s the complex had expanded significantly to cover 15 acres, manufacturing a range of products ranging from cleaning products to margarine (Pratt). A series of aerial photographs dating from 1939 show a series of factory buildings occupying the whole of the area between the offices and Woodruff Street to the north (SLV). Further expansion occurred in the early post-war period (Lovell Chen).

By 1924, Lever had fully acquired the business and the company was later known as Kitchen & Lever, then Unilever and, by 1976, Unichema. The company remained at this site until the 1990s and after they relocated the office building remained vacant for almost two decades, while the associated factory buildings surrounding it were demolished. The exception is the building at the corner of Woodruff Street. This appears to have been constructed c.1945 to replace earlier buildings as it is not shown in the 1939 images, but appears in a 1945 aerial.

In 2016 the office building was in the process of being converted into apartments, and the remnant factory was vacant and awaiting redevelopment, while townhouses were being constructed on the surrounding land.

## References

'Advance', 7/25, v.2, no.7

Bryce Raworth Pty Ltd, 'Analysis of proposed works at 164 Ingles Street, Port Melbourne with respect to heritage issues. Assessment of heritage impacts', March 2016

Lovell Chen, 'Heritage Impact statement. Former J. Kitchen & Sons Pty Ltd factory site, 14 Woodruff Street, Port Melbourne', August 2017

Melbourne & Metropolitan Board of Works (MMBW) litho plan no.18

Pratt, Ambrose (ed.), 'The National Handbook of Australia's Industries', The Specialty Press Pty. Ltd., 1934, pp. 280-82

State Library of Victoria (SLV) 'Factories of J. Kitchen & Sons, manufacturers, in area bounded by Ingles, Munro and Boundary Streets, Port Melbourne', Charles Daniel Pratt (Airsy), February 1939

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## Description

The former J. Kitchen & Sons Pty Ltd offices is an imposing stuccoed three storeyed office building in the inter-war Classical revival manner with rusticated corners, bracketed cornice and plain parapet. Visual emphasis is given to the central entrance by means of a stepped reveal in buff coloured cement with a polished granite architrave. Windows to the main facade are metal framed and include continuous vertical

strip windows that pierce the rusticated corners and pairs of multi-pane windows arranged symmetrically above and beside the entrance.

The east elevation, which once faced toward a side street that no longer exists, has similar detailing to the facade and contains large metal or timber framed windows. This contrasts with less architecturally resolved western elevation, which would have originally been concealed by adjoining factory buildings, where the facade detailing only partially returns around the corner.

The interior of the building remained very intact until recently. Of note was the double height central space surrounded by a continuous balcony at first floor level, with partitioned offices around the perimeter. Original fabric included timber partitions, architraves etc., use of terrazzo and mosaic tile to floors and as dados to the front stairwell and in some of the ground floor offices, and the front door and entrance vestibule including revolving doors. Recent works have uncovered surviving sections of the original terrazzo/mosaic foyer floor, which includes the monogram of J. Kitchen and Sons, as well as original cornices and capitals to the foyer and ceilings and columns that had been hidden by a false ceiling.

However, works to convert the building to apartments will result in the loss or modification of much of the original interior fittings and spatial layout. The major change has been the loss of the central double height space of which only a small section will remain, including part of the original balcony, at the south end and the reconfiguration of other spaces including the former social club hall to create seven apartments. The main foyer will remain largely intact, although the ceiling will be lowered, and remaining details including terrazzo and mosaics to the walls and floors have been preserved. The front stairwell will also remain largely intact, including the terrazzo floors and dado, and brass and metal balustrades (The second stair case in the north east corner has been removed). Timber architraves and skirtings were salvaged during demolition and have been re-used in the new apartments. Externally, windows have been sympathetically restored to the main elevations and the render has been repair and replaced. On the roof top a garden has replaced the gabled roof of the social hall.

The other surviving building is the two-storey brick factory, constructed c.1945, at the corner of Woodruff Street (14 Woodruff Street). It has a row of multi-pane metal framed horizontal windows at ground floor and a row of single-paned aluminium framed windows at first floor level, each set within thin rendered bands extending across the façade that serve as the sills and lintels for the windows. Another rendered band forms the parapet capping. The most northerly bay comprises full height pilasters and a square pediment. Alterations to this building include the replacement of the first floor windows (the original ground floor windows were extant in 2015 and in 2017 had been boarded up), and there are later additions to rear facing Woodruff Street.

Other buildings associated with the operations of Kitchen and Sons Pty. Ltd. that once surrounded this building have been demolished and townhouses have been constructed on the land. This includes the building immediately to the south of the remaining factory, constructed c.1935, which was demolished in 2016. The 1998 heritage study described this building as follows:

*... the two and three storeyed red brick premises at the Ingles Street/Wodruff Street intersection. They exhibit a range of architectural treatments including a stripped Classical facade to Ingles Street having raised pavilions in stucco and red brick with stepped parapets and steel framed windows.*

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.



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## Recommendations

Retain in the heritage overlay. Reduce HO164 to apply only to the former J. Kitchen & Sons Office building at 164 Ingles St and the remnant factory building at 14 Woodruff St and associated land as defined by the title boundaries.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Ward, Andrew, *Port Phillip Heritage Review*, Version 1, 1998

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## Other images



Former J. Kitchen building at 14 Woodruff Street

# City of Port Phillip Heritage Review

**Place name:** Halcyon  
**Other names:** House

**Citation No:**  
**57**



**Address:** 53 Acland Street, St Kilda

**Heritage Precinct:** St Kilda Hill

**Category:** Residential: detached

**Heritage Overlay:** HO11

**Style:** Victorian Italianate

**Graded as:** Significant

**Constructed:** 1886, 1929, 1939

**Victorian Heritage Register:** Yes, H0775

**Designer:** Frederick De Garis & Sons

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

### *What is significant?*

Halcyon, the mansion designed by Frederick De Garis & Sons and constructed in 1886, at 53 Acland Street, St Kilda, is significant. Halcyon is an exuberant example of the residences erected for wealthy St Kilda residents during the Melbourne land boom. A light balcony and verandah, which surrounds two facades and terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and valencing, and brackets which form Gothic pointed arches. The dominant entrance porch is emphasised by vermiculated quoins and the tower above, is highly decorated with pilasters, festoons and string courses. Protruding bays feature arch headed windows and the dominant roof above is exposed and has bracketed eaves. Internally the house is substantially intact and noteworthy for its elaborate plasterwork and particularly fine vestibule, which repeats the Gothic theme of the external cast iron.

The former stable block at the rear, converted during the interwar period into flats, also contributes to the significance of the place.

The front fence and the small hipped roof building adjacent to Robe Street are not significant.



### How is it significant?

Halcyon at 53 Acland Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

### Why is it significant?

The mansion is of architectural and historic significance as one of the most sophisticated and intact of the surviving examples of the many opulent buildings erected in St Kilda during Melbourne's boom. It demonstrates the importance of St Kilda as a suburb favoured by Melbourne's elite during the nineteenth century. (Criteria A & D)

The mansion is of architectural and aesthetic significance as a fine and intact example of a Italianate style, which is notable for the richness and quality of its detailing. (Criterion E)

The former stables are of historic significance as evidence of the trend to higher density living in St Kilda during the interwar period, which saw the conversion of many former mansions and their outbuildings into flats. (Criteria A & D)

## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.2 Seaside seats and marine mansions, 5.3 The late Nineteenth Century boom

## History

This property, at the south west corner of Robe and Acland streets, was vacant in 1885. By the following year, Annie Dudgeon was listed as the owner and occupier of a 12-room brick house with a N.A.V. of £250 (RB, 1885, 1886). The architect was Frederick de Garis and sons (HV).

The house, known as 'Halcyon', is shown on the 1897 MMBW Detail Plan. At the rear is a brick stables block separated from the house by a brick paved yard, there is a fernery adjacent to Robe Street boundary and to the north of the house is a tennis court and lawn. It is one of several mansions on large allotments in this area, which included 'Questa', 'Rathlin', 'Ellimatta' and 'Melford' (all facing The Esplanade between Robe Street and Alfred Square), and in Acland Street at nos. 37, 39 and 41 (on the west side) and 'Tromore' (no.24) and 'Linden' (no.26) on the east side.

St Kilda Council issued two building permits for 'brick additions', one in 1929 and the other a decade later in 1939. It is thought that one these permits enabled the conversion of the rear stables to flats.

## References

Heritage Victoria (HV) – VHR H0775 citation

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1367, and Detail Plan No. 1366, both dated 1897

St Kilda Council building permits nos. 7518, dated 8 July 1929 and 10421 dated 21 November 1939

St Kilda Rate Books (RB)

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## Description

The two-storey mansion at 53 Acland Street, St Kilda formerly known as 'Halcyon' is an exuberant example of the residences erected for wealthy St Kilda residents during the Melbourne land boom. It is an asymmetrical two storey Italianate villa. The return balcony and verandah, which terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and valencing, and brackets which form Gothic pointed arches. The dominant entrance porch is emphasised by vermiculated quoins and the tower above, is highly decorated with pilasters, festoons and string courses. Protruding bays feature arch headed windows and the dominant roof above is exposed and has bracketed eaves. Internally the house is substantially intact and noteworthy for its elaborate plasterwork and particularly fine vestibule, which repeats the Gothic theme of the external cast iron.

At the rear of the mansion is the original stables block, which was converted during the interwar period into flats. It has a gabled roof with a projecting bay window in the upper wall facing Robe Street. A single storey addition between the stables and Robe Street was built as a garage.

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## Comparative analysis

This is an example of the extravagant mansions erected for wealthy St Kilda residents during the Melbourne land boom of the late nineteenth century. Many of these houses were demolished (e.g., 'Questa', 'Rathlin', 'Ellimatta', 'Melford' and 'Tromore') or significantly altered (e.g., 37 & 39 Acland Street) in the twentieth century and 'Halcyon' is a rare surviving example, which is notable for its high degree of intactness, which includes the retention of the rear stables block, later converted to flats. It compares with the nearby 'Linden' at 26 Acland Street (HO10, VHR H0213) and 'Eildon' at 51 Grey Street (HO144, VHR H0746).

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

Retain in heritage overlay.

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## Primary heritage study

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other heritage studies

Nigel Lewis & Associates, *St Kilda Conservation Study*, 1982



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## Other images



Top: Mansion looking from corner of Acland and Robe streets

Above: Former stables, converted to flats in the 1930s

# City of Port Phillip Heritage Review

**Place name:** State Savings Bank of Victoria  
(former)

Citation No:  
**95**

**Other names:** Commonwealth Bank



**Address:** 133-35 Acland Street, St Kilda

Heritage Precinct: Elwood St Kilda  
Balaclava Ripponlea

**Category:** Commercial: Bank

Heritage Overlay: HO7

**Style:** Postwar

Graded as: Significant

**Constructed:** 1969

Victorian Heritage Register: No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

A good example of small-scale bank architecture dating from the 1960s. The essentially symmetrical facade cleverly expresses an asymmetrical plan generated by the bank's functional duality: on one side expressing public accessibility, on the other, solid security. The symmetry of the double curved awning resolves this duality and the fine marble facings enhance the sense of formality. The canopy and the height of the parapet continue the dominant characteristics of the streetscape. The setback of the building contributes a small public space to the Acland Street footpath.

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## Thematic context

### Victoria's framework of historical themes

6. Building Victoria's industries and workforce: 5.5 Banking and finance

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.5 Post War development.

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## History

No information

## References

No information.

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## Description

No information.

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## Comparative analysis

No information.

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## Assessment

No information.

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## Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study, Volume 3*, 1992

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

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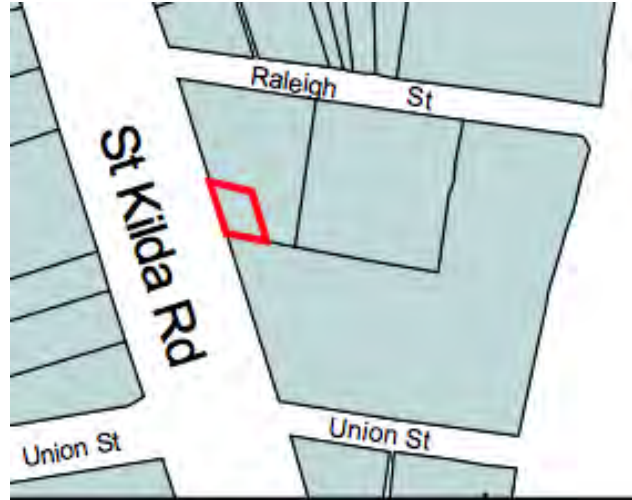
## Other images

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# City of Port Phillip Heritage Review

**Place name:** Gas Valve House (former)  
**Other names:** -

Citation No:  
**219**



**Address:** 615 St Kilda Road, Melbourne

Heritage Precinct: None

**Category:** Valve House

Heritage Overlay: HO255

**Style:** Victorian Free Classical

Graded as: Significant

**Constructed:** c.1876

Victorian Heritage Register: Yes, H0675

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

This former Gas Valve House is included on the Victorian Heritage Register (H0675) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

*The complex contains some notable relics of the early days of gas production in Melbourne. The Valve House is most significant both architecturally and technologically and its present condition, especially the removal of the slate roof, is a matter of great concern. The office is also significant as part of the complex although the residence, whilst contributory is of low architectural significance. With the recent demolition of industrial buildings and relics of the gas industry at West Melbourne and Tooronga, the survival of remaining links with this industry is vital.*

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## Thematic context

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## History

No information.

## References

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## Description

The Valve House is of red brick with cement render trim. The St Kilda Road elevation has superimposed pilasters and a pediment which frame four arch headed windows. Bluestone sills provide contrast to the red brick walls. Each elevation is capped by a similar triangular pediment and a solid parapet runs around the top of the building. The pediments are of face brick and delicate cement render relief decoration incorporating the monogram of the gas company. At impost level a band of delicate arcanthus leaf decoration is incorporated. The grounds are enhanced by a pair of tall palm trees.

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## Comparative analysis

No information.

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## Assessment

No information.

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## Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Nigel Lewis and Associates, *St. Kilda Conservation Study, Area I*, 1982

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

# City of Port Phillip Heritage Review

**Place name:** Ripponlea Railway Station  
**Other names:** -

**Citation No:**  
**329**



**Address:** 11-13 Glen Eira Road & 3 Glen Eira Avenue, Ripponlea

**Heritage Precinct:** St Kilda, Elwood, Balaclava, Ripponlea

**Category:** Railway Station

**Heritage Overlay:** HO137

**Style:** Edwardian: Arts & Crafts

**Graded as:** Significant

**Constructed:** 1913, c.1925

**Victorian Heritage Register:** Yes, H1588

**Designer:** Victorian Railways (John Hardy)

**Amendment:** C29, C161

**Comment:** Revised citation

## Significance

The Ripponlea Railway Complex is of State significance (H1588). Please refer to the Victorian Heritage Register for the statement of significance. The local statement of significance is as follows:

### *What is significant?*

The Ripponlea Railway Station complex, constructed c.1913, at 11-13 Glen Eira Road, Ripponlea is significant. The Up and Down station buildings, brick and bluestone platform retaining walls to each side and connecting timber and steel footbridge, interwar shops on the east side, all set within associated parklands with mature landscaping, which includes mature Canary Island Palms and other palm species, all contribute to the significance of the place.

Both station buildings are timber framed, single storied structures with cantilevered platform verandahs. Cladding is weatherboard with roughcast render above door head height and 'half-timbered' gables. Main roofs are diagonal asbestos cement shingles with corrugated iron sheet verandahs faced with small pitch sheet valences. Lining internally is tongue and groove timber board walls with pressed metal sheet ceilings.

### *How is it significant?*

The Ripponlea Railway Station complex is of local historic, architectural and aesthetic significance to the City of Port Phillip.



### Why is it significant?

It is historically significant for its ability to demonstrate the expansion of the suburban railway network and settlement of Ripponlea and Elwood after the turn of the century. The area around Glen Eira Road, east of the railway was mostly developed from around the First World War and this was the reason for construction of a station. The surrounding gardens are also significant as one of the few examples of railway reserves that have been used to provide public gardens. The shops on the east side also demonstrate the practice of developing station land to provide commercial returns. (Criterion A)

It has architectural significance as a rare example of an Edwardian era station complex comprising both up and down station buildings and a connecting footbridge. The complex is notable for its high degree of intactness. (Criterion D)

It has aesthetic significance for the Arts & Crafts details to the station buildings and the picturesque setting created by the surrounding public parklands, and timber footbridge. (Criterion E)

## Thematic context

### Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.3 Linking Victorians by rail

### Port Phillip thematic environmental history

3. Transport: 3.1 The first railways

## History

The railway running to Brighton and later extended to Sandringham was opened as far as North Brighton in 1859. The line was reconstructed after the government acquired it from the Melbourne and Hobson Bay United Railway Co. in 1878. A station at Ripponlea had been mooted as early as 1888, when an estate agent's subdivision plan indicated a 'railway station site' on Glen Eira Road. The following year, the Shire of Caulfield invited with City of St Kilda to join its deputation to the Railway Commissioner for the establishment of the station. The department deferred the project indefinitely in 1891, stating that it might be reconsidered if land was made available. This evidently did not occur for over a decade, and it was not until 1911 that drawings were prepared for the new station, which opened two years later (PPHR 2015:16-17).

The area around Glen Eira Road, east of the railway, was mostly developed from around the First World War and this was the reason for construction of a station. The Quat Quatta and Erindale Estates were subdivided in 1911.

The area on the west side of the railway station was developed to provide public gardens, now known as the Burnett Grey Gardens. In 1923 the St Kilda Council obtained permission from the Victorian Railway Commissioners for 'beautification' of the land. Council's Parks and Gardens committee prepared a scheme and by 1929 the area was described as 'certainly very beautiful' (*The Prahran Telegraph*, 5 October 1923 p.6, 11 October 1929, p.3).

However, land on the east side adjacent to Glen Eira Avenue remained vacant, as it was the intention of the Victorian Railways to construct shops on the land. In June, 1923 St Kilda Council, acting on behalf of the Ripponlea Progress Association, presented a deputation to the chairman of the Railways Commissioners, Mr. Clapp, protesting against the proposal to lease land on both sides of the station for the building of lock up shops (*The Argus*, 7 June 1923, p.6); despite this, and later pleas for the area to be developed as parkland like the west side, the land had been leased and one shop built by 1929 (*The Prahran Telegraph*, 11 October 1929, p.3).

## References

Original drawings: no. 1 'New Station Buildings at Glen Eira Road'. Plans, elevations and so on. Scale 8 ft to 1 in. Dated 21/12/1911; No. 2 Sections, details and so on. Scale 2 ft to 1 in. dated 21/12/1911. Both no. 436, bin 11341

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

Ward, A. and A. Donnelly, in association with the Australian Railway Historical Society, *Victoria's Railway Stations, An Architectural Survey*, unpublished, 1982

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## Description

The Ripponlea Railway Station is an Edwardian-era station complex that includes the Up (i.e., towards Melbourne, west side) and Down (toward Sandringham, east side) station buildings, platforms and a connecting timber and steel footbridge. The station buildings are timber framed, single storied structures with cantilevered platform verandahs. Cladding is weatherboard with roughcast render above door head height and 'half-timbered' gables. Main roofs are diagonal asbestos cement shingles with corrugated iron sheet verandahs faced with small pitch sheet valences. Lining internally is tongue and groove timber board walls with pressed metal sheet ceilings. The platforms have brick walls with bluestone coping.

The station is set within the Burnett Grey gardens, which contain mature plantings of Canary Island Palms and other palms, which were popular during the interwar period and provide a related setting. Another typical interwar planting is the privet hedge that lines both sides the path leading from Morres Street to the Up station building. Within the gardens on the east side are interwar shops, which are rendered and parapetted in the inter war Stripped Classical style. Also on the east side is a retaining wall along Glen Eira Avenue, which is constructed of brick with bluestone coping.

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## Comparative analysis

Ward and Donnelly have identified Edwardian timber stations under the overall heading Gisborne Group. Within that group are five sub-groups covering design variations; Macedon (7 stations), Ripponlea (4), Donald (4), Mansfield (5) and Yarra Glen (3). Ripponlea Station is the only 'very important' station in the sub-group and with Mentone, the only station in Melbourne regarded as very important in the Gisborne group.

The Ripponlea Railway Complex is included on the Victorian Heritage Register.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter)* 2013, using the Hercon criteria.

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## Recommendations

Retain in heritage overlay HO7. Change to Significant on the Port Phillip Heritage Policy Map.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

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## Other studies

David Bick & Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2, Volume 1, 1984*

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## Other images



# City of Port Phillip Heritage Review

**Place name:** **Surrey Court**  
**Other names:** **Flats**

Citation No:  
**362**



**Address:** **71 Ormond Road, Elwood**

Heritage Precinct: None

**Category:** **Residential: Flats**

Heritage Overlay: HO220

**Style:** **Interwar Old English**

Graded as: Significant

**Constructed:** **1933**

Victorian Heritage Register: No

**Designer:** **J.H. Esmond Dorney**

**Amendment:** **C29, C161**

**Comment:** **Revised citation**

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## Significance

### *What is significant?*

Surrey Court flats, designed by J.H. Esmond Dorney and constructed in 1933, at 71 Ormond Road, Elwood are significant. This is a large two storey flat development in the Old English style based around a central courtyard: a central driveway passes through it on axis, entering from Ormond Road through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides. Notable features include the half-timbered first floor gabled sections above the arched carriageways, the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber barges of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments. There are several chimneys either face brick or painted. The landscaping, which so enhances the building's architecture with its neatly clipped privet hedges in the courtyard and behind the low brick front fence, also contributes to the significance of the place.

### *How is it significant?*

Surrey Court flats at 71 Ormond Road, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

Surrey Court is significant as a large, picturesque Old English style block of flats by the architect J. Esmond Dorney, who designed several of Elwood's most interesting blocks of flats in the 1930s. Its fully enclosed courtyard plan (entered through tunnel-like carriageways at front and rear) is an extremely rare format, and unique in Port Phillip. Surrey Court features a profusion of Old English architectural elements and decorative treatments, applied in a relatively unco-ordinated manner. Together with the courtyard and carriageway format, though, they combine to make a building of great visual appeal. The almost theatrical application of its medieval motifs is illustrative of the historical imagery that was still demanded of fashionably respectable flats in the 1930s, and is thus also indicative of Elwood's respectability as a residential suburb at this stage of its development. The building is still highly intact, and its immaculate courtyard and small front gardens contribute to its style and character. (Criteria A, D & E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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## History

### Higher density living in St Kilda & Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl*



*with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas (PPHR, Vol. 1, pp.34-5).*

*Elwood represented an even more desirable locale for apartment development because, unlike St Kilda, it was still underdeveloped at the turn of the century. With the completion of the swamp reclamation in 1905, and the expansion of the tramway networks soon after, land became more available, more desirable and more accessible. Over the next two decades, apartment buildings sprung up across Elwood at an alarming rate to the point that they 'overwhelmed the neighbourhood'. Needless to say, the flats themselves display considerable variety in terms of their type and style. By far the most common manifestation was walk-up flats in blocks of two or three storeys, but there were also courtyard developments, sprawling multi-storey blocks, and a few oddities like the rare and unusual bungalow court development, Cromer Court (1940). Stylistically, Elwood's inter-war flats exhibit many of the architectural styles that were fashionable during that time: Tudor Revival, Mediterranean and Spanish Mission (considered highly appropriate for Elwood's seaside position) and, in particular, the Functionalist idiom, which spread through Elwood (as it did elsewhere) in the late 1930s. Still other examples were built in hybrid and eclectic styles the defied classification. Elwood's inter-war flats also represent the work of some of Melbourne's finest and most highly-regarded (both then and now) residential architects, including Best Overend, Bernard Evans, Leslie J.W. Reed, W.H. Merritt, J.H. Esmond Dorney and Seabrook & Fildes (PPHR, Vol. 1, pp.34-5).*

## Surrey Court Flats

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33)

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the intersection of Meredith and Addison streets. Elsewhere, modestly- scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

The electric tram along Ormond Road encouraged development along its length, and there was a flurry of building in the decade from 1915 to 1925 and by the late 1920s most of the street was developed. After a pause in development during the Great Depression of the early 1930s the remaining sites were built on. One of these was at 71 Ormond Road where 'Surrey Court' flats were built in the latter half of 1933 for Surrey Court Pty. Ltd. to the design of architect J.H. Esmond Dorney.

## References

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

St Kilda Council Building Permit No. 8290 issued 23 June 1933 (includes working drawing). Permit No. 8362 issued 2 October 1933 for extra flat.

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## Description

'Surrey Court' is a large two storey flat development in the Old English style based around a central courtyard: a central driveway passes through it on axis, entering from Ormond Road through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides.

There is a remarkable degree of variance between the architect's drawings as submitted to the St Kilda Council and the building design as built, which suggests certain arbitrariness in the final arrangement of its Old English motifs. While the basic planning appears to have remained fixed, important elements, such as the roof form, were re-designed quite radically (the original design had no gables). The building's most prominent feature, the half-timbered first floor gabled sections above the arched carriageways, does not appear on the drawings, and was apparently an inspired afterthought. Indeed the drawings show only the western half of the block (with the arched connections awaiting the eastern half) indicating that perhaps the building was completed in stages. The "Tudor" themes established from the start include the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber barges of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments.

The most deeply embedded medieval allusion in the design is, of course, the enclosed courtyard format. In the original plans, all but the two upstairs front flats are accessed from the courtyard, reminiscent of the balconied compounds of the inns of Tudor England. (The downstairs front flats now have entries to the street too.) The drawings show one two bedroom and two one bedroom flats on each floor, making twelve in all when duplicated in the eastern half. A slightly later plan shows a small one bedroom flat inserted into the roof space at the rear.

Assessment of the overall intactness of the building is difficult to make, due to the discrepancy between the plans and the existing building. For example, the drawings show window boxes fitted on corbelled brackets under the triple-bayed windows. The brackets were built, but whether the boxes were subsequently removed or simply never installed is not known: the window openings look rather too small and bare without them.

The two front chimneys raise a similar question: above the eaves line one is painted and the other not; below, both chimney backs are painted. A more detailed inspection is needed to establish their original state. In general appearance, though, the building seems to be highly intact. The landscaping, which so enhances the building's architecture with its neatly clipped hedges in the courtyard and behind the low brick front fence, seems very much as originally intended.

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## Comparative analysis

The work of architect, J.H. Esmond Dorney, in the Elwood area through the 1930s displays an extraordinary spectrum of fashionable styles, from Surrey Court's Old English pastiche through to the stark Modernist geometry of 51 Ormond Esplanade and 'Windermere' at 49 Broadway.

'Surrey Court' is notable for its fully enclosed courtyard planning, which is reminiscent of the balconied compounds of the inns of Tudor England. This arrangement is unique in Port Phillip and perhaps Melbourne. For example, none of the Old English flats designed by Robert Hamilton (all situated within the City of Stonnington), who is considered one of the foremost practitioners of the Old English style, have a fully enclosed plan. In Port Phillip, 'Tudor Court' at 9-11 Eildon Road is based on a U-shaped plan, while 'Hartpury Court' at 11 Milton Street forms a L-shape, and 'Clovelly' at 136 Alma Road is rectangular building with projecting bays.

Apart from the courtyard the planning and massing at 'Surrey Court' is relatively ordinary and relies mainly on the superficial application of motifs for its Old English effect rather than a more deeply integrated design approach. To be fair, however, this is true of many interwar Old English style flats. The motifs themselves are accordingly somewhat disparate and uncoordinated when compared to the far stronger, and earlier, Old English style flats by the architect Arthur W. Plaisted: 'Hampden', 74 Barkly Street (1919), and 'Hartpury Court' (1923).

Nevertheless, as an elaborate piece of almost theatrical flat design, it is of considerable historical interest, local prominence and visual appeal. Its orchestrated Old World charm, evidently aimed at a niche towards the prestigious end of the rental market, is an exemplary illustration of the historical imagery still demanded for fashionable flat developments of the time, and reflects Elwood's continuing status as a respectable dormitory suburb. It is one of Elwood's best known buildings: set close to the front property line, its multi-gabled facade commands a strong and evocative presence on Ormond Road, and its archway offers every passer-by an irresistible peep into its charming and immaculately kept courtyard garden.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Amend Map 8HO by extending HO220 to include the whole of 71 Ormond Road.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

David Bick & Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2*, Volume 1, 1984

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992



## Other images



# City of Port Phillip Heritage Review

**Place name:** Duplex  
**Other names:** Flats

**Citation No:**  
**441**



**Address:** 150-152 Brighton Road,  
Ripponlea

**Category:** Residential: Duplex, Flats

**Style:** Interwar: Arts & Crafts

**Constructed:** 1923

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Victorian Heritage Register: No

## Significance

A review of this place in 2018 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

*An intact example of a relatively rare two storey duplex building type, later converted into flats with a bold, exposed stair. The building is designed with a great degree of originality within the Arts and Crafts idiom, distinctive features being the jagged stepped projection of the party wall bisecting a bold gable, and the powerful expression of the porch structure using a double arched motif and massive corner piers. The contrasting clinker and red brick, render and timber shingles are characteristic of the style and contribute to the building's significance.*

Since the 1992 assessment the place has been altered and is no longer intact. Changes include a visible rear addition and modifications to the front stairs and because of this it does not meet the threshold of local significance.

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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## History

This duplex was constructed in 1923 by builder H. Real for the owner G. Kitchener. A later building approval suggests the front stairs may have been added or altered in 1926.

## References

St Kilda Building Permit (BP) Nos. 5485 issued 10/10/23, and No 6475

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## Description

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## Comparative analysis

No information.

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## Assessment

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## Recommendations

2016: Change grading to Nil.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trehowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

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# City of Port Phillip Heritage Review

**Place name:** House  
**Other names:** -

Citation No:  
**640**



**Address:** 331 Esplanade East, Port Melbourne

Heritage Precinct: Port Melbourne

**Category:** Residential: House

Heritage Overlay: HO1

**Style:** Victorian Italianate

Graded as: Significant

**Constructed:** 1884

Victorian Heritage Register: No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

## Significance

### *What is significant?*

The house, constructed by 1887 at 331 Esplanade East, Port Melbourne is significant. This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of Ashlar rising to a parapet above the corrugated iron roof. The asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate

Non-original alterations and additions and the front fence are not significant.

### *How is it significant?*

The house at 331 Esplanade East, Port Melbourne of local representative and aesthetic significance to the City of Port Phillip.

### Why is it significant?

It is significant as a fine and well detailed example of a late Victorian Italianate house constructed of timber. The asymmetric front elevation is characteristic and this house is notable for degree of architectural elaboration, external intactness, and construction on the property line. (Criteria D & E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

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## History

### Contextual history

Sandridge (Port Melbourne), St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance. U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne's history. The population had increased sevenfold from 3,351 in 1861 before beginning a long and steady decline (PPHR 2018:27-29).

### House, 331 Esplanade East

The development of Port Melbourne in the nineteenth century was constrained by a body of shallow water known as the lagoon that extended inland from the shoreline as far as present-day Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards Park. Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. Though the progress of the works was slow, development of the reclaimed land began soon after (Turnbull & U'Ren 1983:276).

The land on the west side of Esplanade East north of Spring Street was offered for sale in 1884. Thomas Smith purchased Allotment 5 in February 1884. Subsequently, this property was combined with lots 5 and 6 and re-subdivided to create a series of properties facing Raglan Street, as well as a rear right-of-way and the narrow triangular lot that is now 331 Esplanade West (Radcliffe).

It appears that this house was constructed by 1887 for Warren Thomas, a labourer of Port Melbourne. In the rate book for that year it is described as a five-roomed wooden house, which was vacant (RB). By 1897, when it was owned by Irwin W. Brinton and occupied by John Mackay, it was numbered as 331 (RB).

## References

Port Phillip Heritage Review (PPHR), Volume I, Version 27 2018

Port Melbourne Rate Books (RB) 1887, no. in rate 2159, 24 January 1891 (2328), 22 January 1895 (2318), 9 February 1897 (161)

Radcliffe, David, Research report in relation to Citation 640 – 331 Esplanade East, 23 January 2019

Turnbull, N. and U'Ren, N., *A History of Port Melbourne*, 1983

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## Description

This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of Ashlar rising to a parapet above the corrugated iron roof. The asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate.

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## Comparative analysis

This small house is unusual for its asymmetric front elevation and its relatively elaborate treatment. It is comparable in form to the house at 222 Moray Street, South Melbourne (c. 1860), which has a mock timber block front in imitation of ashlar, with projecting wings to each side of a recessed front verandah. Unlike 331 Esplanade East, the projecting wings are gabled. The degree of elaboration of the front elevation of this house, with pilasters and bracketed cornice, appears to be unequalled among small timber houses in Port Melbourne.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

2016: Retain in the HOI Port Melbourne precinct as a Significant place

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, Vol. 4, 1995



# City of Port Phillip Heritage Review

**Place name:** Free Kindergarten of St Kilda and Balaclava

**Citation No:**  
**746**

**Other names:** -



**Address:** 23 Nelson Street, St Kilda

**Heritage Precinct:** None

**Category:** Free Kindergarten

**Heritage Overlay:** HO214

**Style:** Interwar Stripped Classical

**Graded as:** Significant

**Constructed:** 1925

**Victorian Heritage Register:** No

**Designer:** Alec S. Eggleston & Best Overend

**Amendment:** C32, C161

**Comment:** Revised citation

## Significance

### What is significant?

The Free Kindergarten of St Kilda and Balaclava, designed by Alec S. Eggleston and Best Overend and opened in 1925, at 23 Nelson Street, St Kilda is significant. It is a gabled hall with a brick front, built up the footpath. The brick front has a cement parapet with a triangular pediment with 'Free Kindergarten of St Kilda and Balaclava' in raised letters. The main façade is symmetrically arranged and contains four tall double hung sash windows with six pane upper sashes. To the right of the windows is the deeply recessed entrance, which retains its original timber door with toplight, and the window at the opposite end is slightly recessed to reinforce the symmetry. Beneath one of the windows is the foundation stone. On the right side and set back from the main façade is a projecting room with the same window as in the main façade. There is one tall brick chimney. Other original details include the metal vent covers.

Within the side yard is a very large Pepper Tree (*Schinus molle var. areira*).

Non-original alterations and additions to the building are not significant.

### How is it significant?

The Free Kindergarten of St Kilda and Balaclava and the Pepper Tree are of local historic, social and architectural significance to the City of Port Phillip.

### Why is it significant?

The building is of historic and social significance as the oldest example in the City of Port Phillip and is associated with the significant growth of the free kindergarten movement during the interwar period. (Criteria A & B)

The building is of architectural significance as a fine and intact example of an early Free Kindergarten. (Criteria D)

The Pepper Tree is significant as a very early specimen, which is associated with the early residential development of this area. (Criterion A)

## Thematic context

### Victoria's framework of historical themes

8. Building community life: 8.2 Educating people, 8.4 Forming community organisations

### Port Phillip thematic environmental history

6. Education: 6.3 Other schools

## History

The modern system of pre-school education in Victoria is essentially a twentieth century phenomenon, which traces its origins back to the Free Kindergarten movement of the early 1900s. The movement was driven by philanthropic women who recognized the need for free early childhood education, particularly for the poor. Victoria's first free kindergarten opened at Burnley in 1906 and the formation of the Free Kindergarten Union (FKU) in 1909 led to the establishment of several new centres across Melbourne. In 1910, alone, four new centres opened at Fitzroy, central Melbourne, South Melbourne and Prahran (Built Heritage 2010:15).

The first free kindergartens occupied existing buildings, as few communities could afford to erect their own premises and this established a tradition of temporary accommodation in church halls and other buildings. Victoria's first purpose-built kindergarten was the Lady Northcote Free Kindergarten, opened in 1912, but it was not until the 1920s that other purpose-built centres were established in Melbourne. From 1922 to 1925 at least six new purpose-built kindergartens opened in Melbourne and by the mid-1920s there were more than twenty across the metropolitan area. By 1939 this number had increased to thirty (Built Heritage 2010:15).

In the City of Port Phillip the Lady Northcote Free Kindergarten was the first to be established. The kindergarten commenced in a hall in Port Melbourne, before moving to a purpose-built centre in Buckhurst Street, South Melbourne. Opened in February 1912, this was, as noted above, the first free kindergarten constructed in Victoria. The land for the building was donated by the vestry of St Barnabas Church, and the kindergarten was supported by 'ladies of Toorak' who, upon finding there was no need of one in their own district, 'turned their attention to a less prosperous suburb' (*The Australasian*, 23 September 1911, p.50; *The Argus* 10 February 1912, p.20).

The St Kilda Free Kindergarten was established in 1911 following a meeting of local citizens, including the clergy of all denominations, held at 'Monkstadt', the residence of Mrs. Frank Grey Smith. It was intended that the kindergarten would serve the 'poor and crowded parts of St Kilda' in which Balaclava was included (*Malvern Standard*, 1 July 1911, p.3). The chairman at the meeting described St Kilda as being a 'composite city':



*On the side it had perhaps more advantages than many of the suburbs, and the same time one could find squalid byways close to its fine highways. It was for the residents of these overcrowded and congested parts that the kindergarten was specially needed.*

After the initial meeting a committee of 27 women was set up to oversee the foundation of a kindergarten, which opened in September 1911 in the Australian Natives Association (ANA) Hall in Blanche Street, St Kilda. It was affiliated with the FKU, which provided grants for maintenance and toward the purchase of a piano. In February 1912 the centre moved to four rooms in a building in Inkerman Street, a position that was considered more central and in a 'poorer district'. It also provided additional space and a large garden (*The Prahran Telegraph*, 29 June 1912, p.3).

In 1916 the committee purchased a building on the present site in Nelson Street and a Bazaar was held at the new premises in October of that year to raise funds and attract interest from parents of children who might attend (*The Australasian*, 21 October 1916, p.36). The building, however, was too small and planning soon began to expand the premises. A building fund was commenced and eventually sufficient funds were raised to commence building in January 1925.

The new kindergarten building was opened in December 1925 in the presence of a large crowd. The Mayor of St Kilda, Cr. George Cummings, performed the opening ceremony in lieu of Countess of Stradbroke. Others in attendance included Mrs. T. a'Beckett (president of the FKU), Mr. Levey (representing the Felton Bequest), Mr. F.W. Eggleston and Miss N.C. Weigall (hon. secretary of the kindergarten). Alec S. Eggleston and Best Overend were the honorary architects. The building cost was £4,000 (*Prahran Telegraph*, 4 December 1925, p.6).

The kindergarten comprised a main hall, two classrooms, a director's room, kitchen, cloakroom and a babies room, whilst at the rear there was a staircase leading to a second storey where a room was set aside for voluntary helpers and there was a flat for the caretaker. At the time of opening, 80 children attended the kindergarten and this was expected to increase to 100 in the following year. The kindergarten was under the supervision of a Miss Harcourt with two assistants and 23 voluntary helpers (*Prahran Telegraph*, 4 December 1925, p.6).

## References

Built Heritage, *Survey of post-war built heritage in Victoria. Stage Two: Assessment of community and administrative facilities*, 2010

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## Description

This is a gabled hall with a brick front, built up the footpath. The brick front has a cement parapet with a triangular pediment with 'Free Kindergarten of St Kilda and Balaclava' in raised letters. The main façade is symmetrically arranged and contains four tall double hung sash windows with six pane upper sashes. To the right of the windows is the deeply recessed entrance, which retains its original timber door with toplight, and the window at the opposite end is slightly recessed to reinforce the symmetry. Beneath one of the windows is the foundation stone. On the right side and set back from the main façade is a projecting room with the same window. There is one tall brick chimney. Other original details include the metal vent covers.

Within the former playground is a very large Pepper Tree (*Schinus molle var. areira*). This appears to be over 100 years old and so pre-dates the building of the kindergarten. Other trees including a Lemon-scented Gum, a Casuarina and Blue Gum are more recent (c.1970s-2000s) plantings.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

Retain in heritage overlay.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update, 2016*

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study, Volume 3, 1992*

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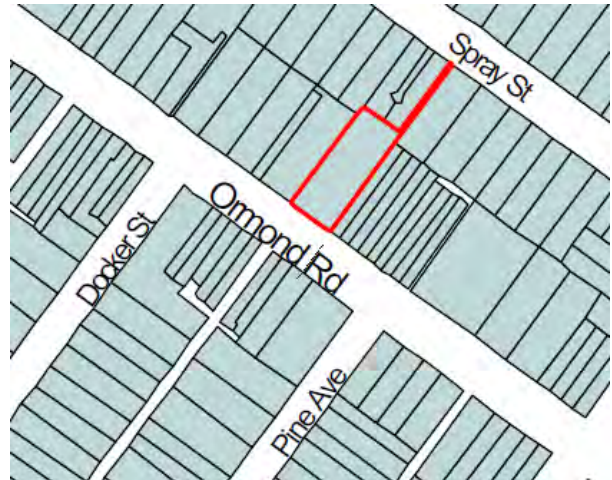
## Other images



# City of Port Phillip Heritage Review

**Place name:** Broadway Theatre (former)  
**Other names:** Broadway Cinema

**Citation No:**  
**768**



**Address:** 143-149 Ormond Road, Elwood

**Category:** Recreation and entertainment:  
Cinema

**Style:** Federation/Edwardian: Free  
Classical

**Constructed:** 1919, 1930

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

**Heritage Precinct:** Elwood: Glen Huntly  
Road & Ormond Road

**Heritage Overlay:** HO8

**Graded as:** Significant

**Victorian Heritage Register:** No

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## Significance

Formerly the Broadway Theatre this hall has been a prominent social venue since it was opened in 1919. Architecturally it is most notable for its exquisite and elaborately detailed neo-classical plaster work on its first floor facade.

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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## History

The Broadway Theatre was opened in 1919. It was constructed by R.G. McCartney, who was also the owner of the property. Additions including a new roof structure and ceiling were made in 1930.

The cinema was originally leased by Westgarth Theatre and later owned by Consolidated Theatres who also operated the Kinema, Albert Park and the Victoria, Richmond. From 1961 to 1995 the building was used for receptions and as a nightclub. It was converted to residential apartments in 1996.

## References

St Kilda Council building permit records Nos. 3881 dated 16 May 1919, No. 7704 dated 27 February 1930

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## Description

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## Comparative analysis

No information.

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## Assessment

No information.

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## Recommendations

1998: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

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## Primary source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., *St. Kilda Conservation Study Area 2*, Volume 1, 1984

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

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## Other images

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# City of Port Phillip Heritage Review

**Place name:** House  
**Other names:**

**Citation No:**  
**775**



**Address:** 1/315 & 2/315 Orrong Road,  
St Kilda East

Heritage Precinct: None

**Category:** Residential: House/duplex

Heritage Overlay: None

**Style:** Interwar Arts & Crafts

Graded as: Contributory outside HO

**Constructed:** c.1919 & 1935

Victorian Heritage Register: No

**Designer:** M. Sherlock

**Amendment:** C161

**Comment:** Revised citation

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## Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

*A relatively understated but nevertheless significant house by the important local designer/builder M. Sherlock. It features an interesting assemblage of columned porches, bay windows and a self contained flat addition along its Dean Ave side. The flat, designed by Sherlock sixteen years after the main house, is in a style similar to the original and substantially enhances the character and individuality of the building. The elevations have unfortunately been painted, reducing the effect of the various external materials and finishes.*

This house is a typical, but not outstanding example of an interwar house of which there are many already in the HO either individually or as part of precincts (nearby examples include 285 Orrong Road, HO222 and 311 Orrong Road, HO223). While some elements such as the flat side porch are unusual, they do not elevate the house to the threshold of local significance. The added flat is not a particularly distinctive element and doesn't substantially add to the significance of the place.

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## Thematic context

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## History

This house with attached flat was built in two stages by local builder/designer Matthew Sherlock. The front section comprising the house was constructed in 1919 for the original owner, Mrs Wroat, with the rear attached flat added in 1935 for then owner, F. Booth (BP).

## References

St Kilda Building Permit (BP) No.9116

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## Description

No information.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

No action required.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

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# City of Port Phillip Heritage Review

**Place name:** Flats  
**Other names:** House

Citation No:  
**791**



**Address:** 15 Robe Street, St Kilda

Heritage Precinct: St Kilda Hill

**Category:** Residential: Duplex, House

Heritage Overlay: HO5

**Style:** Interwar: Stripped Classical

Graded as: Significant

**Constructed:** c.1880, c.1924

Victorian Heritage Register: No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

## Significance

### *What is significant?*

The house (former duplex) at 15 Robe Street, St Kilda is significant. This building was constructed in the 19th Century as a single storey house and was altered and extended in the 1920s to create a two storey duplex with an external staircase at the corner. At the same time a detached garage was built at the rear. The building has a hipped tile roof and plain rendered walls. The walls at the ground floor are divided into bays by pilasters with abstracted capitals and there are niches in the stairway balustrade, the parapets above the bay window and the garage and in each side of the rendered chimneys. Otherwise the building is devoid of decoration giving it an austere box-life appearance and this effect can be heightened by the external louvered timber shutters that slide across closing off the windows. Traces of the Victorian house can be seen in arched windows in the three-sided bay and on the Acland Street side, the bluestone plinth and the recessed entrance with a Victorian front door with arched toplight. It is remarkably intact, and retains the original unpainted render finish and what appears to be an early colour scheme to the windows.

Post-1945 alterations and additions and the front fence are not significant.

### *How is it significant?*

The house and former duplex at 15 Robe Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

It is significant as a representative example of the conversion of a Victorian villa into a two storey duplex, which is a distinctive St Kilda building type. It is distinguished by the high degree of intactness, most notably the facades, which retain the original unpainted render and the plain appearance with minimal decoration. The sliding shutter system providing shade to the windows on the main facades is an unusual feature and, when closed, these shutters enhance the building's austere box-like form. (Criteria D & E)

## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

## History

### Higher density living in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol. I, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. I, pp.34-5)*

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164



blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

## 15 Robe Street

The 1873 Vardy Plan of this area shows that this property was vacant and it appears a house was first constructed c.1880 for Joshua Cushing (SM). The 1897 MMBW plans shows that it was an asymmetrical villa that faced toward Robe Street with a three sided bay window and return verandah. By this time the occupant was Henry Jarrett (MMBW, SM).

It appears that this remained a single residence until about 1924 when the owner L.L. Davies obtained a permit for 'B. Add' (BP). L.L. Davies was still the only resident listed in the 1930 Directory, but by 1935 there were two occupants: Roy Michaelis in 15 and L.L. Davies in 15A (SM).

Around 2008 the property was sold and the building was converted to a single residence.

## References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1369, dated 1897

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873 (West Ward, Map 8)

*Port Phillip Heritage Review* (PPHR) Volume 1, Version 17, September 2015

Sands & McDougall Directory (SM), 1925-1940

St Kilda Building Permit (BP) No.5767, issued 25 June 1924

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

## Description

This building was constructed in the 19th Century as a single storey house and was altered and extended in the 1920s to create a two storey duplex with an external staircase at the corner. At the same time a detached garage was built at the rear. The building has a hipped tile roof and plain rendered walls. The walls at the ground floor are divided into bays by pilasters with abstracted capitals and there are niches in the stairway balustrade, the parapets above the bay window and the garage and in each side of the rendered chimneys. Otherwise the building is devoid of decoration giving it an austere box-like appearance and this effect can be heightened by the external louvered timber shutters that slide across closing off the windows. Traces of the Victorian house can be seen in arched windows in the three-sided bay and on the Acland Street side, the bluestone plinth and the recessed entrance with a Victorian front door and arched toplight. It is remarkably intact, and retains the original unpainted render finish and what appears to be an early colour scheme to the windows. Changes include the glazing in of the ground floor sunroom and part of the first floor balcony.

The c.2008 renovation did not dramatically change the external appearance of the house or garage, apart from the modification/removal of the lower part of the external staircase and the removal of some of the non-original glazing to the first floor balcony. A sympathetic metal front fence was installed along the boundaries to Acland and Robe streets.

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## Comparative analysis

As a nineteenth century house converted to a duplex in the early twentieth century, 15 Robe Street is representative of a distinctive St Kilda building type. 'Conversions' were among the earliest flat types to emerge in Port Phillip and according to Sawyer (1982:61) the poor quality of some brought flats 'into disrepute'. Sawyer cites a 1923 *Australian Home Builder* article that was highly critical of the practice:

*Take any old house, dress up the front with a coat of roughcast and an outside staircase; insert a bathroom and lavatory somewhere on the upper floors, also a stove and a sink. If there is room at the back, add a back verandah – platform rather – to the upper floor...*

However, at the other end of the scale there were also a number of conversions of exceptional quality such as the 1911 transformation of the former *Cliveden* in East Melbourne into *Cliveden Mansion Flats*. Many of these transformative conversions were designed by architects.

Port Phillip has examples of both types of conversions. One of the earliest examples of a terrace row conversion is 'Marli Place', 3-7 The Esplanade, St Kilda, which was converted to flats around 1911 (Significant within HO5). This is an example of a basic conversion with prominent external staircases being the most visible change. Otherwise the terrace largely retains its mid-Victorian character.

Examples of more sophisticated architect-designed conversions include 'Grosvenor Mansions' (1919, plans prepared by Howard R. Lawson) at 74-88 William Street, Balaclava (Individually Significant within HO7) and the nearby 'Carnong Courts' (1926, plans prepared by A & K Henderson) at 29-33 Robe Street, St Kilda (Individually Significant within HO5). Both have Arts & Crafts detailing, and 'Carnong Court' is notable for the arrangement of semi-enclosed stairwell towers at the front of the building as an integral and distinctive part of the design.

The former duplex at 15 Robe Street is a representative example of the conversion type where the original structure has been almost completely enveloped. It is distinguished by the high degree of intactness, most notably the facades, which retain the original unpainted render and the plain appearance with minimal decoration. The sliding shutter system providing shade to the windows on the main facades is an unusual feature and, when closed, these shutters enhance the building's austere box-like form.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

Retain as a Significant place in the HO5 St Kilda Hill Heritage Precinct.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992



# City of Port Phillip Heritage Review

**Place name:** Elwood Central School No.3942  
**Other names:** Elwood Primary School

**Citation No:**  
**801**



**Address:** 49 Scott Street & 161 Mitford Street, Elwood

Heritage Precinct: None

**Category:** School (State)

Heritage Overlay: HO260

**Style:** Interwar Free Classical

Graded as: Significant

**Constructed:** 1916-17 & 1926

Victorian Heritage Register: No

**Designer:** Public Works Department, G.E. Greenwood, E. Evan Smith

**Amendment:** C29, C161port Part 2

**Comment:** Revised citation

## Significance

### What is significant?

The former Elwood Central School No. 3942, now Elwood Primary School, at 49 Scott Street and 161 Mitford Street, Elwood, is significant. The 1916-17 school building faces Scott Street. U-shaped in plan around a central courtyard the symmetrical form of the building is given emphasis by the massiveness of the end pavilions with their minimal window openings and exaggerated classical motifs with parapets that project through the eaves, and the contrast of render and fine red brick surfaces. The building is largely intact: minor additions have been made at the north-east end. The 1926 infants' school, situated on the west side of the now closed section of Mitford Street, has a Classical-style symmetrical façade featuring rendered parapetted walls with banded piers and a projecting porch with an ox-bow parapet and an arched opening with a large keystone. Behind the entrance foyer and anterooms is the central gabled hall with attached classroom wings with hipped roofs. The roofs of the hall and classroom are clad in terracotta tile and have walls of brick with a rendered band under the eaves, and tall multi-paned windows in singles and pairs. The tall square chimneys are rendered with brick capping.

The school grounds also contain some mature trees including the large tree (Lilly Pilly?) within the courtyard of the 1917 school, the pairs of Italian Cypresses (*Cupressus sempervirens*) that flank the front entrances in the east wing of the 1917 school and the line of Planes that define the now closed section of Mitford Street.

Non-original alterations and additions to the 1917 and 1926 schools and other buildings on the site are not significant.

### How is it significant?

The Elwood Primary School is of local historic, architectural, aesthetic and social significance to the City of Port Phillip.

### Why is it significant?

It is historically significant for its associations with the massive expansion of State education during the early twentieth century and also demonstrates the growth of Elwood during the same time. (Criterion A)

It is architecturally significant as a fine and intact example of an early twentieth century school complex. The multi-level courtyard plan of the 1917 school and the plan of former infants' school comprising a central hall with attached classrooms demonstrate the philosophy and development of State school design after 1901. Both buildings are also notable for their fine Classical detailing, which is a defining characteristic of Edwardian and interwar schools. The setting of the buildings is also enhanced by the mature trees. (Criteria D & E)

It has social significance as a school that has been used continuously for almost 100 years. (Criterion G).

## Thematic context

### Victoria's framework of historical themes

8. Building community life: 8.2 Educating people

### Port Phillip thematic environmental history

6. Education: 6.2 Government intervention

## History

### Schools in Port Phillip 1872 to 1901

The following is an edited extract from section 5.6.2 of the Port Phillip Environmental History:

*In 1858, a St. Kilda resident and MLA, Archibald Michie, introduced an Education Bill to abolish aid to churches and to establish a national system. The Bill was lost by a single vote in the Legislative Council and the debate continued, eventually leading to the Common Schools Act in June, 1862. It created one Board and basically combined the elements of the two earlier systems. The greatest change however took place on 17.12.1872 when the Education Act became law. Its provisions were for education to be secular, compulsory to the age of fifteen and free in the basic subjects. An Education Department was created to administer the schools which began opening from 13.1.1873. Victorian children entered a new era of opportunity and enrolments increased immediately. The new minister for Education, James Wilberforce Stephen presided over the construction of larger complexes designed by his department's own architectural branch headed by Henry Robert Bastow, architect and civil engineer formerly with the Railways Department. A competition for the design of the larger schools was held in mid 1873 and led to the construction of the Emerald Hill (Albert Park no.1181) school in 1874. It was designed by M. Schneider on two floors with accommodation for one thousand scholars. Charles Webb, one of the adjudicators, also received a commission to design the Emerald Hill (South Melbourne no.1253) school which was opened in July, 1873 but it was not until 1881 that the premises built by James Treeby were completed.*

*New schools were also opened at Sandridge (Nott street no.1427) and Brighton Road, St. Kilda (no.1479), the latter being designed by Bastow and accommodating 614 scholars. It was opened in January, 1875. All of the new schools were overcrowded from the outset. The department leased former Common School buildings and other premises including church buildings, the Mechanics Institute at Emerald Hill, the Orderly Room at the Army Barracks, also at Emerald Hill and the St. Kilda town hall at various times.*

*Additional schools were opened as the late Victorian boom period progressed with its associated population explosion. Port Melbourne (Graham Street) was opened as an annex of Nott Street along with St. Kilda (Fitzroy Street). Four new schools were opened in South Melbourne at Eastern Road, City Road, Mills Street and Montague Street.*

## Schools in the early twentieth century

The onset of the economic depression in the early 1890s brought school building to a halt for almost a decade. From 1885 to 1901 most school building work was confined to additions and relocations, and from 1894 to 1899 no new schools were built (Peterson 1993:5). Consequently, by the early 1900s there was a backlog of school buildings and in 1902 when Frank Tate was appointed Director of Education he reported an 'appalling heritage' of buildings deteriorating in a 'discreditable state' since the early 1890s. To redress the shortage Tate oversaw another ambitious building program and in the period until 1920, 650 new schools were built. According to Peterson (1993:11) in 1908 alone 44 new schools were built, but the peak of building was in 1915, which was surpassed only in 1921-25 when 248 country and 27 city schools were built.

## Elwood Primary School

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33)

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the intersection of Meredith and Addison streets. Elsewhere, modestly-scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

During the 1910s, intense residential settlement in Elwood prompted the expansion of associated infrastructure. The first purpose-built church in Elwood also appeared around this time – a modest timber structure in Mitford Street for the local Methodist congregation, designed in 1910 by prolific ecclesiastical architect Alec Eggleston. It was followed, two years later, by a similarly understated timber building for the Presbyterians in nearby Scott Street, designed by the same architect. More conspicuous brick churches followed in the later teens, with St Bede's Anglican Church in Ormond Road (1916), and a new and larger Methodist church in Mitford Street (1918; demolished). The local Roman Catholic congregation, meanwhile, had acquired a site in the new Normandy Street subdivision in 1914, where they established a denominational school in 1918. A purpose-built church, however, would not be completed for another decade. The Methodists had already operated their own day school in Mitford Street from the early 1910s; however, it was not until 1917 that the first state school opened, on the opposite side of Poet's Grove (PPHR 2015:34)

Elwood Primary School, originally known as Elwood Central State School, was opened in June 1917. The *Prahran Telegraph* described the opening ceremony under the heading of 'Elwood Elated':

*Out on the edge of the barren moor which fringes the Elwood Canal, a state school, two storied, and of brick, has arisen, and Elwood on the hill looks down approvingly, and on Thursday afternoon put on its best bit and tucker and sallied forth to take part in the official opening ceremony. The whole of South St. Kilda has grown wonderfully of recent years, and the handsome and commodious building - for it really does look well, with its exceptionally spacious*

playground - was much needed. It was built to accommodate 400 pupils, but already there are 530 on the roll. Still here is ample space for additions, and these were contemplated in the original plan, the present structure being little more than one-third of the complete design. It has relieved the Brighton road and Elsternwick State Schools of many of their scholars, possibly 300 or more. (*Prahran Telegraph*, 30 June 1917, p.8)

Present at the opening were the Minister for Education, the Mayor of St Kilda (Cr H.F. Barnet) and several councilors, members of the school committee and local residents. The Mayor presented the school with a Union Jack, which was 'unfurled accompanied by the sound of bugles, the Mayor making a characteristic patriotic speech' (*Prahran Telegraph*).

As Elwood continued to grow additions to the school were soon needed. On 15 December 1926 a new infants' school was opened by the State Attorney-General, Mr. Eggleston, who laid the foundation stone in the presence of the Minister for Education, Sir Alexander Peacock, the Director of Education, Mr. Frank Tate, members of the school committee and local residents (*The Argus*, 16 December 1926, p.9). G.E. Greenwood prepared the plans of the infants' school, acting under the direction of Chief Architect, E. Evan Smith (Burchell, 1999:66).

## References

Blake, L.J. (ed.), *Vision and realisation: A centenary history of State education in Victoria*, Volume 3, Melbourne: The Government Printer, 1973

Burchell, Lawrence, *Halls for learning. Infant school architecture in Victoria 1900-1939*, Coburg, 1999

Peterson, Richard, *Historic Government Schools: a comparative study*, Heritage Management Branch, June 1993  
'Port Phillip Heritage Review' (PPHR) Volume I, Version 17, September 2015

## Description

The Elwood Primary School occupies a large site in Scott Street that now encompasses the southern section of Mitford Street. The 1916-17 school building faces Scott Street. U-shaped in plan around a central courtyard the symmetrical form of the building is given emphasis by the massiveness of the end pavilions with their minimal window openings and exaggerated classical motifs with parapets that project through the eaves, and the contrast of render and fine red brick surfaces. The building is largely intact: minor additions have been made at the north-east end.

The 1926 infants' school, situated on the west side of the now closed section of Mitford Street, has a Classical-style symmetrical façade featuring rendered parapetted walls with banded piers and a projecting porch with an ox-bow parapet and an arched opening with a large keystone. Behind the entrance foyer and anterooms is the central gabled hall with attached classroom wings with hipped roofs. The roofs of the hall and classroom are clad in terracotta tile and have walls of brick with a rendered band under the eaves, and tall multi-paned windows in singles and pairs. The tall square chimneys are rendered with brick capping.

The grounds contain some timber, skillion roof shelter sheds that probably date from the mid-twentieth century.

The school grounds also contain some mature trees including the large tree (Lilly Pilly?) within the courtyard of the 1917 school, the pairs of Italian Cypresses (*Cupressus sempervirens*) that flank the front entrance in the east wing of the 1917 school and the porch of the 1926 school, and the line of Planes (*Platanus sp.*) that define the now closed section of Mitford Street.

## Comparative analysis

As noted in the History, almost all of the schools in Port Phillip were established during the nineteenth century and added to in the early twentieth century.

Elwood, opened in 1917 and extended in 1926, is the only school in Port Phillip established within the Edwardian and early interwar period in Port Phillip. Peterson (1993:17-18) identifies three types of schools built during the Edwardian period (1900-1920). They are:

- 7.2 Edwardian: Pavilion infants (1907-15)
- 7.3 Edwardian: Timbered gables (1901-27)
- 7.4 Edwardian: Parapet entrance (1904-27)

Of these, Type 7.4 is relevant to the 1916 building at Elwood. Peterson (1993:17) describes the typical features as:

*Red brick with red terra cotta Marseilles tile hip roofs. Occasional half hips. Chimneys with broad roughcast band and mouldings, sides sometimes stepped. Up-draft shaft ventilators. Large windows in pairs to quadruples. Octagonal saucer-shaped fleches and finials. Wavy parapets occasionally project above (and sometimes through) the eaves line, sometimes carrying a name plate lettered similarly to the architectural drawings. Generally, standard sized classrooms off spine corridors. Transitional to Type 8.0. Three main types have been identified: Courtyard, Assembly hall cluster and Anachronistic monumental.*

Type 8.0 is 'Classicising'. This is a type that began in about 1926 and continued until 1934 and demonstrates the influence of E. Evan Smith, chief architect from 1922 to 1929). Peterson (1993:18) describes the characteristics as:

*Palladian plan (rectangular, U or H shaped). Axial, with symmetry either implied or actual. Use of corridors, courtyards or verandahs, as access. Simple low-pitch hip roofs (occasionally gables facing the street), with Neo-classical parapet over the entry. Often rendered brickwork with dark Marseilles tiled roofs. Verandahs. Emily Macpherson College is the prototype. 6 types have been identified: the courtyard with verandah type, the corridor plan type, the hall type plan, the E-plan type, the two-storey monumental type and the single or double room type.*

Elwood Primary School demonstrates the transition from Type 7.4 to Type 8.0. The 1916-17 building facing Scott Street is an example of Type 7.4 with a courtyard plan, while the 1926 infants' school is an example of the Type 8.0 with a hall plan.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Extend HO260 to include 161 Mitford Street and update the HO schedule entry accordingly.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

## Other images





# City of Port Phillip Heritage Review

**Place name:** **Maisonettes**  
**Other names:** **Flats**

Citation No:  
**881**



**Address:** **2 Crimea Street, St Kilda**

Heritage Precinct: St Kilda East

**Category:** **Residential: Flats**

Heritage Overlay: HO6

**Style:** **Postwar: Brutalist**

Graded as: Significant

**Constructed:** **1977-78**

**Designer:** **Michol Design**

**Amendment:** **C29, C161**

**Comment:** **Revised citation**

## Significance

### *What is significant?*

The maisonettes, designed by Michol Design and constructed in 1976-77, at 2 Crimea Street, St Kilda are significant. The front fence and mature landscaping comprising predominantly native species, laid out in accordance with a plan by Harry Lucy & Associates also contributes to the significance of the place.

Non-original alterations and additions to the place are not significant.

### *How is it significant?*

The maisonettes, front fence and landscaping at 2 Crimea Street, St Kilda are of local aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

It is of aesthetic significance as a distinctive block of townhouses that show the influence of the Brutalist style. This is demonstrated by the distinctive first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, which creates a bold sculptural composition. The setting of the townhouses is complemented by the original front fence and landscaping scheme. (Criterion E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change

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## History

### Higher density living in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol. I, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahra Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. I, pp.34-5)*

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. The scale of flats grew larger; While the nine-level 'Stanhill' flats in Queens Road, designed by Frederick Romberg in 1942 but only completed in 1950, was perhaps the first true 'high-rise' apartment building in Port Phillip (and, at the time, the tallest in Melbourne), the thirteen-storey 'Edgewater Towers', opened in 1961, is credited with popularising the concept of luxury high-rise living in Port Phillip. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increase by 10,000 people at a time when the populations of other inner-city suburbs were declining.

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## Place history

Crimea Street was created c.1870 and by the end of the nineteenth century was almost fully developed. The 1897 MMBW plan shows this property contained a typical Victorian villa.

The Victorian house on this property was demolished in 1976 and in 1977-78 Riv Nominees constructed this complex of seven maisonettes for Breski Constructions. Michol Design of 442 Springvale Road, Glen Waverley, prepared the plans and consulting engineers were Beauchamp & Huggard. Harry Lucy & Associates, 158 Powlett Street, East Melbourne, designed the landscaping scheme, which included the front fence.

In the 1980s, permits were issued to install garage doors to the open car spaces.

## References

Heritage Victoria, 'Assessment of Cultural Heritage Significance & Executive Director recommendation to the Heritage Council. Former Hoyts Cinema Centre', 17 January 2014

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.1360, dated 1897

St Kilda Council building permit no.6272 issued 22 December 1976; 9762, issued 4 May 1983

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## Description

This is block of seven two storey maisonettes that show the influence of the Brutalist style. Distinctive aspects of the design include the first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, and the painted surfaces that contrast with the pale grey rendered surfaces of the first floor battered walls.

Internally, each maisonette on the ground floor has a garage (originally, these were open car ports and the garage doors were added later) with an adjacent open plan living and kitchen area that opens on to a small courtyard. Above, there are two bedrooms (except for the unit at the west end, which has one), each with built-in robes that are expressed externally as the jutting battered walls.

Pedestrian access to the flats is via a path along the north boundary, and car access is via driveway along the south.

The front brick and timber paling fence is original and some of the mature trees and shrubs were planted as part of the approved landscaping scheme. This includes the mature Lemon-scented gum in the north-east corner of the property, as well as Grevilleas, Callistemons and Boronia species.

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## Comparative analysis

Heritage Victoria (2014) provides the following history of the Brutalist style and its introduction into Victoria:

### *Architecture of the 1950s and 1960s*

*A reaction to the abstraction and apparent simplicity of International Modernism emerged in the post-war period, with architects exploring alternative modes. In Australia architects in the early 1960s explored the humanist works of Frank Lloyd Wright and the ideas of Brutalism in different ways. From the early 1960s there was a change in aesthetic preferences, and the slick glass curtain walled buildings of the 1950s, such as the former ICI House at 1 Nicholson Street, East Melbourne by Bates Smart & McCutcheon (1955-58, VHR H786), lost favour. Concrete became the favoured material and the skeletal appearance of 1950s buildings began to give way to solid more modelled forms. This can be seen in a number of city office buildings including the Former BP House (1962-64), Victorian State Offices (1962-68, VHR H1526), National Mutual Life Centre (1965), Former BHP House (1969-72, VHR H1699) and Eagle House (1970-1-71, VHR H1807).*

The uniformity of pre-war Modernism was challenged in the 1950s by New Brutalism, a term coined by London architects Peter and Alison Smithson. Built on the work of modern architecture pioneer Le Corbusier, and largely inspired by his design for the *Unité d'Habitation* in Marseilles (1952), this robust architecture became widely accepted around the world. Brutalism incorporated ideas of integrity in expression of materials (especially brick and off-form concrete), structure and function, and often gave rise to dramatic sculptural forms. The term is also closely associated with Le Corbusier's *beton brut*, or concrete in the raw, where the natural state of the material remains when the formwork is removed. The imprint of the construction boards in the final finish was considered an honest use of such a material.

Although the movement was originally European the influence in Australia came more from built works in North America and Japan. The Brutalist movement dominated construction in post-war Japan and the new western thinking led to such innovative architectural designs as the *Hiroshima Peace Centre*, designed in the 1950s by Kenzo Tange, and combining the Le Corbusier style of modernist architecture with the forms of the traditional tombs of the rulers of old Japan. Kenzo Tange's mature works are built of concrete left as rough as possible and used for dramatic effect.

From the 1950s western architects began to realise that traditional Japanese construction had the simplicity, lightness and openness that western architects had been advocating, and began to take an interest in the work of contemporary Japanese architects. The architect and critic Robin Boyd became fascinated by Japanese architecture in the 1960s and was an advocate for an appreciation of the striking concrete buildings of post-war Japan. In 1962 he published a book on the work of Kenzo Tange (and in 1968 *New Directions in Japanese Architecture*). Tange's later works, such as the Kagawa prefectural office (1955–58), are notable for restraint of design and the employment of the traditional Japanese aesthetic in modern technical terms.

#### *Brutalism in Australia and Victoria*

In the early 1960s in Australia architects tended to draw primarily on the visual attributes of Brutalism. Evidence of the style was at first mainly found in brick buildings (for example the so-called 'Sydney School' houses). Concrete was used but not yet in the form of the *beton brut* with the dramatic forms that characterised much Japanese, European and American architecture of the 1950s. The first example of the use of *beton brut* in Australia was at the Hale School Memorial Hall in Perth by Marshall Clifton with Anthony Brand, completed in 1961, which displayed a strong Japanese influence. In Melbourne among the earliest and most well-known Brutalist buildings are the Plumbers and Gas Fitters Union Building by Graeme Gunn (1967-71, VHR H2307) and the 1969-79 work from the office of Daryl Jackson, such as Harold Holt Swim Centre by Kevin Borland and Daryl Jackson (1969, VHR H69).

There are few examples of the Brutalist style in Port Phillip. The St Kilda Library, designed by Enrico Taglietti and constructed in 1972-73, is the finest example of the Brutalist style in the municipality. This block of maisonettes is a rare example of the style applied to a residential building. The most distinctive aspect of the design is the first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, which creates a bold sculptural composition in the Brutalist manner.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Retain in heritage overlay HO6, and change the heritage status on the Port Phillip Heritage Policy Map to Significant.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

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## Other images



# City of Port Phillip Heritage Review

**Place name:** Shops and Flats  
**Other names:** -

**Citation No:**  
**888**



**Address:** 254-256 Dandenong Road, St Kilda East

**Heritage Precinct:** St Kilda East

**Category:** Residential: Flats

**Heritage Overlay:** HO6

**Style:** Interwar Moderne

**Graded as:** Significant

**Constructed:** c.1870, c.1920

**Victorian Heritage Register:** No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

## Significance

This building was assessed for the St Kilda 20<sup>th</sup> century architectural study 1992, which includes the following statement of significance:

*A notable 1920s conversion of a three storey Victorian residence into apartments. The juxtaposition of sharply defined volumes forms creating a stepped composition to Dandenong Road, the crowning of these by a strong, reeded Art Deco derived cornice and the inclusion of shops in the ground floor of the complex together create one of St Kilda's most distinctive and bizarre compositions. Recent alterations, including the painting of the render finish and the addition in red brick of an additional shop have down graded the appearance of the buildings, nevertheless they are an unusual example of the distinctive St Kilda building type involving the conversion of an earlier building.*

The 1992 Study did not include a comparative analysis in support of this assessment. A desktop review carried out for the 2016 study has found that, although this building is of interest as an early example of a flat development in Dandenong Road, it does not meet the threshold of local significance. However, it remains a Significant place within the HO6 St Kilda East heritage precinct.

## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

## Port Phillip thematic environmental history

### 5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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#### History

No information.

#### References

No information.

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#### Description

This building comprises a Victorian residence converted during the interwar period into a three-storey apartment block. The building comprises rectilinear forms creating a stepped composition to Dandenong Road, on either side of the stairwell, which is surmounted by a strong, reeded Art Deco derived cornice. There are shops in the ground floor of the complex.

Alterations include the painting of the render finish and the addition in red brick of an additional shop.

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#### Comparative analysis

No information.

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#### Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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#### Recommendations

Retain in Heritage Overlay as a Significant place.

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#### Primary source

Helms, David, *Port Phillip Heritage Review Update 2016*

#### Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

Ward, Andrew, *Port Phillip Heritage Review*, Version 1, 1998

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# City of Port Phillip Heritage Review

**Place name:** Flats  
**Other names:** -

**Citation No:**  
**911**



**Address:** 5 Wimbledon Avenue, Elwood

**Category:** Residential: Flats

**Style:** Interwar Moderne/Freestyle

**Constructed:** 1930, 1941

**Designer:** Walter Mason

**Amendment:** C29, C161

**Comment:** Revised citation

**Heritage Precinct:** St Kilda, Elwood, Balaclava, Ripponlea

**Heritage Overlay:** HO7

**Graded as:** Significant

**Victorian Heritage Register:** No

## Significance

### *What is significant?*

The flats, constructed in 1941 to a design by Walter Mason as the conversion of a residence built in 1930, at 5 Wimbledon Avenue, Elwood are significant. This interwar block of four flats has a hipped tile roof and rendered walls with brick accents to the sills, and tapestry brick around the entrance. Asymmetrical in plan, the projecting bay has French doors opening to a Juliet balcony at first floor with a corner window below, while the expressed stairwell has a parapet, a corner window and an octagonal feature window. Another distinctive feature is the room that projects above the driveway at the south east corner, which has a curved window with horizontal glazing bars. There is a rendered chimney with an inset band.

The front fence is not significant.

### *How is it significant?*

The flats at 5 Wimbledon Avenue, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

They are significant as part of an intact group of interwar flats and bungalows in Wimbledon Avenue. Architecturally, they are significant as a comprehensive conversion of a house to apartments. The arrangement of a wide variety of window types, across the facades of the building, the cantilevered first floor room to the south eastern corner of the building and the stair tower with its octagonal window and feature brickwork create a distinctive architectural composition and set this building apart from others in the street. (Criteria D & E)



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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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## History

### Higher density living in St Kilda & Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol. I, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas (PPHR, Vol. I, pp.34-5).*

*Elwood represented an even more desirable locale for apartment development because, unlike St Kilda, it was still underdeveloped at the turn of the century. With the completion of the swamp reclamation in 1905, and the expansion of the tramway networks soon after, land became more available, more desirable and more accessible. Over the next two decades, apartment buildings sprung up across Elwood at an alarming rate to the point that they 'overwhelmed the neighbourhood'. Needless to say, the flats themselves display considerable variety in terms of their type and style. By far the most common manifestation was walk-up flats in blocks of two or three storeys, but there were also courtyard developments, sprawling multi-storey blocks, and a few oddities like the rare and unusual bungalow court development, Cromer Court (1940). Stylistically, Elwood's inter-war flats exhibit many of the architectural styles that were fashionable during that time: Tudor*

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*Revival, Mediterranean and Spanish Mission (considered highly appropriate for Elwood's seaside position) and, in particular, the Functionalist idiom, which spread through Elwood (as it did elsewhere) in the late 1930s. Still other examples were built in hybrid and eclectic styles the defied classification. Elwood's inter-war flats also represent the work of some of Melbourne's finest and most highly-regarded (both then and now) residential architects, including Best Overend, Bernard Evans, Leslie J.W. Reed, W.H. Merritt, J.H. Esmond Dorney and Seabrook & Fildes (PPHR, Vol. 1, pp.34-5).*

## Flats, 5 Wimbledon Avenue

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33)

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the intersection of Meredith and Addison streets. Elsewhere, modestly- scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

Wimbledon Avenue, together with Hennessy Avenue, was created in the early 1920s as a consequence of the subdivision of two mansion estates: 'Wimbledon' and 'Rothermere'. Unlike some other mansions, both survived and have been converted to flats, 'Wimbledon' at 2 Wimbledon Avenue, and 'Rothermere' at 14 Hennessy Avenue. The first house in Wimbledon Avenue was constructed in 1920, and the first block of flats was erected at the corner of Hennessy Avenue in 1926. By 1940 the street was almost completely built up.

Esther and Roy Isaacs purchased No.5 Wimbledon Avenue in 1929 and in 1930 they erected a house on the site. Designed by architect, Walter Mason, this was a single storey residence with attached garage in the fashionable Spanish Mission style. In 1941 the Isaacs once again engaged Walter Mason to prepare plans to convert the house into four flats, which were completed that year.

Roy was an importer, with a business at 96 Flinders Street, Melbourne. Of interest is that, according to title records, the Isaacs changed their surname to 'Isles' in 1941. The construction of the house and the flats was financed by mortgages to Alfred Binger in 1930 and 1941 (LV).

## References

Land Victoria (LV) Certificate of Title Vol. 5615 Fol. 891

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permits nos. 7671, issued 9 January 1930 (house), 10716 issued 17 January 1941 (flats)

## Description

This interwar block of four flats has a hipped tile roof and rendered walls with brick accents to the sills, and tapestry brick around the entrance. Asymmetrical in plan, the projecting bay has French doors opening to a Juliet balcony at first floor with a corner window below, while the expressed stairwell has a parapet, a

corner window and an octagonal feature window. Another distinctive feature is the room that projects above the driveway at the south east corner, which has a curved window with horizontal glazing bars. There is a rendered chimney with an inset band.

The original render finish has been over-painted, otherwise the flats are very intact. The original front fence identified in 1992 has been replaced with a new front fence.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Retain in HO7. Change heritage status on Port Phillip Heritage Policy Map to 'Significant'.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

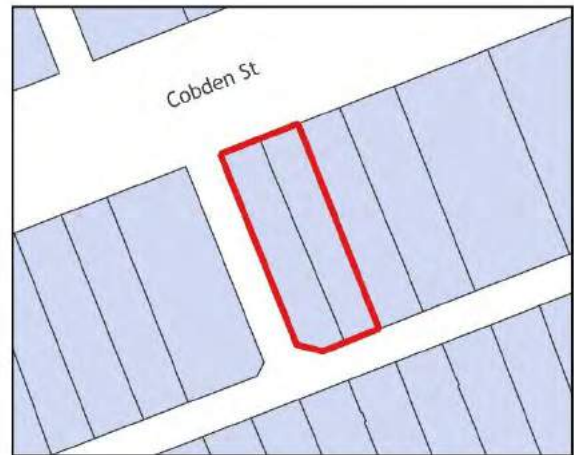
## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

# City of Port Phillip Heritage Review

**Place name:** Houses  
**Other names:** -

**Citation No:**  
**976**



**Address:** 131 & 133 Cobden Street, South Melbourne

**Heritage Precinct:** Emerald Hill Residential

**Category:** Residential: Terrace

**Heritage Overlay:** HO440

**Style:** Early Victorian

**Graded as:** Significant

**Constructed:** c.1860

**Victorian Heritage Register:** No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

### *What is significant?*

The attached houses, constructed by 1860 for George McKelvey, at 131 & 133 Cobden Street, South Melbourne are significant. This attached pair of rendered two storeyed terrace houses have a shared transverse gable roof (originally slate, now clad in corrugated iron) with double hung two pane sash windows. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop chamfered frame appears to be intact. The houses are very plain and devoid of decoration. The eaves line has been altered.

### *How is it significant?*

The attached houses at 131 & 133 Cobden Street, South Melbourne are of local historic and representative significance to the City of Port Phillip.

### *Why is it significant?*

They are significant as rare surviving examples of houses built within the first decade after the beginning of development of the Emerald Hill area. The early date of construction is reflected in the simple form and unadorned walls of the houses. (Criteria A & D)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

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## History

### Contextual history

Sandridge, St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance (PPHR 2018:27-28).

Whereas settlement at the Port commenced at an early date as a function of the formation of Melbourne town itself and whilst St. Kilda was an attractive suburban resort, there was no such catalyst to prompt the early growth of Emerald Hill. Indeed, the natural barriers combined with the comparative distance of the locality from the nearby activity centres to delay development until August, 1852. Again, the impact of the gold discoveries doubtless put pressure on the government to make more residential land available. The first stage of a fifty lots sale of land took place at this time and was bounded approximately by present day Eastern Road, Park Street, Montague Street and the Sandridge (now City) Road. Included in this area, which had been laid out on a grid pattern, was the Orphanage Asylum reserve, on the top of the hill where the South Melbourne town hall now stands. Police, town hall, church and National School reserves were also included. Just prior to August 1854, the subdivided lands were extended to the "Three Chain" road, later Albert Road in the south and to Nelson Place in the west. This plan, attributed to Clement Hodgkinson by Priestley, included St. Vincents Place and the semi-circular streets which enclose it. Recalling the formally planned residential squares of nineteenth century English cities, this locality remains highly distinguished within metropolitan Melbourne, though the idea of semi-circular street layouts was not without precedent, Henry Foot's plan of the Brighton Estate, pre-dating St. Vincents Place by some eight years (PPHR 2018:27-28).

The north-western quarter of the area was both closest to Melbourne and the most commercially oriented, supporting ten of the fourteen hotels listed in the 1856 municipal valuation. James Watson was a resident of Emerald Hill in the 1860's. He wrote:

*There was no continuity of houses connecting with the city, the houses did not reach down from the upper part of Clarendon-street to the Sandridge-road, and there was none between that road and the river. The river-bank was higher than the adjoining land, which was a marsh right back beyond the Sandridge-road, which had been constructed on it, and higher up to behind the barracks to the three chain road which connected the Hill with St. Kilda-road. As many people walked to their occupation or business in the city every day a plank road had been erected across this swampy land. This footway was about 4 feet wide, built about the same height above the ground, with a handrail on one side. One of these was a continuation of Clarendon-street, and another of Moray-street joined up with one which was parallel with the river-bank that led up to the Falls Bridge.*

The section bounded by Montague, Park, Moray and York Streets was the most intensely settled. The main street was already Clarendon Street although the principal public buildings were around Cecil Street and included the mechanics' institute, court house and municipal offices. St. Vincents Place was at that time unoccupied. Road surfaces were rough and there were constant arguments about where the levels should be set. The correct decision had important implications for drainage and at times involved lowering

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roadways by several feet, leaving the original buildings literally high and dry. Evidence of this can still be seen at St. Lukes church where a bluestone wall in Dorcas Street marks the difference between the original and new street level. The street grid included accommodation for a market whilst the impact of the St. Kilda railway was softened by its situation in a cutting with bluestone overbridges linking both sides of the township. Nevertheless, development on the west side lagged behind that on the east (PPHR 2018:27-28).

## Houses, 131 & 133 Cobden Street

This section of Cobden Street between Clarendon and Moray streets was subdivided and offered for sale as early as 1854. A plan of subdivision shows the northern side divided into regular building allotments served by a rear laneway, while the southern side was comprised of larger allotments that extended through to Raglan Street (SLV). Further subdivision of the southern side occurred during the late 1850s and 1860s.

It appears this pair of houses was built in 1859 for George P. McKelvey (or McKilvey). The 1859-60 rate books list McKelvey as the owner of two four-room brick and slate houses in Cobden Street, valued at 42 pounds. The occupants were Alkin Thistlethwaite and Robert More (RB). Cobden Street was substantially developed by that time and rate book records list many houses, mostly of two or three rooms and constructed of timber, with a smaller number of brick, iron and 'zinc'.

The houses remained in the ownership of the McKelvey family for many years. By the 1860s they were numbered as 26 & 28 (RB) and by 1893 they were renumbered as 30 & 32 (RB), the numbering that is shown on the Melbourne & Metropolitan Board of Works plan prepared in 1895. The MMBW plan shows the houses with verandahs at front and rear, and small 'closets' (outdoor toilets) in the rear yards. The description of the houses remained constant all this time (RB).

## References

Melbourne & Metropolitan Board of Works Detail Plan Nos. 533 & 534, dated 1895

Port Phillip Heritage Review (PPHR), Volume I, Version 27 2018

South Melbourne Rate Books (RB) 1859-60, nos. in rate 1394 & 1395, 1866 (1452 & 1453), 1885 (6511, 6512), 1893 (5999, 6000)

State Library of Victoria (SLV), *Plan of subdivision of sections 30, 31, 32, 33 and 35, Emerald Hill [cartographic material]*. (Victoria Suburban & Country Plans). (1854). Melbourne: Campbell & Fergusson, lithographers

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## Description

This attached pair of rendered two storeyed terrace houses have a shared transverse gable roof (originally slate, now clad in corrugated iron) with double hung two pane sash windows. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop chamfered frame appears to be intact. The houses are very plain and devoid of decoration. The eaves line has been altered.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

2016: Retain in the HO440 Emerald Hill Residential precinct as a Significant place

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

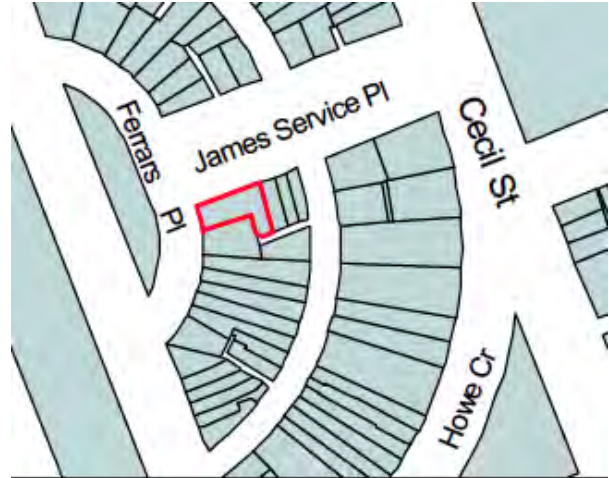
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Allom Lovell Sanderson Pty Ltd, *South Melbourne Conservation Study*, Vol. 2, 1987

# City of Port Phillip Heritage Review

**Place name:** House  
**Other name:** -

**Citation No:**  
**987**



**Address:** 15 Ferrars Place,  
South Melbourne

Heritage Precinct: St Vincent Place East

**Category:** Residential: House

Heritage Overlay: HO441

**Style:** Victorian

Graded as: Significant

**Constructed:** c.1866

Victorian Heritage Register: No

**Designer:** Unknown

**Amendment:** C161

**Comment:** Revised citation

## Significance

### *What is significant?*

The house, constructed by 1866, at 15 Ferrars Place, South Melbourne is significant. The house is two storeyed and built with a terrace form. In a manner typical to the 1860s, the walls are in render and are generally undecorated, the only relief being the ruling in the render to represent ashlar blocks. The main source of decoration to the house is applied to the two storeyed verandah, with the ground floor having a stop-chamfered timber frame within which are set diagonal timbers in the manner of the cross of St Andrew. These are combined with an elegant cast iron frieze and balcony balustrading at first floor level. The cast iron front fence is partially intact and so too the corrugated iron fence with timber capping that extends down the north boundary.

### *How is it significant?*

The house at 15 Ferrars Place, South Melbourne is of local historic and architectural significance to the City of Port Phillip.

### *Why is it significant?*

The house is of historic significance as a rare example of a 1860s house in South Melbourne and as one of the first houses built on the St Vincent Place subdivision. (Criteria A & B)



The house is of architectural significance as early terrace house, which is notable for retaining its original verandah decoration. (Criteria D & E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

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## History

Prior to 1865, block 38 Ferrars Place (originally Service Crescent) does not appear in the South Melbourne Rate Books and the St Vincent Place subdivision of which this was a part had not begun to be built upon. However by 1866 a George Wharton was listed as the owner of an 'unfinished' six-roomed brick and slate house given an initial N.A.V. of £50 (RB, 1865-66). Wharton was a master tailor and occupied this house until the early 1870s (RB, 1869-70) when he sold to George Anthoness, a commercial traveller (RB, 1873-74).

By 1882 the property was listed as having ten rooms with an N.A.V. of £58 and was occupied by Walter Rayson, a draper (RB, 1881-82). Immediately prior to the turn of the century and during the economic depression of the 1890s, the building had decreased its N.A.V. to £31. At that time, it was occupied by Patrick Corrigan, a police constable (RB, 1888-89).

## References

South Melbourne Rate Books (RB)

Ward, Andrew, *Port Phillip Heritage Review*, Version 16, 2014

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## Description

The house is two storeyed and built with a terrace form. In a manner typical to the 1860s, the walls are in render and are generally undecorated, the only relief being the ruling in the render to represent ashlar blocks. The main source of decoration to the house is applied to the two storeyed verandah, with the ground floor having a stop-chamfered timber frame within which are set diagonal timbers in the manner of the cross of St Andrew. These are combined with an elegant cast iron frieze and balcony balustrading at first floor level. The cast iron fence is partially intact and so too the corrugated iron fence with timber capping that extends down the north boundary.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Retain in heritage overlay. Change status on Port Phillip Heritage Policy Map to Significant.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Allom Lovell Sanderson Pty Ltd, *South Melbourne Conservation Study*, 1987

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## Other images



# City of Port Phillip Heritage Review

Place name: Middle Park Primary School  
No.2815  
Other names: Middle Park State School No.2815

Citation No:  
**1106**



Address: 194 Richardson Street (part),  
Middle Park

Heritage Precinct: Middle Park &  
St Kilda West

Category: School (State)

Heritage Overlay: HO239

Style: Interwar Free Classical

Graded as: Significant

Constructed: 1887, 1908

Victorian Heritage Register: Yes, H1711

Designer: Henry Bastow (1887), George  
Watson (1908)

Amendment: C29, C161port Part 2

Comment: Revised citation

## Significance

The Middle Park Primary School is included on the Victorian Heritage Register (H1711) as a place of State significance. Please refer to VHR citation for the statement of significance. The local statement of significance is as follows:

*The Middle Park Primary School is of significance as a substantially intact school building of the 1880s with a very sympathetic Edwardian addition. In the context of the concentration of the late-Victorian and Edwardian buildings in the Middle Park area, it forms a key element in that building stock, and for having been built to serve the local community who were settling the area at the time.*

## Thematic context

### Victoria's framework of historical themes

8. Building community life: 8.2 Educating people

## Port Phillip thematic environmental history

### 6. Education: 6.2 Government intervention

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## History

### Schools in Port Phillip 1872 to 1901

The following is an edited extract from section 5.6.2 of the Port Phillip Environmental History:

*In 1858, a St. Kilda resident and MLA, Archibald Michie, introduced an Education Bill to abolish aid to churches and to establish a national system. The Bill was lost by a single vote in the Legislative Council and the debate continued, eventually leading to the Common Schools Act in June, 1862. It created one Board and basically combined the elements of the two earlier systems. The greatest change however took place on 17.12.1872 when the Education Act became law. Its provisions were for education to be secular, compulsory to the age of fifteen and free in the basic subjects. An Education Department was created to administer the schools which began opening from 13.1.1873. Victorian children entered a new era of opportunity and enrolments increased immediately. The new minister for Education, James Wilberforce Stephen presided over the construction of larger complexes designed by his department's own architectural branch headed by Henry Robert Bastow, architect and civil engineer formerly with the Railways Department. A competition for the design of the larger schools was held in mid 1873 and led to the construction of the Emerald Hill (Albert Park no.1181) school in 1874. It was designed by M. Schneider on two floors with accommodation for one thousand scholars. Charles Webb, one of the adjudicators, also received a commission to design the Emerald Hill (South Melbourne no.1253) school which was opened in July, 1873 but it was not until 1881 that the premises built by James Treeby were completed.*

*New schools were also opened at Sandridge (Nott street no.1427) and Brighton Road, St. Kilda (no.1479), the latter being designed by Bastow and accommodating 614 scholars. It was opened in January, 1875. All of the new schools were overcrowded from the outset. The department leased former Common School buildings and other premises including church buildings, the Mechanics Institute at Emerald Hill, the Orderly Room at the Army Barracks, also at Emerald Hill and the St. Kilda town hall at various times.*

*Additional schools were opened as the late Victorian boom period progressed with its associated population explosion. Port Melbourne (Graham Street) was opened as an annex of Nott Street along with St. Kilda (Fitzroy Street). Four new schools were opened in South Melbourne at Eastern Road, City Road, Mills Street and Montague Street.*

### Middle Park Primary School

The first school in the Middle Park area was School No.2815, which was conducted in the Orderly Room, South Melbourne. This was rented as a temporary school to accommodate 400 children while the permanent one was being built. It closed on 28 July 1887. The new Middle Park Primary School No.2815, designed by Henry Bastow, opened on 1 August 1887 and was constructed in red brick with stone and cement dressings. The school has a series of gabled roofs clad in slate with timber fretwork on the gable ends and banded roughcast render on the chimneys. Middle Park became a central school from 1916 to 1968 and acted as a feeder school for Melbourne High School for boys and girls, which was then located in Spring Street, Melbourne. The Infant School was opened on 16 July 1908 and the architect was most likely George Watson and the draughtsman was D. Mackenzie.

## References

Heritage Victoria.

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## Description

The 1880s building remains substantially intact and it is a tuck-pointed polychromatic brick building, with the main alteration, like nearly all schools of the date, being the insertion of large units of multi-paned double hung sash windows. The brickwork is decoratively applied across the facade and further decoration was applied with freestanding timber insets to the gables and the metal-clad conical fleche. The roof has been reclad in brown roof tiles. The 1908 building is particularly sympathetic in design to the original. The building is constructed of polychromatic brickwork and has a slate roof with domed roof ventilators. It has leadlight windows and a vaulted pressed metal ceiling with decorative wrought iron tie rods to the main rooms. The floor plan consists of a central hall surrounded by six classrooms, cloakrooms at each end and hexagonal teachers' rooms projecting on either side of the front elevation.

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## Comparative analysis

No information.

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## Assessment

No information.

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## Recommendations

1998: Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme

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## Primary source

Allom Lovell Sanderson Pty. Ltd., *South Melbourne Conservation Study Volume 2*, 1987

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

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## Other images

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# City of Port Phillip Heritage Review

**Place name:** MacRobertson Girls' High School  
**Other names:** -

**Citation No:**  
**1112**



**Address:** 350-370 Kings Way, Melbourne

**Heritage Precinct:** None

**Category:** Secondary School (State)

**Heritage Overlay:** HO176

**Style:** Interwar Moderne

**Graded as:** Significant

**Constructed:** 1934

**Victorian Heritage Register:** Yes, H1641

**Designer:** Seabrook & Fildes, Norman  
Seabrook

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

MacRobertson Girls' High School is included on the Victorian Heritage Register (H1641), as a place of State significance. The local statement of significance is as follows:

*The MacRobertson Girls' School is of significance as the successful entry in a design competition for the design of a school on this site, as one of the first examples of modernist architecture in Melbourne and for remaining in a substantially intact state. It is also of significance for its associations with Sir MacPherson Robertson.*

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## Thematic context

### Victoria's framework of historical themes

8. Building community life: 8.2 Educating people

### Port Phillip thematic environmental history

6. Education: 6.2 Government intervention

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## History

### Schools in Port Phillip 1872 to 1901

The following is an edited extract from section 5.6.2 of the Port Phillip Environmental History:

*In 1858, a St. Kilda resident and MLA, Archibald Michie, introduced an Education Bill to abolish aid to churches and to establish a national system. The Bill was lost by a single vote in the Legislative Council and the debate continued, eventually leading to the Common Schools Act in June, 1862. It created one Board and basically combined the elements of the two earlier systems. The greatest change however took place on 17.12.1872 when the Education Act became law. Its provisions were for education to be secular, compulsory to the age of fifteen and free in the basic subjects. An Education Department was created to administer the schools which began opening from 13.1.1873. Victorian children entered a new era of opportunity and enrolments increased immediately. The new minister for Education, James Wilberforce Stephen presided over the construction of larger complexes designed by his department's own architectural branch headed by Henry Robert Bastow, architect and civil engineer formerly with the Railways Department. A competition for the design of the larger schools was held in mid 1873 and led to the construction of the Emerald Hill (Albert Park no.1181) school in 1874. It was designed by M. Schneider on two floors with accommodation for one thousand scholars. Charles Webb, one of the adjudicators, also received a commission to design the Emerald Hill (South Melbourne no.1253) school which was opened in July, 1873 but it was not until 1881 that the premises built by James Treeby were completed.*

*New schools were also opened at Sandridge (Nott street no.1427) and Brighton Road, St. Kilda (no.1479), the latter being designed by Bastow and accommodating 614 scholars. It was opened in January, 1875. All of the new schools were overcrowded from the outset. The department leased former Common School buildings and other premises including church buildings, the Mechanics Institute at Emerald Hill, the Orderly Room at the Army Barracks, also at Emerald Hill and the St. Kilda town hall at various times.*

*Additional schools were opened as the late Victorian boom period progressed with its associated population explosion. Port Melbourne (Graham Street) was opened as an annex of Nott Street along with St. Kilda (Fitzroy Street). Four new schools were opened in South Melbourne at Eastern Road, City Road, Mills Street and Montague Street.*

## MacRobertson Girls' High School

Sir MacPherson Robertson the noted philanthropist and Melbourne chocolate maker, donated £100,000 to the State Government, ear-marking £40,000 for building a girls' school ('The School Bell'). The recipient of this gift was the Melbourne Girls' High School who moved into their newly built premises on the north-eastern corner of Albert Park in 1934 (ibid).

A competition was called for design of the school, which was won by Norman Seabrook of Seabrook and Fildes. Its design was a radical departure from the norm in educational buildings up until that date, so much so that Robin Boyd was able to write about it in 1947. This was the first time that many Melbourne people noticed a modern building, the first modern school in Victoria and probably the first and only time a practical architectural competition has been won with a modern design. It had a wide flowing plan, big classrooms and a cream and blue brick exterior treatment after the Dudok manner (Boyd 1947:28).

The building was officially opened by the Duke of Gloucester in March 1934 ('The School Bell') and the first principal was Miss M. Hutton (ibid).

## References

Boyd, Robin, *Victorian Modern. One hundred and eleven years of Modern Architecture in Australia*, 1947

MacRobertson Girls' High School, 'The School Bell', July 1960, held in South Melbourne Local History collection LH 126

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 27, October 2018

## Description

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## Comparative analysis

No information.

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## Assessment

No information.

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## Recommendations

1998: Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Allom Lovell Sanderson Pty. Ltd., *South Melbourne Conservation Study*, Volume 2, 1987

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## Other images

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# City of Port Phillip Heritage Review

**Place name:** Ritz Mansions  
**Other names:** Flats, Park Lake

**Citation No:**  
**1486**



**Address:** 171 Fitzroy Street, St Kilda

Heritage Precinct: St Kilda Hill

**Category:** Residential: Flats

Heritage Overlay: HO129

**Style:** Interwar: Stripped Classical

Graded as: Significant

**Constructed:** 1927

Victorian Heritage Register: No

**Designer:** Ernest H. Long

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

### *What is significant?*

'Ritz Mansions', designed by Ernest H. Long and constructed in 1927, at 171 Fitzroy Street, St Kilda is significant. The complex occupies a large site extending from Fitzroy Street through to Pattison Street and the massive street facades to both frontages are each dominated by tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades set between banded pilasters. On Fitzroy Street, the centrally located front entrance is marked at street level by a cantilevered curved canopy and on the parapet above by a stepped pediment. The name 'Ritz Mansions' is above the entrance doors.

Internally, the foyers retain some traces of the original 1920s decorative schemes including moulded cornices. The metal (copper) mesh lift cage also appears to be original, although the lift car has been replaced. The interiors of all the apartments have been greatly altered.

Non-original alterations and additions are not significant.

### *How is it significant?*

'Ritz Mansions' at 171 Fitzroy Street, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

It is historically significant as the largest apartment block constructed in St Kilda during the interwar period and demonstrates the boom in flat development that occurred in the suburb after World War I. It is an example of the large mansion-style apartments that became an increasingly popular residential alternative for wealthy residents during the interwar period. The association with the neighbouring Ritz Hotel, which originally provided meals for the residents, is also of interest. (Criterion A)

It is architecturally significant as a fine example of the mansion apartment blocks constructed during the interwar period. It is notable because of its grand scale, being one of the largest interwar apartment blocks not only in St Kilda, but also Melbourne. Also of note is the survival of some of the interior decoration to the foyer and the lift cage. (Criterion D)

It has aesthetic significance as a landmark building, which is notable for the bold massing to both of the street facades that feature tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades, as well as the entrance canopy on Fitzroy Street. (Criterion E)

## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

## History

### Higher density living in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol. I, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were*

achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

## Ritz Mansions

The 'Ritz Mansions', a four storey building containing 27 flats, was constructed in 1927 to a design by Ernest H. Long for F.N. Levin and the Levin Investment Co.. The builder was H.M. Levine (BP). The Levin family also owned the adjoining Ritz Hotel, which had been constructed by 1923 (RBA 2016:6).

## References

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

RBA Architects & Conservation Consultants, 171 Fitzroy Street, St Kilda Heritage Report, March 2016

Sands & McDougall Directory (SM), 1925-1940

St Kilda Building Permit (BP) No.6794, issued 28 April 1927

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## Description

This grand urban apartment block of the 1920s is one of the very few buildings of its type in Melbourne that approaches a truly cosmopolitan character in its scale and setting. The complex occupies a large site extending from Fitzroy Street through to Pattison Street and the massive street facades to both frontages are each dominated by tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades set between banded pilasters. On Fitzroy Street, the centrally located front entrance is marked at street level by a cantilevered curved canopy supported by two metal columns on pedestals to either side, and on the parapet above by a stepped pediment. The name 'Ritz Mansions' is in relief gilded lettering above the entrance doors.

Alterations to the Fitzroy Street elevation include the rendering of the original face brickwork, and the creation of new shop fronts at ground floor level, and removal and replacement of the original entrance steps and doors. The brickwork to the Pattison Street elevation has also been overpainted. Additions have been made on the roof level.

Internally, the foyers retain some traces of the original 1920s decorative schemes including moulded cornices. The metal (copper) mesh lift cage also appears to be original, although the lift car has been replaced. The interiors of all the apartments have been greatly altered.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Retain in heritage overlay HO129. Amend the HO schedule to specify that the interior controls apply only to the public foyers and lift cage.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

# City of Port Phillip Heritage Review

**Place name:** Burnett Grey Gardens  
**Other names:** -

**Citation No:**  
**1495**



**Address:** 11-13 Glen Eira Road, Ripponlea

**Category:** Parks & Gardens

**Style:** Interwar

**Constructed:** c.1920-c.1940

**Designer:** St Kilda Council Parks & Gardens Committee

**Amendment:** C29, C161

**Comment:** Revised citation

**Heritage Precinct:** St Kilda, Elwood, Balaclava, Ripponlea

**Heritage Overlay:** HO137

**Graded as:** Significant

**Victorian Heritage Register:** No

## Significance

The Burnett Grey Gardens form, with the Ripponlea Station, the urban design centrepiece of its precinct. The gardens create a tranquil, traditional foreground to the station and retain remnants of their original formal planting and landscaping, including its Canary Island Palms and the lava rock seats which are so characteristic of St Kilda's parks and gardens.

## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

7. Government services: 7.4 St Kilda

## History

The railway to Brighton and later extended to Sandringham was opened as far as North Brighton in 1859. The line was reconstructed after the government acquired it from the Melbourne and Hobson Bay United

Railway Co. in 1878. A station at Ripponlea had been mooted as early as 1888, when an estate agent's subdivision plan indicated a 'railway station site' on Glen Eira Road. The following year, the Shire of Caulfield invited with City of St Kilda to join its deputation to the Railway Commissioner for the establishment of the station. The department deferred the project indefinitely in 1891, stating that it might be reconsidered if land was made available. This evidently did not occur for over a decade, and it was not until 1911 that drawings were prepared for the new station, which opened two years later (PPHR 2015:16-17).

The area around Glen Eira Road, east of the railway, was mostly developed from around the First World War and this was the reason for construction of a station. The Quat Quatta and Erindale Estates were subdivided in 1911.

The area on the west side of the railway station was developed to provide public gardens, now known as the Burnett Grey Gardens. In 1923 the St Kilda Council obtained permission from the Victorian Railway Commissioners for 'beautification' of the land. Council's Parks and Gardens committee prepared a scheme and by 1929 the area was described as 'certainly very beautiful' (*The Prahran Telegraph*, 5 October 1923 p.6, 11 October 1929, p.3).

However, land on the east side adjacent to Glen Eira Avenue remained vacant, as it was the intention of the Victorian Railways to construct shops on the land. In June, 1923 St Kilda Council, acting on behalf of the Ripponlea Progress Association, presented a deputation to the chairman of the Railways Commissioners, Mr. Clapp, protesting against the proposal to lease land on both sides of the station for the building of lock up shops (*The Argus*, 7 June 1923, p.6); despite this, and later pleas for the area to be developed as parkland like the west side, the land had been leased and one shop built by 1929 (*The Prahran Telegraph*, 11 October 1929, p.3).

## References

Original drawings: no. 1 'New Station Buildings at Glen Eira Road'. Plans, elevations and so on. Scale 8 ft to 1 in. Dated 21/12/1911; No. 2 Sections, details and so on. Scale 2 ft to 1 in. dated 21/12/1911. Both no. 436, bin 11341

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

Ward, A. and A. Donnelly, in association with the Australian Railway Historical Society, *Victoria's Railway Stations, An Architectural Survey*, unpublished, 1982

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## Description

The Burnett Grey Gardens is an interwar park, which contain mature specimen plantings of Canary Island Palms and other palms set within lawns. Palms were popular during the interwar period and provide a related setting for the station and the interwar housing along the west side of Morres Street. Another typical interwar planting is the privet hedge that lines both sides the path leading from Morres Street to the Up (west side) station building. Within the gardens on the east side are interwar shops, which are rendered and parapetted in the inter war Stripped Classical style. Also on the east side is a retaining wall along Glen Eira Avenue, which is constructed of brick with bluestone coping.

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## Comparative analysis

No information.

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## Assessment

No information.

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## Recommendations

1998: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

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## Primary source

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

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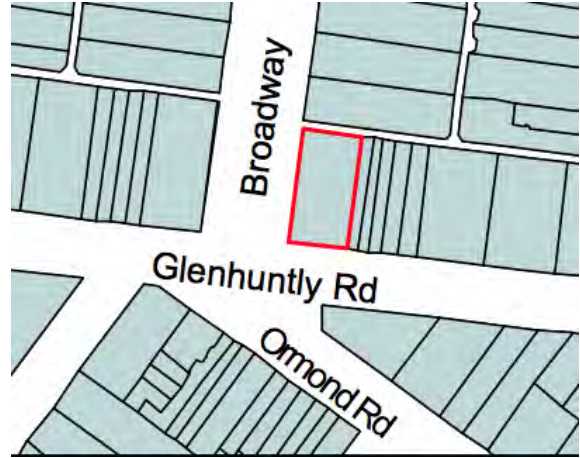
## Other images



# City of Port Phillip Heritage Review

**Place name:** Elwood Post Office (former)  
**Other names:** Cafe

**Citation No:**  
**1992**



**Address:** 75 Glen Huntly Road, Elwood

**Category:** Post Office

**Style:** Interwar: Stripped classical

**Constructed:** 1925

**Designer:** H.J. Mackenall

**Amendment:** C29, C161

**Comment:** Revised citation

**Heritage Precinct:** Elwood: Glen Huntly Road, Ormond Road

**Heritage Overlay:** HO8

**Graded as:** Significant

**Victorian Heritage Register:** No

## Significance

### *What is significant?*

The former Elwood Post Office, constructed in 1925, at 75 Glen Huntly Road, Elwood is significant. It is a single storey building in the interwar Classical style with ruled, rendered walls and a hipped terra cotta tile roof. The corner entrance has arched openings and the windows to the main elevations are double hung timber sash that are recessed in a tri-partite arrangement.

The apartment building at the rear of the post office and other non-original alterations and additions are not significant.

### *How is it significant?*

The former Elwood Post Office is of local historic and aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

It is historically significant as the first post office within Elwood. It is associated with the growth of the suburb during the interwar period and demonstrates the development of Elwood Junction as a local shopping centre. (Criterion A)

It is aesthetically significant as one of the key buildings dating from the interwar period that surround this intersection. Stylistically, the Classically based detailing relates to the former State Bank opposite, both of which contrast with the other buildings around the intersection. (Criterion E)



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## Thematic context

### Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.7 Establishing and maintaining communications

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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## History

### Post offices

John Batman was appointed as the first postmaster in 1836 and in 1842 the first government building for postal services in Melbourne was opened at the corner of Elizabeth and Bourke streets (NAA). The first post offices outside of Melbourne were often established in shops or municipal buildings before a permanent building was provided. For example, the Emerald Hill Post and Telegraph Office opened on 3 October, 1857 and operated from what is now 319-321 Clarendon Street, later moving to within the south-east corner of the newly completed South Melbourne Town Hall (PPHR Citation 1101).

As Victoria grew in the wake of the gold rush the Colonial government began to construct permanent post offices in suburban Melbourne and regional centres. At Port Melbourne, a post office was erected in 1861 at the corner of Bay and Rouse streets and formed part of a cluster of early government buildings, including the Police Station and Court House located opposite, the (demolished) telegraph station on Bay Street immediately to the south, and the Customs House on the corner of Nott and Beach Streets (PPHR Citation 246). At St Kilda the Post Office was opened in March 1876 on a site in High Street (now St Kilda Road) at the corner of Inkerman Street in what was then the main shopping district in St Kilda (PPHR Citation 165).

After Federation in 1901, the Commonwealth government assumed responsibility for postal services and embarked on a major building program that saw many new permanent post offices established in towns throughout Australia. In Port Phillip, the first new post office built by the Commonwealth was opened at South Melbourne in 1913.

### Elwood Post Office

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33).

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the

intersection of Meredith and Addison streets. Elsewhere, modestly- scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

During the 1910s, intense residential settlement in Elwood prompted the expansion of associated infrastructure. The first purpose-built church in Elwood also appeared around this time – a modest timber structure in Mitford Street for the local Methodist congregation, designed in 1910, which was followed, two years later, by a similarly understated timber building for the Presbyterians in nearby Scott Street. More conspicuous brick churches followed in the later teens, with St Bede's Anglican Church in Ormond Road (1916), and a new and larger Methodist church in Mitford Street (1918; demolished). The local Roman Catholic congregation, meanwhile, had acquired a site in the new Normandy Street subdivision in 1914, where they established a denominational school in 1918. A purpose-built church, however, would not be completed for another decade. The Methodists had already operated their own day school in Mitford Street from the early 1910s; however, it was not until 1917 that the first state school opened, on the opposite side of Poet's Grove (PPHR 2015:33-34).

Retail development also expanded significantly during the 1910s. At the same time that isolated corner shops began to spring up in the suburb's north-east, a shopping strip began to spread along that portion of Tennyson Street near the new Presbyterian church and the burgeoning subdivisions of Rothesay Avenue (1911) and Austin Avenue (1914). More extensive commercial expansion occurred along Ormond Road and Glenhuntly Road, spurred by the opening of the new tram routes. The intersection of the two tram routes marked an important regional shopping precinct known as Elwood Junction, with the distinctive form of the Alderley Building (1920) on the prominent corner of these two roads. By 1930, there were almost thirty businesses along the north side of Ormond Road (PPHR 2015:34).

The growth of the suburb soon led to the need for an improved postal service. Elwood Post office was constructed around 1925, partly as a result of lobbying by the St. Kilda Council late in 1923. It was located within the burgeoning retail centre at Elwood Junction (Cooper 1931:114-6).

## References

Cooper, J.B., *The History of St Kilda: from its first settlement to a City and after 1840-1930*, City of St Kilda, Melbourne, 1931, Volume 2

National Archives of Australia (NAA), Post office records – Fact sheet 50  
<http://www.naa.gov.au/collection/fact-sheets/fs50.aspx> [accessed 18 April 2016]

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

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## Description

The former Elwood Post Office is a single storey building in the interwar Classical style with rendered walls and a hipped terra cotta tile roof. The corner entrance has arched openings and the windows to the main elevations are double hung timber sash that are recessed in a tri-partite arrangement.

While the original building remains relatively intact, an apartment block has been constructed at the rear, which partly projects over the roof, and there are also additions on the east side.

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## Comparative analysis

The post offices built during the interwar period were all of standard designs of the Commonwealth Department of Works and Railways when Percy Ohm was Director General of Works, and H.J. Mackennal was Works Director.

The former Elwood Post Office compares with the Balaclava Post Office in Westbury Street, built at the same time to a different design, but with similar Classical detailing. Despite the additions at the side and

rear the original form of the former Elwood Post Office remains legible and the detailing to the main elevations is intact.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

Retain in heritage overlay HO8, as a Significant place.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

David Bick & Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2, Volume 1*, 1984

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study, Volume 3*, 1992

# City of Port Phillip Heritage Review

**Place name:** Shops and residence  
**Other names:** Duplex shops and dwellings

**Citation No:**  
**1993**



**Address:** 85-87 Glen Huntly Road, Elwood

Heritage Precinct: None

**Category:** Commercial: shops and residence

Heritage Overlay: None

**Style:** Postwar

Graded as: Nil

**Constructed:** 1953

Victorian Heritage Register: No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

*An intact single storey shop and dwelling duplex notable for its very unusual central entry and courtyard plan*

This complex remains intact, however, the central entry is not very unusual and describing the entry/accessway to the residences as a 'courtyard' is somewhat of an overstatement. The layout of the building does not raise this otherwise ordinary group of shops to the threshold of local significance. In addition, as it was built in 1953, it is not historically important, as it is outside the period of significance associated with the development of Elwood during the interwar period.

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## Thematic context

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## History

There is no history in the 1992 heritage study.

Examination of building permit records indicates this pair of shops with a residence behind was constructed in 1953.

## References

St Kilda Council Building Permit No. U.1610, issued 3 May 1953

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## Description

No information.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

No action required.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

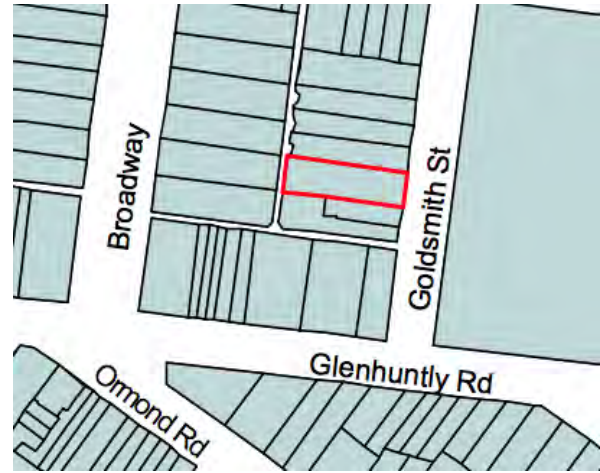
## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

# City of Port Phillip Heritage Review

**Place name:** St Germain Flats  
**Other names:** -

**Citation No:**  
**1997**



**Address:** 68 Goldsmith Street, Elwood

**Heritage Precinct:** None

**Category:** Residential: Flats

**Heritage Overlay:** None

**Style:** Interwar: Moderne/Functionalist

**Graded as:** Contributory outside HO

**Constructed:** 1941

**Victorian Heritage Register:** No

**Designer:** J.S. Seccul

**Amendment:** C29, C161

**Comment:** Revised citation

## Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

*One of three virtually identical blocks of flats in the area designed and built by J.S. Seccul around 1941. (See 358 Barkly St and 89 Addison St). Their conventional two storey L-shaped plan is enlivened by four shallow curved bays and a rounded front corner, each carrying wrap-around steel frame windows. The simplified (though by no means minimalist) styling makes them good examples of conventional flat- building of the time. All are in excellent condition, but 68 Goldsmith St stands out as the only one with its original paint finishes intact.*

This is a typical, but not outstanding, block of interwar flats with Moderne influences, but in a somewhat 'watered-down' style that has been described as 'Vernacular Functionalist'. According to Heritage Alliance (2005):

*Although apartment development in Elwood and St Kilda still flourished during the early 1940s, design and detailing became simpler, no doubt a reflection of more careful spending and, later, limited availability of materials. Apartment blocks tended to be more conventional in form, with hipped roofs and standard windows in place of the bolder flat roofs and corner windows of the late 1930s.*

The best example of this style is 'Garden Court' at 73 Marine Parade, Elwood (HO423). 'Garden Court' is distinguished by its stark and volumetric form and ribbon window combined with more conventional elements such as the hipped roof. It is also significant as a design by the prominent local architect, J.H. Esmond Dorney.

By comparison, the flats at 68 Goldsmith Street have conventional form and detailing and, given the c.1941 construction date, some elements (e.g. the semi-open stairs) are very old-fashioned. In addition, since the 1992 heritage study the flats at 68 Goldsmith Street have been renovated and no longer retain the original paint finishes. This block (and the others cited in Barkly Street and Addison Street) would be Significant within a precinct, but is not of individual significance.

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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## History

One of three virtually identical blocks of flats in the area designed and built by J.S. Seccull around 1941. (See 358 Barkly St and 89 Addison St).

## References

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## Description

Two storey interwar flats with a conventional two storey L-shaped plan that is enlivened by four shallow curved bays and a rounded front corner, each carrying wrap-around steel frame windows with horizontal glazing bars, which demonstrate the Moderne influence. The walls are of roughcast render with clinker brick panels. Access to the first floor flats is via semi-open staircases.

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## Comparative analysis

Same design as 'Romadon' 358 Barkly Street (with shortened rear wing) and 'Rappelle' 89 Addison Street.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

No action required.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

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## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

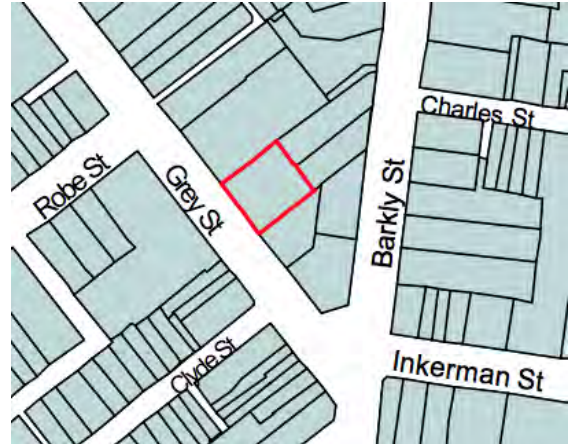




# City of Port Phillip Heritage Review

**Place name:** Greycourt  
**Other names:** Bungalow Court Flats

**Citation No:**  
**2002**



**Address:** 96 Grey Street, St Kilda

**Heritage Precinct:** St Kilda Hill

**Category:** Residential: Flats

**Heritage Overlay:** HO5

**Style:** Interwar: Arts & Crafts

**Graded as:** Significant

**Constructed:** 1920

**Victorian Heritage Register:** No

**Designer:** Richardson & Wood

**Amendment:** C29, C161

**Comment:** Revised citation

## Significance

### *What is significant?*

'Greycourt', designed by Richardson & Wood and constructed in 1920, at 96 Grey Street, St Kilda is significant. This is an example of the 'Bungalow Court' flat type comprising four dwellings around a central courtyard, now converted to a driveway. The walls are roughcast with brick details to the verandah piers and around the arched entrances to some flats. The hip and gable roofs extend to form porches over the entrances to three of the flats, and there have shingles to the gable ends. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the 'Bungalow Court' type to create an 'unflatlike' living environment.

Non-original alterations and additions are not significant.

### *How is it significant?*

'Greycourt' at 96 Grey Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

### *Why is it significant?*

It is significant as an early example of the 'Bungalow Court' type that demonstrates the experimentation with multi-dwelling and flat types occurring in St Kilda during the early twentieth century and forms part of an important collection of flats within the St Kilda Hill area. It is also significant as a design by architects Richardson & Wood who designed a number of multi-dwelling developments that demonstrate the evolution of flat types in St Kilda in the 1910s and 1920s. (Criteria A & D)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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## History

### Higher density living in St Kilda and Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol. I, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahlan Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. I, pp.34-5)*

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

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## 'Greycourt', 96 Grey Street

Until the early 1900s this property formed part of an allotment that extended through to Barkly Street. There was a house at the north end close to Barkly Street with a verandah overlooking the deep yard leading down to Grey Street (MMBW). By 1909 this property was owned by Alfred Nance (LV).

'Bungalow Court' was constructed in 1920 facing Grey Street as an investment for the owner Mr. Nance. The architects were Richardson & Wood (BP). Mr. Nance rented out the flats and after his death in 1925 ownership passed to his widow, Margaret. Known as 'Greycourt', the tenants in 1925 included Miss Flora Levy, F.J. Alderson, Edward Fenton and Mrs. M. Sutherland (SM).

## Richardson & Wood, architects

The partnership of Richardson & Wood was formed in 1912. Frank G. Richardson had been in practice since 1894 and in 1911 he was involved with several large projects with the larger firm of Twentyman & Askew, which included shops and a picture theatre in High Street, Northcote. Herbert Wood, who was born and raised in London, arrived in Melbourne in 1887 and entered into practice with George McMullen. He later became manager of the architectural department of Rocke and Company, but when this firm was absorbed into the Wunderlich Group he left to commence practice with Richardson. Richardson and Wood appear to have had a practice of a general rather than specialised nature, although they were involved in the design of about twenty picture theatres and three town halls. They also undertook many residential commissions. The partnership ended in 1929 with Wood's death. Richardson continued in practice alone, but little is known of his work in the following years. One of his last known commissions was in 1937 for a funeral parlour in St Kilda Road, South Melbourne (Lewis & Aitken 1992: 78-9).

In Port Phillip, Richardson & Wood designed several houses and flats in St Kilda and Elwood in the 1910s and 1920s, as well as the Parish Hall for Christ Church in Acland Street, St Kilda. One of their first known commissions was the pair of houses at 245 & 245A Barkly Street, St Kilda, which were built in 1914. In 1919 a permit was issued for three brick shops in Barkly Street, but this does not appear to have been built. Next was this development at 96 Grey Street, which was followed in 1923 by 'Belmont' flats at 86 Alma Road, and finally in 1927 by a mixed use development comprising two shops and residences with two flats above at 93 & 95 Chapel Street.

## References

Land Victoria (LV) Certificate of title Vol. 3330 Fol. 982

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1365, dated 1897 (State Library of Victoria website)

Nigel Lewis Richard Aitken P/L, *City of Malvern Heritage Study Appendix 1: Architects of Malvern*, June 1992

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

*Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015*

Sawyer, Terry, 'Residential Flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne, 1982

St Kilda Building Permit (BP) No. 4240 issued 21 April 1920

Sands & McDougall Directory (SM), various dates

## Description

'Greycourt' at 96 Grey Street, St Kilda is an example of the 'Bungalow Court' flat type comprising four dwellings around a central courtyard, now converted to a driveway. The walls are roughcast with brick details to the verandah piers and around the arched entrances to some flats. The hip and gable roofs

extend to form porches over the entrances to three of the flats, and there have shingles to the gable ends. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the 'Bungalow Court' type to create an 'unflatlike' living environment.

The complex has suffered from some unsympathetic alterations including the conversion of the original garden into car parking and its partial enclosure with high fences, the replacement of the front fence, the replacement of the roof tiles (although the original terra cotta shingles survive on the angled bay window to the front apartment on the right) the glazing-in of verandahs and porches and the painting over of its natural Arts & Crafts finishes.

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## Comparative analysis

'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda is generally acknowledged to be the first purpose-built residential flats in Port Phillip, and one of the earliest in Melbourne. While the 'Majestic Mansions' in Fitzroy Street was completed two years earlier, not all of the residences in that building were fully self-contained. Stylistically, early flats in Port Phillip broadly fit into one of two types: Arts & Crafts Bungalows, and Freestyle (which incorporated elements of various styles).

The Arts & Crafts and California Bungalow styles, which originated from single-storey, single-family homes ('bungalows'), are characterized by features including the use of contrasting textures and materials on facades (such as facebrick, roughcast render, timber shingles and brackets to gables); entrance porches beneath the main roof supported on heavy battered piers or paired timber posts or columns resting on low piers; simple, geometric decoration created by projecting bricks or small voids (e.g., hit and miss brick walls); box windows (with timber frames that project from the wall, resting on timber or brick corbels) and semi-circular windows and openings.

There are many examples of Arts & Crafts style flats in St Kilda, several of which were designed by the prominent designer/builder Howard R. Lawson such as 'Wimmera' (1917) and 'Clairvaux' (1917). 'Biltmore' (1922-23), which is included on the Victorian Heritage Register, is another fine Arts & Crafts design with Oriental influences.

The buildings in Port Phillip by Richardson & Wood are all in the Arts & Crafts style. 'Belmont', in particular, demonstrates Richardson & Wood's skill with the style: included on the Victorian Heritage Register, the citation describes the flats as 'an extraordinary and essentially intact interpretation of the English Arts and Crafts tradition' that are 'contemporary with the American exploration of this tradition and shows the influence of the developing California Bungalow style'. The Christ Church Parish Hall is also a fine and intact Arts & Crafts style hall. While 96 Grey Street demonstrates the influence of the Arts and Crafts style through the use of materials such as roughcast, shingles, and the arched openings, it is less intact than the cited examples.

96 Grey Street also demonstrates the exploration of Richardson & Wood of multi-dwelling development types beginning with the duplex at 245 & 245A Barkly Street through to the 'Belmont' flats and mixed use development at 93-95 Chapel Street, as well as the experimentation with flat design that was happening within St Kilda and Elwood in the period before and after World War I and is illustrated today by an extraordinary collection of flats, particularly within the HO5 St Kilda Hill precinct. Specifically, it is an early example of the 'Bungalow Court' type. According to Sawyer (1992:13-4) the shortage of houses and the desire for smaller, more manageable homes had been a factor in the development of flats, but the continual concern with privacy and the unsuitability of flats for families led developers to seek alternatives. One of these was the 'Bungalow Court' concept, which was introduced as early as 1916 when it was described in an article in the *Real Property Annual*. The one and two roomed units were grouped around a U-shaped courtyard in pairs with no fences or hedges between them. However, Sawyer (1992:14) concludes that 'the old concern with lack of privacy once again surfaced and the concept does not appear to have gained a ready acceptance in Australia at this time'. Nonetheless, the 'Bungalow Court' concept did eventually

evolve into the courtyard flat types, where flats were grouped around a semi-enclosed garden court, which emerged by the 1930s.

96 Grey Street is one of two 'Bungalow Court' examples cited by Sawyer and is the earliest known example in Port Phillip (and, by extension, the metropolitan area). The other is 45 Jackson Street, St Kilda, which (as Sawyer notes) doesn't really fit the type, as it comprises a rectangular block with no courtyard. A better example is 27-29 Jackson Street, which comprises attached dwellings in a U-shape around a central garden courtyard. Both of the Jackson Street developments date from the early 1930s and are within the HO5 St Kilda Hill precinct.

The other 'Bungalow Court' flats in Port Phillip date from 1940-41 ('Cromer Court', 22-24 Kingsley Street, Elwood, individual HO421) and 1957 ('Southey Court', 2 Southey Grove, Elwood, individually significant within HO7 precinct).

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Add to the HO5 St Kilda Hill Precinct. Show as a Significant place on the Port Phillip Heritage Policy Map.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992



# City of Port Phillip Heritage Review

**Place name:** St Kilda Sea Baths  
**Other names:** St Kilda City Baths

**Citation No:**  
**2031**



**Address:** Jacka Boulevard, St Kilda

**Heritage Precinct:** None

**Category:** Swimming baths

**Heritage Overlay:** HO168

**Style:** Interwar Mediterranean/Spanish Mission

**Graded as:** Non-Contributory

**Constructed:** 1931

**Victorian Heritage Register:** No

**Designer:** St Kilda City Engineers

**Amendment:** C161port Pt 2

**Comment:** Revised citation

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## Significance

The buildings and most of the original fabric associated with this place have been demolished/removed.

The former statement of significance is:

*This building is of significance as a type: it is a remnant of one of only a few structures built in Australia to function as a sea baths complex, and, of these, was in its heyday among the largest of this type in Australia. It is the last in a line of sea baths for which St Kilda was famous in the nineteenth century and into the twentieth century, and represents a culmination of this type of complex in Victoria. It forms part of a collection of structures on Jacka Boulevard which reflect the use of St Kilda as Melbourne's prime seaside and recreational resort in the first half of this century. The building itself is an excellent example of resort architecture of the period. Its Moorish domes form a highly characteristic landmark on the Foreshore.*

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## Thematic context

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## History

This building was constructed to replace a series of privately owned enclosed sea baths acquired by the St Kilda City Council during the 1910s and 20s, most of which dated from the 19th century. The building was

part of an overall scheme by the Council to improve bathing facilities on the St Kilda foreshore, but by the time the building was completed in the early 1930s, the concept of enclosed sea baths was largely outmoded. Bathers preferred to use the Council's Open Sea Bathing Pavilions built as part of the scheme and the baths, the largest of their type to be built in Australia, were never as successful as had been originally envisaged. Like the beach pavilions, they were leased to private operators.

The buildings were designed in a Moorish style by the City Engineer's Department, matching the general style established by Luna Park and the Palais. The structure was of reinforced concrete, and the building provided generous accommodation including separate men's and women's baths and gymnasiums, a main cafe, open air cafe, kitchen, servery and retiring rooms. Hot sea water baths were also provided, along with sunbathing balconies.

The decline of the baths started during the Second World War when maintenance workers for the St Kilda City Council were seconded to war time duties, and public facilities fell into disrepair. By 1954 the baths were largely derelict, and the Council closed them down. The Council's interest in the property was then sold to a private company, South Pacific Holdings, which proposed to restore the women's baths, the hot sea baths and the cafe, and build a still water pool and remove the remains of the men's baths. The pool was reopened in October 1956, but the tradition established by the Foreshore Committee of leasing property to private operators and using the proceeds for beautification projects did not work in the case of the difficult to maintain baths building. The building continued to decline, with various nightclubs and a health club occupying the remnants of the structure. A bid to demolish the building was made in 1980, which failed for reasons related to the lease of the building.

In the mid-1990s approval was finally given to redevelop the complex. Originally, it was proposed to incorporate intact sections of the original building into the new development. However, in the end all of the 1930s building was demolished. Only the copper cupolas were retained and re-instated on the reconstructed towers, designed to resemble the originals. Otherwise, the present complex bears little resemblance to the building constructed in 1931.

## References

Cooper, J.B., *The history of St Kilda*, Volume 2, 1931, p.225

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## Description

No information.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

2016: Retain in HO. Change grading to Contributory. Review significance of place to determine whether there are strong social values.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

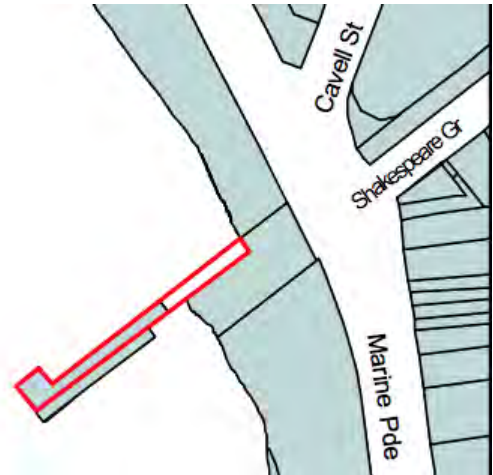
Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992



# City of Port Phillip Heritage Review

**Identifier:** Brooke's Jetty  
**Formerly:** Brook's Jetty

**Citation No:**  
**2036**



**Address:** Jacka Boulevard, St Kilda

**Heritage Precinct:** St Kilda Foreshore

**Category:** Pier

**Heritage Overlay:** None

**Style:** Not applicable

**Graded as:** Contributory outside HO

**Constructed:** c.1915, c.1933

**Designer:** Unknown (St Kilda City Engineers?)

**Amendment:** C161

**Comment:** Revised citation

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## Significance

*The following is an interim statement of significance, which should be reviewed and updated following a full assessment of this place.*

### What is significant?

As part of the foreshore improvements by St Kilda Council carried out in the early twentieth century the timber lined drain alongside the Brooke's Bros. boat shed was covered with a deck to form a wide pier and breakwater, and an 'L' shaped timber jetty added at the end. The section over the drain was replaced in concrete ca. 1933. In 2015 the timber jetty was removed.

### How is it significant?

The remnants of Brooke's Jetty, St Kilda are of local historic and social significance to the City of Port Phillip.

### Why is it significant?

They are significant as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke's Jetty, which was an important local landmark until its

removal. The community outcry at the partial demolition of the Jetty demonstrates the strong community attachment to this place. (Criteria A, E & G)

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## Thematic context

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## History

As part of the foreshore improvements ca 1897-1912 the timber lined drain alongside the Brooke's Bros. boat shed was covered with a deck to form a wide pier and breakwater, and an 'L' shaped jetty added at the end. The section over the drain was replaced in concrete ca. 1933 (SKHS).

The timber section of the jetty was removed in 2015.

## References

St Kilda Historical Society website (SKHS) 'Brooke's Jetty',  
<http://stkildahistory.org.au/history/foreshore/item/213-brookes-jetty> [viewed 18 March 2016]

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## Description

A concrete platform above a stormwater outlet, that extends about 50 metres into the water at the south end of St Kilda Beach. The platform is aligned on the axis of Shakespeare Grove, and the view down the Grove toward it is framed by the pair of Moderne pylons adjacent to Jacka Boulevard.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Review significance of place to determine whether there are strong social values and if application of the heritage overlay or some other form of protection or recognition would be justified.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

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# City of Port Phillip Heritage Review

**Place name:** Edgewater Towers  
**Other names:** Flats

Citation No:  
**2049**



**Address:** 12 Marine Parade, St Kilda

**Category:** Residential: Flats

**Style:** Postwar: International

**Constructed:** 1960-61

**Designer:** Mordechai Benshemesh

**Amendment:** C29, C161

**Comment:** Revised citation

Heritage Precinct Overlay: HO510

Heritage Overlay: Recommended

Graded as: Significant

Victorian Heritage Register: No

## Significance

### *What is significant?*

'Edgewater Towers', designed by Mordechai Benshemesh and constructed in 1960-61, at 12 Marine Parade, St Kilda is significant. It is a thirteen-storey apartment block in the International Style. Typical of the style, it is completely stripped of any applied ornamentation and decoration, and is characterised by rectilinear forms and the use of glass and steel with reinforced concrete surfaces painted plain white. The projecting front and side balconies provide a nod to the bayside location, particularly in trying to secure views for apartments not located to the front. Externally, the most visible alteration has been the enclosure of many of the balconies.

Non-original alterations and additions are not significant.

### *How is it significant?*

'Edgewater Towers' at 12 Marine Parade, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

'Edgewater Towers' is significant as one of the first large scale residential 'high rise' apartment buildings in Port Phillip and Melbourne. It introduced a new concept of luxury 'own your own' apartment living that encouraged the building of similar apartment blocks in St Kilda and South Melbourne over the following decades, and forms part of an extraordinary collection of flats in St Kilda that demonstrate the history of flat building in Melbourne during the twentieth century. It was the first high-rise apartment design by Mordecai Benshemesh and is said to have secured his reputation as a leading designer of high-density residential developments in Melbourne. (Criteria A & H)

'Edgewater Towers' is an example of the International Style as applied to multi-level residential buildings. This is demonstrated by its monumental scale, rectilinear forms, use of plain white concrete surfaces, and the 'skin' of glass and steel. (Criterion D)

It has aesthetic significance as a landmark building on the St Kilda foreshore. (Criterion E)

## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

## History

### Flat development in St Kilda and Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and*

*progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)*

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. The scale of flats grew larger; While the nine-level 'Stanhill' flats in Queens Road, designed by Frederick Romberg in 1942 but only completed in 1950, was perhaps the first true 'high-rise' apartment building in Port Phillip (and, at the time, the tallest in Melbourne), the thirteen-storey 'Edgewater Towers', opened in 1961, is credited with popularising the concept of luxury high-rise living in Port Phillip. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increase by 10,000 people at a time when the populations of other inner-city suburbs were declining.

### 'Edgewater Towers'

'Edgewater Towers' was designed by Mordecai Benshemesh during 1959-60 and constructed during 1960-61. Sir Horace Petty, state Minister for Housing and Immigration (and an advocate of high density living) officially opened the building on 4 March 1961. When completed 'Edgewater Towers' was advertised as 'everything you'd find in a Manhattan building... only minutes from Collins Street'. Features included automatic express lifts, terrazzo paving, and ground floor shops and offices. The building contained one hundred one or two bedroom stratum titled apartments, each with private balconies, laundry and garbage disposal chutes, lounge rooms and dinettes, and feature walls (*The Age*, 4 November 1960).

Each floor contained four one bedroom and four two bedroom flats. The ground floor restaurant "The Reef" (which had a nautical theme with fishing nets and other nautical paraphernalia) later became a milk bar, which remained until it was converted to a three bedroom flat in the mid-1980s. A kiosk planned for the lobby was never operated as one and the space was converted for bike storage (24 bikes) in the mid-1990s (Wikipedia).

The construction of 'Edgewater Towers' garnered a significant amount of coverage in the media of the day including newspapers and architectural publications. A May 1960 article in 'Foundations' magazine reported "... a great deal of interest has been created in this project, because it will obviously be the forerunner of a number of similar structures in the long-overdue redevelopment of Melbourne's inner suburban beach areas" (*Foundations Magazine: the journal of architecture, engineering and building*, No.5, May 1960, p.61).

### Mordecai Benshemesh, architect

Mordechai Benshemesh (1911-1993) was born in Tel Aviv, and migrated to Australia in 1939 where he spent the next decade employed in the offices of several notable Melbourne architects, namely Arthur W. Plaisted (from 1940-41) and Harry R. Johnson (from 1946-49) before commencing his own practice around 1950. According to Built Heritage:

*He soon became well-known as a designer of multi-storey apartment blocks, mostly located in the St Kilda area, where he was living at the time. These projects began on a modest scale, typified by the small three-storey block of flats at 285 (now 289) Barkly Street (1953), but, by the end of that decade, had become considerably larger and more ambitious. In 1960, Benshemesh garnered much publicity for Edgewater Towers, a 13-storey apartment block that towered over St Kilda's iconic beachfront boulevard and secured Benshemesh's reputation as the city's leading designer of high-density residential developments.*

*Such was Benshemesh's standing in this specialist field that, in 1961, he was one of three leading Australian architects (together with Harry Seidler and Neville Gruzman, both from Sydney) invited to participate in a forum on the topic of multi-story apartment buildings, the transcript of which was later published in Foundations magazine.*



While best known for his multi-storey apartment blocks, Benshemesh also designed some similarly-scaled office buildings, mostly along St Kilda Road, Albert Road and Queens Road, as well as some institutional and industrial commissions (Built Heritage).

## References

Built Heritage Pty Ltd, “Mordecai Benshemesh”, Dictionary of Unsung Architects, [www.builtheritage.com.au](http://www.builtheritage.com.au) [viewed 30 April 2016]

Edgewater Towers Wikipedia page [https://en.wikipedia.org/wiki/Edgewater\\_Towers](https://en.wikipedia.org/wiki/Edgewater_Towers) [viewed 30 April 2016]

St Kilda Council building permit (BP) No. 57/1323, issued 27 May 1960. Various building approvals issued throughout 1960s and 1970s for enclosure of balconies

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## Description

‘Edgewater Towers’ is a thirteen-storey apartment block in the International Style. Typical of the style, it is completely stripped of any applied ornamentation and decoration, and is characterised by rectilinear forms and the use of glass and steel (the exterior cladding - glass and steel - is often separated from the load bearing structure – concrete - and the effect is of a taut skin drawn around the frame of the building) with reinforced concrete surfaces painted plain white, which is part of the visual aesthetic of the International style. The projecting front and side balconies provide a nod to the bayside location, particularly in trying to secure views for apartments not located to the front. Externally, the most visible alteration has been the enclosure of many of the balconies.

The fence of concrete masonry and ‘breeze blocks’ appears to be an addition to the site, although the screen of similar design behind the fence is likely to be part of the original concept.

The lobby is elevated to capture the bay and park views and features cantilevered roof canopies above both entrances, clerestory windows above a curved wall of Castlemaine slate, terrazzo flooring and columns of blue and pink mosaic glass tiles. Copper mail boxes are said to be original (originally external, relocated inside shortly after Edgewater opened and integrated into a recycled timber screen in 2012). Other original internal features are said to include:

- The curved privacy screen before the two public restroom doors;
- Resident directory board (black felt with white plastic letters); and
- Rockery planter with green plastic curtain/screen.

Some original internal features such as the corridor clerestory glazing for borrowed daylight and mail chute were removed or closed off during fire life safety upgrades. The original very heavy swinging glass and timber entrance doors were replaced with aluminium framed glazing and automatic sliding doors in 2014. There is parking on grade for 95 cars at the east end of the building including 12 undercover carports.

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## Comparative analysis

### Multi-level flats in Port Phillip

‘Edgewater Towers’ is often described as the first ‘high rise’ apartment block in Port Phillip and one of the first in Victoria. While there is not an internationally agreed definition of high rise buildings, some definitions that are based on the limits of the maximum reach of fire-fighting equipment cite a range of seven to ten stories as the minimum height for building to be deemed ‘high rise’.

Using this definition no true ‘high rise’ blocks were built in Port Phillip prior to World War II and until the 1940s most apartment blocks in Melbourne were two or three storeys, with a smaller number of four or five storey blocks, many within the central city. A notable exception was ‘Alcaston House’, a seven-storey

apartment block built in 1929 at the corner of Collins and Spring streets in Melbourne. Designed by the prominent architects, A & K Henderson, it remained the tallest apartment block in Melbourne until the post-war era.

In the 1920s and 1930s there were several schemes for flats of six storeys or more in St Kilda, but none came to fruition. Until World War II, the tallest apartment blocks in Port Phillip were of five storeys: the 'Majestic' (1913-14) and 'Ritz Mansions' (1927), both in Fitzroy Street where a 1926 scheme for a seven storey block did not eventuate. Another unrealized scheme dating from 1936 would have seen an eleven-storey block containing over 200 flats constructed at the corner of Acland and Robe streets.

A significant development in multi-level flat design came in 1939 when the 'Newburn' flats were built in Queens Road. Designed by renowned émigré architect, Frederick Romberg (in association with Mary Turner Shaw and Richard Hocking, over five levels they were the precursor to the much larger 'Stanhill' apartments, also in Queens Road, that rose to nine levels. Designed by Romberg in 1942, but not completed until 1950, 'Stanhill' remained the tallest in Port Phillip (and Melbourne) until the completion of 'Edgewater Towers'.

Flats were identified as one solution to the post-war housing shortage and at the same time that 'Stanhill' was completed there were several schemes for six and seven level apartment blocks in Chapel Street between Alma Road and Argyle Street, but only one, no. 16A, a six-storey block, was built. The designer is not known, however, one possible candidate is Mordecai Benshemesh, as he prepared plans for a similar, but unrealized scheme on an adjoining site (the plans for 16A Chapel Street have not been located).

Upon completion, 'Edgewater Towers' took over from 'Stanhill' as Melbourne's tallest private apartment block until Robin Boyd's twenty-level 'Domain Park' was completed in 1962.

In Port Phillip, 'Edgewater Towers' was followed by another Mordecai Benshemesh design, 'Questa Heights' at 21 The Esplanade, St Kilda (10 stories, 1965), and several designed by Sol Sapir and constructed for developer Nathan Beller over the next five years including 13 The Esplanade and 9 Albert Square, St Kilda (10 and 9 storeys, respectively, 1967), 'Sunset Beach Tower' 350 Beaconsfield Parade, St Kilda (12 storeys, 1967), and 'The Plaza' 333 Beaconsfield Parade, St Kilda (16 storeys, 1968-70).

The other builder of high-rise flats in Port Phillip in the post-war era was the Housing Commission of Victoria. The first high-rise block constructed by the Commission in Port Phillip (and the first in Victoria) was the seventeen-storey Emerald Hill Court in Dorcas Street, South Melbourne completed in 1962. Subsequent HCV flats in Carlton, Fitzroy, Collingwood, Richmond and Flemington rose higher still, culminating in the 45 storey 'Park Towers', in Park Street, South Melbourne, which was completed in 1969.

## Modernist flats in Port Phillip

Port Phillip contains some of the earliest and most important examples of Modernist flats in Victoria. These include 'Bellaire' (1936) and 'Woy Woy' (1936), both designed by the influential partnership of Mewton and Grounds. The rational planning and austere architectural expression of these flats demonstrates the radical modernist concepts Geoffrey Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The influence of European modernism is also seen in 'Newburn' and 'Stanhill', mentioned above, which are both included on the Victorian Heritage Register.

The International Style provided an easily achievable option for large-scale buildings of the modern industrial era and was intended to maximize the floor area on each site. It could be adapted to different building types, whether industrial, commercial, institutional or residential. 'Edgewater Towers' demonstrates the International style through its monumental scale, rectilinear forms, use of plain white concrete surfaces, and the 'skin' of glass and steel. The modelling of the façades using alternate solid/void of the large balconies as expressed at 'Edgewater Towers' is one of the only concessions in adapting the International Style for residential use.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

Add to heritage overlay as an individual place. Extent of HO to include the whole of the property as defined by the title boundary.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

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## Other images

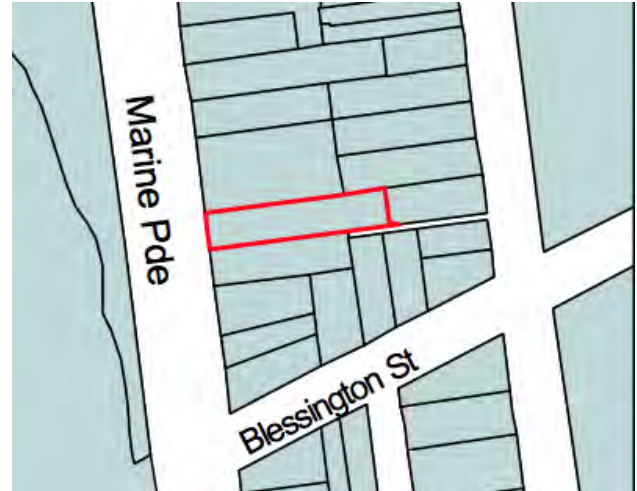




# City of Port Phillip Heritage Review

**Place name:** Vi-Clageo Hall  
**Other names:** Flats

**Citation No:**  
**2051**



**Address:** 23 Marine Parade, St Kilda

**Heritage Precinct:** None

**Category:** Residential: Flats

**Heritage Overlay:** None

**Style:** Interwar Free Style

**Graded as:** Contributory outside HO

**Constructed:** c.1890, c.1930

**Victorian Heritage Register:** No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

*'Vi-Clageo Hall' is a prominent example of a conversion of a Victorian mansion into flats in which a new structure and facade has been built onto the front of the old building. The interesting hooded window treatment and neatly designed porch are notable features.*

Since these flats were assessed in 1992 they have been altered (enlargement of ground floor front windows) and there is a visible upper level addition. The window hoods and porch do not elevate it to local significance.

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## Thematic context

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## History

No information.

## References

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## Description

No information.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

No action required.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update, 2016*

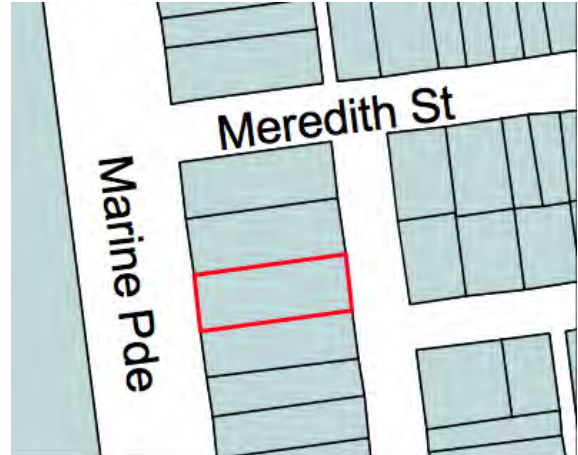
## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study, Volume 3, 1992*

# City of Port Phillip Heritage Review

**Place name:** House  
**Other names:** Attic villa

**Citation No:**  
**2053**



**Address:** 69 Marine Parade, Elwood

**Heritage Precinct:** None

**Category:** Residential: House

**Heritage Overlay:** None

**Style:** Interwar

**Graded as:** Contributory outside HO

**Constructed:** c.1920

**Victorian Heritage Register:** No

**Designer:** Unknown

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

*With No 70, forms a pair of prominent attic villas overlooking the bay. Its spectacular curved balcony addition at the front gives it a distinctly maritime flavour and even the house's conspicuous, sunny pink seems somehow appropriate in its sea side context. Its rendered brick front fence is original and intact but the mock Victorian palisade fencing fixed above it is out of character.*

This house has been altered and it is a typical rather than outstanding example. The curved balcony detracts from the appearance of the original attic bungalow, as does the high brick fence. The adjoining house at no.70 is a better example of the early houses in this section of Marine Parade, as it is more intact and retains its original or early front fence.

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## Thematic context

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## History

A brick air raid shelter may still exist on the property (permit no 10945 issued 24/2/42, builder W.H. Langdon, Owner M. Cain).

## References

St Kilda Building Permit (BP) No.10945, issued 24 February 1942

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## Description

With No 70, forms a pair of prominent attic villas overlooking the bay. Its spectacular curved balcony addition at the front gives it a distinctly maritime flavour and even the house's conspicuous, sunny pink seems somehow appropriate in its seaside context. Its rendered brick front fence is original and intact but the mock Victorian palisade fencing fixed above it is out of character.

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## Comparative analysis

No information.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

No action required.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992

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# City of Port Phillip Heritage Review

**Place name:** **Woy Woy**  
**Other names:** **Flats**

**Citation No:**  
**2055**



**Address:** **77 Marine Parade,  
Elwood**

**Category:** **Residential: Flats**

**Style:** **Interwar Functionalist**

**Constructed:** **1936**

**Designer:** **Mewton & Grounds**

**Amendment:** **C29, C161**

**Comment:** **Revised citation**

Heritage Precinct: None

Heritage Overlay: HO301

Graded as: Significant

Victorian Heritage Register: No

## Significance

### *What is significant?*

'Woy Woy', designed by Mewton & Grounds and constructed in 1936, at 77 Marine Parade, Elwood is significant. It is a three storey block originally of six one bedroom flats (the top two have now been converted into one). Externally, the building is designed in a severe, Functionalist style. Stripped of ornament, the architectural styling has been achieved entirely through the deft manipulation of its basic geometry. Windows originally appeared as virtual slits in the sheer rendered surfaces, a vertical slit indicating the stairwell above the entrance. Rear wings notched with corner windows were stepped out to afford better bay views. The walls were terminated at a uniform height, forming the parapet around a trafficable roof accessible via the rear stairs. Only at the entrance does a little playfulness appear, where a small articulated cream brick nib emerges from the interior, and the name 'Woy Woy' is picked out in period, almost cartoon-like, lettering.

Non-original alterations and additions are not significant.

### How is it significant?

'Woy Woy' at 77 Marine Parade, Elwood is of local historic, architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

A key Modernist block of flats designed by the influential architects Mewton and Grounds, 'Woy Woy' marks a critical stage in the evolution of Melbourne's residential architecture and forms part of an extraordinary collection of flats in St Kilda and Elwood. Despite recent alterations, it remains a fine example of Functionalist style, and an exemplary contributor to St Kilda's bayside architectural character. (Criteria A, D & E)

## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

## History

### Higher density living in St Kilda and Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol. I, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahlan Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930s. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930s one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl*

*with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)*

## Woy Woy

Constructed in 1936 'Woy Woy' was designed by the highly influential architect Geoffrey Mewton of Mewton and Grounds. It is a three storey block originally of six one bedroom flats (the top two have now been converted into one). A similar block was apparently planned for the rear of the allotment on Lytton Street (1).

In the same year, Mewton & Grounds designed 'Bellaire' at 3 Cowderoy Street, St Kilda (q.v.), also in a Functionalist style.

## References

(1) Conversation with the owner, 1990

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

Sawyer, Terry 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture, research report, 1982

St Kilda Council building permit No 9416 (plans missing)

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## Description

'Woy Woy' is a three storey block originally of six one bedroom flats (the top two have now been converted into one). Externally, the building is designed in a severe, Functionalist style. Stripped of ornament, the architectural styling has been achieved entirely through the deft manipulation of its basic geometry. Windows originally appeared as virtual slits in the sheer rendered surfaces, a vertical slit indicating the stairwell above the entrance. Rear wings notched with corner windows were stepped out to afford better bay views. The walls were terminated at a uniform height, forming the parapet around a trafficable roof accessible via the rear stairs. Only at the entrance does a little playfulness appear, where a small articulated cream brick nib emerges from the interior, and the name 'Woy Woy' is picked out in period, almost cartoon-like, lettering.

Alterations to 'Woy Woy' include lowering of the upper floor window sills by about 250mm and replacement of all with aluminium framed plate glass. (The ground floor windows still indicate the original dimensions.), the extension of the front stairs to the rooftop, bringing with them a new window above the vertical "slit" and a new glass and aluminium canopy on the roof. The date "1936" has been added in plaster relief as a final touch.

Internally there have been alterations recently and in the past, but most of the detailing remains reasonably intact.

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## Comparative analysis

Along with 'Bellaire' at 3 Cowderoy Street, St Kilda (q.v.), 'Woy Woy' was an influential exposition of radical Modernist ideas that had influenced Mewton when he was working and travelling in America and Europe in 1928-33.(2) The interiors were tightly planned, squeezing maximum function into minimum space. Innovations such as built-in meals nooks, for example, (which in 'Woy Woy' are, in fact, distressingly claustrophobic), were to become standard features in Australian kitchens in the Post-War period. Other experiments, such as soundproofing the timber floors with beds of concrete between the joists, perhaps did not catch on.

While the intactness and integrity of 'Woy Woy' has been compromised by the later additions, the alterations are (with the exception of the enlargement of the windows, quite sympathetic to the original scheme.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Add to the heritage overlay, as an individually listed place. No specific controls are required. The extent of the HO is to include the whole of the property as defined by the title boundaries.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992



# City of Port Phillip Heritage Review

**Place name:** Hile Terrace  
**Other names:** -

**Citation No:**  
**2141**



**Address:** 26-28 The Esplanade, St Kilda

**Heritage Precinct:** St Kilda Hill

**Category:** Residential: Terrace

**Heritage Overlay:** HO5

**Style:** Victorian Italianate

**Graded as:** Significant

**Constructed:** 1885

**Victorian Heritage Register:** No

**Designer:** William Pitt

**Amendment:** C29, C161

**Comment:** Revised citation

## Significance

### *What is significant?*

'Hile Terrace', designed by William Pitt and constructed in 1885, at 26-28 The Esplanade, St Kilda is significant. 'Hile Terrace' is a restrained example of the Victorian Italianate 'boom style' with decorated central pediment, balustrade, ruled façade, rendered corniced chimneys and characteristic cast iron verandah. In addition to this more typical detailing it has some unusual features including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls. There is also the original cast iron palisade front fence with large rendered piers embellished with cornices and string courses.

Non-original alterations and additions are not significant.

### *How is it significant?*

'Hile Terrace' at 26-28 The Esplanade, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

It is historically significant as an illustration of the desirability of The Esplanade as a residential address during the nineteenth century. (Criterion A)

It is aesthetically significant as a relatively intact boom-era terrace row, which is notable for the unusual and fine detailing including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls, and is complemented by the original front fence (Criteria D & E).

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

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## History

### Contextual history

The development of St. Kilda during the 1840s and 50s has its origins in the attraction of the place as a residential location by the sea and after the 1850s as a well-connected residential area, served by a suburban railway from 1857 and with Yan Yean water from 1860. St. Kilda retained its importance as a seaside resort for "Marvellous Melbourne" throughout the nineteenth century and as a desirable address for Melbourne's elite. A view of the Esplanade c.1870 captures the spirit of the age with the activity on the footpaths overlooking the bay and the sailing ships at anchor (PPHR 2016:26-29).

The population of St Kilda grew rapidly during the building boom of the 1880s, rising from 12,000 in 1881 to 19,000 by 1890.

### Hile Terrace

'Hile Terrace', comprising three eight-roomed brick houses, was erected by 1886 as an investment for William Branch. The terrace was named after Sophia Hile, the widowed sister of the owner who occupied one of the houses. The first residents of the other houses were William Brown, a solicitor and James Wilson, a 'gent' (RB). The architect was William Pitt who invited tenders for 'Terrace of three houses, Esplanade, St Kilda' in January 1885. At the same time Pitt also called tenders for a terrace of four houses on a site Acland Street immediately behind this property, also for William Branch (*The Argus*, 1 January 1885, p.2).

Branch retained ownership of 'Hile Terrace' and 'Hile Villas' (the terrace of four houses in Acland Street) until his death in 1895. In May 1895 these two buildings and other property owned by Branch throughout Melbourne were offered for sale. 'Hile Terrace' was described as 'Three handsome brick houses' each containing drawing and dining rooms, four bedrooms, kitchen, bathroom and scullery. The sale notice added:

*This is most desirable property, well built, fitted and finished in a superior manner, having elegant verandahs and balconies and ornamental iron palisade fencing, and occupies one of the picked positions in this popular maritime suburb, commanding an extensive and pleasing view of the foreshore, the bay, and shipping. Rental, £170 per annum. (The Argus, 16 May 1895, p.2)*

### William Pitt, architect

William Pitt (1855-1918) was born in Melbourne and was an architect, public servant and politician working in Victoria, Australia in the later part of the nineteenth century and early twentieth century. Commencing practice in 1879, Pitt that year won first prize for his design for the Melbourne Coffee Palace, the city's first temperance hotel, which, built in Bourke Street, became one of the tallest buildings in Melbourne. In 1883 another award-winning design was used for 'Gordon House' a complex of 'improved lodging houses and

dwellings' in Little Bourke Street. Pitt was highly sought after during the land boom in Melbourne, working almost solely in commercial architecture and becoming one of the most prolific proponents of eclecticism, in particular the Gothic revival and Second Empire styles of architecture. He was responsible for such Melbourne landmarks as the Princess Theatre (one of many theatres he designed in Melbourne, Adelaide, Sydney and New Zealand), and the Olderfleet and Rialto Buildings in Collins Street. In Port Phillip, Pitt designed the St Kilda Town Hall (1889-90) and the former Albion Hotel (Clarendon Hotel), 209-215 Clarendon Street, South Melbourne (1891) (ADB).

## References

Australian Dictionary of Biography (ADB) <http://adb.anu.edu.au/biography/pitt-william-8058> [viewed 24 January 2017]

National Trust of Australia (Victoria) File No. 3364

Port Phillip Heritage Review (PPHR), Volume I, Version 19 2016

St Kilda Rate Books (RB) 25 January 1886, nos. in rate 3,317-3,319

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## Description

'Hile Terrace' is a restrained example of the Victorian 'boom style' with decorated central pediment, balustrade, ruled façade, rendered corniced chimneys and characteristic cast iron verandah. In addition to this more typical detailing it has some unusual features including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls.

Overall, 'Hile Terrace' is relatively intact, and is complemented by the original cast iron palisade fence with large rendered piers embellished with cornices and string courses. Additions have been made at the rear.

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## Comparative analysis

'Hile Terrace' is one of several surviving 'boom era' terraces in St Kilda. Perhaps the finest is 'Marion Terrace' at 14-24 Burnett Street, which is significant as a unique example in Victoria of a terrace influenced by the French Second Empire style and is included on the Victorian Heritage Register for this reason (H1802). More comparable examples include the terrace pairs at 7 & 9 Acland Street, 10 & 12 Crimea Street, and 16-18 & 18-20 Park Street, and the trio at 9-13 Dalgety Street. 'Hile Terrace' is of comparable integrity and intactness to all of these places and is notable for unusual features including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls that perhaps reflect the involvement of William Pitt in the design.

'Hile Terrace' is now also one of only three surviving relatively nineteenth century residential buildings in The Esplanade – the others are 'Marli Terrace' at nos. 3-7, which dates from the 1850s and was converted to flats c.1911, and the house at no.25, which was converted to apartments in the interwar period and is no longer recognizable as a nineteenth century dwelling.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

2016: Retain in the HO5 St Kilda Hill precinct as a Significant place

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

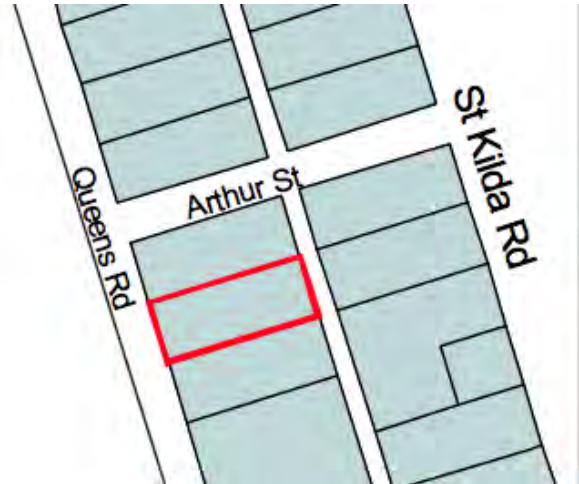
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Nigel Lewis and Associates, *St. Kilda Conservation Study, Area 1*, 1982

# City of Port Phillip Heritage Review

**Place name:** Lancaster House  
**Other names:** Lancaster Flats

**Citation No:**  
**2223**



**Address:** 18 Queens Road, Melbourne

Heritage Precinct: None

**Category:** Residential: Flats

Heritage Overlay: HO321

**Style:** Interwar Georgian Revival

Graded as: Significant

**Constructed:** 1938

Victorian Heritage Register: No

**Designer:** General Construction Co.

**Amendment:** C29, C161

**Comment:** Revised citation

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## Significance

'Lancaster House' situated at 18 Queens Road, Melbourne was designed and built by the General Construction Co. in 1938. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a picturesque and substantial apartment building in the Georgian Revival style, underscoring the continuing tradition of Queens Road as an attractive residential location. The choice of style demonstrates popular preferences at the time and the strong links with English domestic design practices of the period, the Georgian tradition being favoured in the mother country during the Inter War years. The symmetrical arrangement of the parts with visual interest heightened at the central entry and the Palladian windows are characteristic elements of the style.

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## Thematic context

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## History

Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Robert Hepburn was granted ownership of the land in Queens Terrace between Arthur and Leopold Streets comprising of lots 9 to 16 in April and May 1875.

By the end of the nineteenth century four large properties had been built there including one at no.18 shown in situ on MMBW plan 20 in 1894. It consisted of a house with an adjoining block of land, now no.19. Various out buildings were depicted where present day garages stand. During the Great War L.P. Jacobs owned this property leasing it to Matilda Damman.

By 1926 the property had been split and sold. Frederick W. Blight had taken ownership of no.18 by then known as “Lyndhurst” and Robina Hartley had become the owner of the vacant block at no.19. Blight subsequently moved to Toorak. He retained no.18 as an investment property being listed as its owner in 1937 when it was five brick flats.

Plans and specifications prepared by the General Construction Co. (I) for ‘Proposed alterations and additions to residence Queens Road for C S Swinbourne esq’ were submitted in 1938. They were approved by the City of South Melbourne in April and subsequently by the Board of Land & Works in May; the rate card for that year indicating that the 15 flats were completed by the end of the year. Their owners were Margaret and Charles Swinbourne, formerly of Barkly Street, St Kilda, who lived in flat 1, their occupations being home duties and investor respectively. The property was reassessed in 1940, perhaps on completion and from then was known as “Lancaster Flats” and subsequently “Lancaster House”.

New owners were listed in 1951. They were four people named Cropley of Kooyong Road, Toorak. They made additions/alterations to flats 1, 2, 3, 5, and 6 including the provision of garages in 1954. The changes were significant enough to double the valuation of four of these flats the following year. At the same time the Cropleys registered an application for subdivision with the Titles Office. A Plan of Subdivision was adopted in 1956 with 14 new titles issued for the flats with the residue being retained by Harold Harrison Cropley and others. From then the flats were gradually sold as “own-your-own”, the first (no.11) being bought by Miss Patricia Feilman in November 1957.

During this period the architectural firm of Carleton, Henderson and Butler moved into flat 9. Carleton and Henderson had been residents since 1955 with Butler joining them in 1956. Alex Henderson continued as sole occupant from the mid 1960s.

## References

Buckrich, Judith Raphael, *Melbourne’s Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp.50-51

City of Port Phillip building records, file no. 4870/018/1; original building plans file no. B9000/1938/PAC/0

Sands and McDougall Directory, 1940, 1950-1973

South Melbourne, MMBW plan no.20, 1894

South Melbourne Rate Books (PROV VPRS 8264/P1) 1916-1917, p.212, rate no.7938, Unit 62; 1925-26, 1926-27, p.217, rate no. 8180, Unit 72; 1937-38, p.223, Unit 83

South Melbourne Rate Cards (PROV VPRS 8266/P1) 1938-43, nos. 8601-14, Unit 6; 1951 nos. 9646-59, Unit 23

*(1) The 1998 heritage study tentatively identified potential architects on the basis of one entry in the Australian Architectural Index as Arthur Purnell and Pearce who let a contract for a new block of flats in Queens Road, St Kilda in January 1938. However, this is not supported by the original plans held by Council and also the address of this property is South Melbourne. Further approval for construction was not given until May 1938.*

## Description

An imposing Georgian Revival apartment building with layered wings generally having hipped roofs but with a single gable end, balancing a central stair well and entry given expression by means of a pedimented margin to the porch and surmounting arched stair well window with quoining and balustraded parapet, all in the Georgian Revival style. The double hung windows are expansive to afford generous views over Albert Park, the sashes being subdivided by glazing bars. Bricks are light pink with accented sills, string

coursing and pedimented motif to the gable end. The symmetry of the arrangement has been reinforced by the location of Palladian windows either side of the main entry. The other elevations are utilitarian.

The building is set well back from Queens Road across lawns having a small centrally placed fountain and mature trees. There is a stylistically consistent recessed entry gate with elaborate wrought iron work and curved ingo. Out buildings include an early structure predating "Lancaster House" and presumably forming part of the earlier "Lyndhurst" complex. It has a hipped colorbond roof with a skillion and brick walls that have sustained significant changes but retain an early segmental opening with bluestone sill. It has been converted into a garage.

Condition: Sound. Integrity: High.

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## Comparative analysis

No information.

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## Assessment

No information.

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## Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998



# City of Port Phillip Heritage Review

**Place name:** Glen Eagles, Kinross & Kinfauns  
**Other names:** Flats

**Citation No:**  
**2226**



**Address:** 58-60 Queens Road, Melbourne

**Heritage Precinct:** HO512

**Category:** Residential: Flats

**Heritage Overlay:** Recommended

**Style:** Interwar Moderne

**Graded as:** Significant

**Constructed:** 1940-41

**Victorian Heritage Register:** No

**Designer:** Unknown

**Amendment:** C29, C16 Iport Part 2

**Comment:** Revised citation

## Significance

### What is significant?

*Glen Eagles, Kinross and Kinfauns* at 58, 59 & 60 Queens Road, Melbourne, built in 1940-41 as an investment for Margot O'Donohue and Frank Lynch are significant. The three-storey brick blocks of flats are of a restrained, but well-composed, Moderne design and are situated within a landscape setting that contributes to their character. Along the rear boundary of the site is a row of 23 single car garages for its residents, which are supplemented by vehicle parking elsewhere on this site.

Non-original alterations and additions are not significant.

### How is it significant?

The complex containing *Glen Eagles, Kinross and Kinfauns* flats, their landscape setting, and rear garages, is of local aesthetic and historic significance to Port Phillip.

### Why is it significant?

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Interwar period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake. (Criterion A)



The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well-composed, Moderne style. The three blocks of flats, *Glen Eagles*, *Kinross* and *Kinfauns*, demonstrate a transition in styling of blocks between the more ornate styles of historicism and Streamline Moderne, to that of the uncompromisingly Modern developments of *Newburn* and *Stanhill* flats. (Criterion E)

*Glen Eagles*, *Kinross* and *Kinfauns* are a particularly fine, representative, and intact example of an Inter-war flat complex, demonstrating key features of flat design of this period, including incorporation of vehicle accommodation, and garden settings for each block. These garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip. It was these design attributes in early flats that helped shift earlier negative perceptions of flat living, to their growth in popularity with single and smaller family units in the Inter-war period. (Criterion D)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years.

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## History

### Contextual history

Permanent European settlement of Port Phillip began in the 1830s, and by the 1850s a track followed the eastern edge of the Albert Park Swamp, close to today's Queens Road. It was this track in fine weather, rather than St Kilda Road, that was the preferred route to St Kilda from the city. Queens Terrace, later renamed Queens Road, was created in 1875, when the Government sold the land in St Kilda Road abutting the Albert Park Reserve. The subject site is allotments 16 (No 60), 17 (No 59) and 18 (No 58) of Section U of this Government subdivision. Beatrice Street, as with nearby Arthur, Leopold and Louise streets, appears to have been named after the four youngest children of H.R.H. Queen Victoria (1819-1901).

Little development had occurred in this section of Queens Road by the end of the nineteenth century. The MMBW Detail Plan No. 646 of 1897, shows only two houses on the east side of Queens Road between Beatrice and Lorne Streets (formerly Fraser Street). One of these houses was *Kinfauns*, which occupied the site of the existing flats on this site of the same name. The other house shown on the plan in this block of Queens Road is Foyle, situated south of the subject site. *Kinfauns* is described in an auction notice as a two-storey brick house (Age, 16 March 1940, p.2). Sometime after 1897 another house, *Wandook*, was built on the subject site between *Kinfauns* and Beatrice Street. *Kinfauns* occupied allotment 16, and *Wandook* allotments 17 and 18 of the previously described subdivision.

In 1940 both *Wandook* and *Kinfauns* were purchased by Margot O'Donohue and Frank Lynch, both solicitors of Camberwell. *Wandook* had been owned since 1931 by Leonard Edwin Pankhurst Moran, a merchant. *Kinfauns* had been owned since 1934 by Keith Grantham Halley, 'gentleman' (Landata). In August 1940 a 'large demolition sale' of fittings and fixtures of a 10-room house is advertised in the *Argus*, this advertisement notes that the sale is 'owing to the erection of modern flats' on this site (*Argus*, 24 August 1940, p.15).

## Glen Eagles, Kinross and Kinfauns

*Glen Eagles, Kinross and Kinfauns* were constructed in 1940 and 1941 for Margot O'Donohue and Frank Lynch.

The architect/designer of the flats is not known, as they are not noted on the original drawings of the flats, now held by the City of Port Phillip; however, the builder of the flats is noted as C. Young (CoPP).

Approval of the works by the City of South Melbourne was staggered, and occurred in the following order:

- No 60 Kinfauns – approved 18 September 1940
- No 59 Kinross – approved 20 November 1940
- No 58 Glen Eagles – approved 2 December 1940

In March 1941, *Kinfauns* was advertised as having 18 new flats to rent, and in September 1941 *Glen Eagles* was advertised as having new flats for rent (*Argus*, 12 March 1941, p.12 and 12 September 1941, p.8). The earliest mention found of *Kinross*, is in a death notice published in a Melbourne daily in April 1945 (*Age*, 30 April 1945, p.5). However, given the sequence of building approvals it is likely *Kinross* was also built around 1940-41, the same time as its mirrored image *Kinfauns*.

Initially, *Glen Eagles* had 25 flats including a caretaker's residence. Soon after the works were approved for *Glen Eagles*, the drawings were amended, and the new drawings approved on 17 December 1940. These amended drawings omitted a caretaker's residence above the rear garages, which was replaced with an area for clothes drying. A two-storey addition with a separate hip roof was also added to the small return wing on the southwest corner, near *Queens Road*. This two-storey section contained two one-bedroom flats, bringing the total number of flats at this block to 26. *Kinfauns* and *Kinross* each had 18 flats. The balconies of the flats were enclosed with windows, creating a wintergarden-type arrangement.

As part of the 1940s works there were 13 garages, and these were set in an L-shaped arrangement to the south of *Glen Eagles*. Four of these garages were accessed directly from *Queens Lane* (CoPP). Additional garages were added on the *Queens Lane* boundary, bringing the number to 23 that face this street. In 1972 covered car parking was built between *Kinross* and *Kinfauns*, and this was designed by the architectural firm of Stephenson & Turner (CoPP).

An aerial view of this portion of *Queens Road* in c.1965, shows that the original landscaping of this complex of flats was less dense as it is today, and that lawns extended between *Kinross* and *Kinfauns*. The current dense landscaping may have been added to conceal the car park that was built in the 1970s between *Kinross* and *Kinfauns*.

In 1982 minor works were carried out to address fire protection, and this included the replacement/installation of new windows in some stairwells. Two flats in *Glen Eagles* have been combined into one flat, and these works were designed by Geoffrey Woodfull architects. The café at the rear of *Glen Eagles* is relatively recent, as *Port Phillip* records show that this received planning approval in 1992 (CoPP).

## Margot O'Donohue and Frank Lynch

Margot O'Donohue, one of the developers of this complex of flats, also built at least one other block of flats in *Queens Road*. This other block was *Lenhurst* at the corner of *Arthur Street* (33 *Queens Road*) and it was completed in 1936 (PPHR Citation no. 2225). Another block, *Monterey*, built in c1940, may also have been a development of O'Donohue and Lynch, as the block shares a remarkable similarity in scale, composition and detailing to *Glen Eagles* (see also Comparative analysis). O'Donohue and Lynch's development firm traded under the name *Arden Real Estate & Investment Company*, which is shown as the client on architectural drawings and structural engineering drawings of the flats that are held by the City of *Port Phillip*.

Margot O'Donohue owned a share of this complex until her death in 1976. Members of the O'Donohue family continued to own the site for at least another decade, and in more recent times the flats are owned by multiple owners/residents in a strata title type arrangement (Landata).

## References

City of Port Phillip (CoPP) Rolled Plan File No RP000758B, includes original building plans of the flats prepared for the Arden Real Estate & Investment Company, and drawing of covered car parking area between *Kinross* and *Kinfauns* prepared by Stephenson & Turner

Department of Lands & Survey, subdivision plan titled 'Building Allotments Fronting The Brighton Road, Queens Terrace and Fitzroy Street, Parish of South Melbourne', dated 1875, held by the State Library of Victoria.

Philip Goad, *Melbourne Architecture*, Melbourne 2009.

Landata, Certificate of titles, vol 4467 fol 278, vol 5955 fol 951, vol 8263 fol 755 and vol 9645 fol 537.

Max Lay, *Melbourne Miles. The Story of Melbourne's Roads*, Melbourne 2003.

Melbourne and Metropolitan Board of Works (MMBW), 'Detail Plan, City of South Melbourne, No 646', held by the State Library of Victoria.

Melbourne and Metropolitan Board of Works, property services plans, Application Nos. 15613 and 73423, held by South East Water.

Richard Plunz, *A History of Housing in New York City*, New York, 2016.

St Kilda Historical Society, extract from Richard Peterson, 'A Place of Sensuous Resort: Buildings of St Kilda and Their People', titled 'The Canterbury', <http://www.skhs.org.au/SKHSbuildings/pdf%20files/21.pdf>, retrieved 14 November 2017.

State Library of Victoria Picture Collection.

Terry Sawyer, 'Residential Flats in Melbourne. The Development of a Building Type to 1950', unpublished research report, Department of Architecture, Building & Planning; University of Melbourne, 1982.

Ward, Andrew, 'Port Phillip Heritage Review' (PPHR), version 21, March 2017

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## Description

The subject site is situated at the southeast corner of Queens Road and Beatrice Street, Melbourne. Queens Lane forms the rear, east, boundary of the site. The Queens Road and Queens Lane frontages of the site are approximately 92 metres, and the Beatrice Street frontage is 76 metres. The subject site is relatively flat.

Built upon the subject site is a complex of three, three-storey, brick mid-twentieth century Moderne blocks of residential flats, and auxiliary buildings, within a landscaped setting. These blocks of flats are *Glen Eagles* (No 58), *Kinross* (No 59) and *Kinfauns* (No 60). The blocks of flats have a consistent setback from Queens Road behind a garden. The flats and gardens are obscured from view from Queens Road by a hedge that is grown behind a low rendered brick fence. This fence returns and extends along most of the Beatrice Street frontage. Most of the landscaping dates from the late twentieth century (c.1980s to c.2000). The exception is a mature Canary Island Palm (*Phoenix canariensis*) situated within the frontage between *Glen Eagles* and *Kinross*.

Original plans show the flats are built of a combination of load-bearing brick walls, and reinforced concrete slab floors. The roofs of the flats are built of a timber frame, and these are clad in glazed terracotta tiles.

Accessed from Queens Lane is a row of 23 single-car brick garages for residents of the complex. This row of garages is separated into two portions towards the centre by a drive that leads to car parking between *Kinfauns* and *Kinross*. Another drive further north in Queens Lane provides access to the vehicle parking to the south of *Glen Eagles*.

## Glen Eagles

This block is situated at the north end of the site adjacent to Beatrice Street. The shallow setback from Beatrice Street is landscaped with a garden, except at its east end where it is paved in brick where it is used as an outdoor eating area for the shop on the ground floor of the building (adjacent to the Beatrice Street and Queens Lane intersection). This shop is not original, but part of works undertaken in c1992.

*Glen Eagles* has salmon coloured face brickwork, and a hip roof that is clad in glazed terracotta tiles. Plain tall chimneys are located in several places on the roof. The windows are steel frame casements, that are set within string course bands at cill and head levels. This horizontality is relieved on the Beatrice Street elevation by a projecting bay at the east end, and the vertical glazing of the stairwells. A relatively plain moulded rendered hood is above the entrance to each of these stairwells.

The detailing is similar on the Queens Road elevation, where there is another stairwell in a projecting bay. There is early metal signage with the name *Glen Eagles* on this projecting bay. Street numbering fixed to the wall below this signage is not original. On the Queens Road elevation, the base of the wall has manganese bricks.

## Kinross and Kinfauns

*Kinross* is situated towards the centre of the site, and *Kinfauns* adjacent to the south boundary. These two blocks are L-shaped, and are mirrored in terms of their siting. They also have the same detailing, which is slightly more elaborate than that of *Glen Eagles*.

*Kinross* and *Kinfauns* have cream face brickwork on principal elevations, and, as is the practice on many flats in this area, a more austere (red) brick on the rear and other secondary elevations. The flats have hip and gable roofs clad in terracotta tiles.

As with *Glen Eagles*, the Queens Road elevations of both *Kinross* and *Kinfauns* have manganese face brickwork at their bases, which contributes to a visual unity in the architectural character of all three blocks of flats. The windows on *Kinross* and *Kinfauns* are within slightly recessed horizontal bands. This, and the corner window detail on these blocks, demonstrate a slightly higher level of detailing than with *Glen Eagles*.

The Queens Road elevations of both *Kinross* and *Kinfauns* have a projecting bay of windows. There is also early steel signage with the name of each block fixed to the Queens Road elevations, and street numbering that is of later origin. The entrances to the blocks are located to their sides and towards the rear. The former landscape courtyard between *Kinross* and *Kinfauns* is now partially paved for vehicle parking, which has impacted upon the original character of this complex which was lawn. However, landscaping on the site conceals this from view from Queens Road and this has mitigated the visual impacts from this car park.

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## Comparative analysis

Residential flats existed in Britain from the early 1800s. These early examples of flats were for the wealthy, and it was not until later in that century that the use of this housing type became more widespread. On the European continent flats, known as apartments, evolved earlier as a housing type for the broader population. In Paris, one of the most recognisable legacies of Georges-Eugene Haussmann's re-design of that city from the 1850s is its six-storey apartment buildings that define the built form of many of its boulevards.

Initially in the United States of America apartments were, like Britain, for the wealthy. Early examples in New York City include The Dakota, of 1884, a large block of upmarket self-contained apartments. For others, tenements with shared facilities were the housing in New York City at this time. A significant growth in the population of New York City in the first couple of decades of the twentieth century, and the upward mobility of many of its immigrants, led to increased demand for apartments. The expectations of this growing middle-class was of self-contained apartments of moderate size, with baths and kitchens, and with good light and ventilation.

Australians had similar expectations to Americans as to what should be the basic standard for flats, and this would influence the design of flats that began to appear in Australian cities in the early twentieth century. Australia's earliest blocks of flats were in Sydney. Melbourne's first block of self-contained flats, *Melbourne Mansions*, was completed in 1906. Prior to this the closest housing type to flats were rooming or boarding houses, which had shared facilities for its residents. *Melbourne Mansions*, situated at 91-101 Collins Street, was built for David Syme, the proprietor of the *Age* newspaper, and it catered for a relatively affluent resident. The architect of *Melbourne Mansions* was Inskip and Butler.

*The Canterbury* at 236 Canterbury Road, St Kilda West, designed by the architectural firm H W & F B Tompkins, was built in 1914 and is believed to be the earliest example of self-contained flats remaining in Melbourne (Peterson).

Criticism and questioning of the suitability of flats for Australian cities continued until after World War I. As an alternative to flats, Melbourne architect, John Gawler, advocated bungalow courts, a housing style that had become popular in Los Angeles (ibid). An example of a bungalow court, where residential units are sited around a small courtyard, is at 96 Grey Street, St Kilda. The setting of blocks of flats in a landscaped setting became a common aspect of flat design, and this is seen at *Glen Eagles*, *Kinross* and *Kinfauns*, and with other flat developments of the inter-war and early Post-war periods.

Some of the criticism of flats included that they were unsuitable for children and detrimental to family life (ibid). This criticism was mostly unjustified, as most flat developments were marketed for single people and/or smaller family units. Flats also provided a superior level of accommodation, and more privacy, than the more traditional accommodation for single people of boarding and rooming houses. One celebrated example of units for single people is *Cairo* in Nicholson Street, Fitzroy. It was completed in 1935-36, and provided a sophisticated level of functional Modernist design in its studio and one bedroom flats (Goad, 2009:142).

The architect of *Cairo*, Best Overend, was in the 1930s forging a name for himself as one of the city's leading architects. Best and Bernice Overend, early in their marriage, lived in a flat in the recently completed flat complex *Milton Hall* in St Kilda Road in 1938 (located on the opposite side of Queens Lane from *Glen Eagles*, but since demolished) (*Table Talk*, 8 December 1938, p.14; *Argus* 17 December 1938, p.11). This demonstrates that by the 1930s much of stigma associated with flats, and with flat-living, had begun to abate; and that St Kilda Road and Queens Road with its increasing number of blocks of flats was becoming a desirable locale for the middle and professional classes.

Sites that attracted flat developers were close to public transport (often this being tram lines) and shops, and in areas with a fine character or atmosphere, and that afforded good views. Sites sought by property developers for flats included St Kilda, Elwood, South Yarra, and, as previously discussed, the city's fashionable boulevard St Kilda Road (Sawyer, 1984:33-34). Queens Road, with all of the desirable attributes noted above, added with its fine views of Albert Park Lake, was also popular with flat developers in the Inter-war and Post-war periods. In 1935, Queens Road was described in one Melbourne newspaper as 'the perfect flat area' (*Argus*, 10 January 1935, p.13).

The flats that were built in Queens Road and St Kilda Road were often on the sites of former Victorian mansions. In turn many of these Inter-war blocks of flats have been demolished in recent decades, and have been replaced with either larger multi-level apartment buildings, or with commercial developments. A number of Inter-war blocks of flats do survive, and these include *Glen Eagles*, *Kinross* and *Kinfauns*, as well as other blocks that are also notable in their planning and design. They provide evidence of the history of this part of Port Phillip being at the forefront of flat development in Melbourne in the Inter-war and early Post-war periods.

The blocks of flats of the Inter-war period are of no uniform architectural style, rather they are expressed in a variety of styles that were popular in the 1920s through to the 1940s. These include flats designed in historical styles, which continued to be used despite the growing popularity of Modernism.

In Queens Road and St Kilda Road historical styles of flats include the English Vernacular Revival three-storey block at 628 St Kilda Road (Marsh & Michaelson architects, 1936); and another block in this style, *Lenhurst*, at 33 Queens Road (O.H. Jorgensen, 1936-37). This Queens Road example was an earlier

property development of Margot O'Donohue, who, with Frank Lynch, would later develop *Glen Eagles*, *Kinross* and *Kinfauns*. Another block, *Lancaster House* at 18 Queens Road (1938) is designed in a Georgian Revival-style, a style popular during the Inter-war period.

Modernism arrived in Australia in the 1930s, and the tenets of European Modernism are expressed in varying ways, and in varying degrees, in blocks on Queens Road. *Brookwood* at 32 Queens Road (Bernard Evans, 1936) is of a rich Streamline Moderne design with its rendered mouldings at parapet level referencing more Art Deco architecture of Europe and America of a decade earlier, than pure European Modernism. However, elements of the design, such as its steel frame windows and flat roof appearance, are gestures to Modernism.

Another notable Streamline Moderne block is *Kia Ora* at 449-453 St Kilda Road, Melbourne (within the City of Melbourne). Originally proposed as one block of 30 flats, the site of an adjoining mansion was purchased and the original block mirrored, totalling 60 flats around a landscaped garden. Designed by Lewis Levy, and completed in the mid-late 1930s, it is of a superior design to *Brookwood*. It was built by Kia Ora Investments Pty Ltd, another flat developer in Melbourne at this time (Argus, 5 August 1935, p.3; 30 March 1936, p.6, 21 June 1955, p.6).

Other blocks in Queens Road express a more restrained Moderne styling, providing a transitional style between the decorative treatment of *Brookwood* and *Kia Ora*, and the severity of Modernism encapsulated in *Newburn* (Romberg and Shaw, 1939-42) at 30 Queens Road, and at *Stanhill* (Romberg, 1945-50) at 34 Queens Road. These Moderne blocks include *Monterey* (architect not known, c1940) at 17 Queens Road, and *Glen Eagles*, *Kinross* and *Kinfauns*.

Both *Monterey* and *Glen Eagles* are similar in that both are sited at corners, have expressed hip roofs (muddying any comparisons to European Modernism), and have similar detailing on their facades. These similarities indicate both were designed by the same architect, and may also be developments of Frank Lynch and Margot O'Donohue. The early character of *Monterey* has been impacted upon, as its brickwork is now painted. *Monterey* also has historical significance, as it was used during World War II by FRUMEL (Fleet Radio Unit Melbourne), one of two combined radio operations that worked at deciphering Japanese military codes used in the Southwest Pacific.<sup>43</sup>

All of the low-rise blocks of flats built during the 1930s and 40s share common characteristics in terms of their planning, with each block set back from its front and side boundaries, with the setbacks from street boundaries incorporating landscaping. This provides some degree of visual uniformity to the few mansions remaining in the street, which are also built in a landscaped setting and that are of a similar scale. In the case of the subject site, and the Victorian mansion *Lanark* opposite, they provide a human scale and strong landscape character to Beatrice Street when viewed from Queens Road.

Margaret O'Donohue and Frank Lynch were key flat developers in Queens Road. As previously noted, in addition to *Glen Eagles*, *Kinross* and *Kinfauns*, at least one other flat development was built by O'Donohue (*Lenhurst*), with possibly another (*Monterey*) built by O'Donohue and Lynch. Other prolific flat developers of this time were the previously mentioned Kia Ora Investments Pty Ltd and Claude de Bernales's Brookwood Estates Limited. Another Queens Road flat developer was Stanley Korman, who built both *Newburn* and *Stanhill*. Korman also developed a large (low-rise) brick complex of flats called *Waitemata* at 65 Queens Road, and *Rameta* at 67 Queens Road, to the south of the subject site. Both *Waitemata* and *Rameta* have since been demolished.

The complex of flats at 58, 59 and 60 Queens Road is reasonably intact. Its aesthetic quality is enhanced by its garden setting, which despite encroachment by vehicle parking and a denser planting arrangement, has not significantly impacted upon this aesthetic value. This garden setting, with the three-storey scale of the flats, combined with their hip and gable roofs, give the complex a human scale and residential character, less apparent in flat developments later in the Post-war period. This complex of flats is testament to Queens Road being a desirable locale for investors/developers of flats in the 1930s and 40s, and the high standard of the design of its flats of this era.

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## Assessment

No information.

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## Recommendations

2017: Site specific heritage overlay in the Port Phillip Planning Scheme

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Peter Andrew Barrett, 58, 59 & 60 Queens Road, Melbourne. *Heritage Assessment*, November 2017

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

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## Other images



From top, Kinross (no.59), Kinfauns (no.60) and garages at rear facing Queens Lane



# City of Port Phillip Heritage Review

Place name: **Houses**  
Other names: -

Citation No:  
**2409**



**Address:** 110-118 Barkly Street & 2-6  
Blanche Street, St Kilda

**Heritage Precinct:** None

**Category:** Residential: Houses

**Heritage Overlay:** HO507

**Style:** Federation/Edwardian

**Graded as:** Significant

**Constructed:** 1910-1912

**Victorian Heritage Register:** No

**Designer:** James Downie

**Amendment:** C161

**Comment:** New citation

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## Significance

### What is significant?

The group of eight houses, including two pairs of semi-detached houses and one detached house at 110-118 Barkly Street and a terrace of three houses at 2-6 Blanche Street, St Kilda, constructed from 1910 to 1912 by builder James Downie, is significant.

The high timber picket fences on each property are not significant. Non-original alterations and additions to the houses and the modern timber carport at 2a Blanche Street are not significant.

### How is it significant?

The houses 110-118 Barkly Street and 2-6 Blanche Street, St Kilda are of local historic, representative and aesthetic significance to the City of Port Phillip.

### Why is it significant?

The group is of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they are representative of Edwardian-era speculative housing development on the remaining vacant sites in St Kilda. (Criterion A)

They are representative examples of Federation/Edwardian housing built as an investment by a single builder using standard designs to ensure the houses could be built efficiently and economically, but with

variations in detailing to achieve individuality and visual interest and avoid repetition. The design of the houses demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. (Criterion D)

Aesthetically, it is significant as a cohesive and distinctive group due to their shared materials, details, setback and form. They are of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly ornate rendered garland swags, which form a striking feature against the red brick backgrounds. (Criterion E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years.

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## History

The group of eight houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, was constructed from 1910 to 1912 by builder and contractor, James Downie. While James Downie had formally retired some years before their construction, there is no doubt that he was the lead contractor and not one of his sons. While there were two sons called James, the eldest, James David, had died in 1889, while the younger, James Gordon, was only 12 years old at the time (Schmeder 2021:79).

The land on which the subject residences stand was vacant in 1897 (MMBW) and remained so until 1910 when it was sold to James' wife, Williamina Downie (LV).

Building permits for the houses were issued in 1910. The first permit for five brick villas in Barkly Street, to be constructed by James Downie for his wife Williamina, was issued in May 1910, and the second permit for three attached brick villas in Blanche Street, also constructed by James Downie, who was then listed as the owner, was issued in August 1910 (BP). The houses in Barkly Street were built by 1911, and the residences in Blanche Street were complete and occupied by 1912 (SM).

In 1915 the cottages were occupied by Alfred H. Miller (110 Barkly), John Blake (112 Barkly), Harry Grove (114 Barkly), Elizabeth Timper (116 Barkly), Louis Marks (118 Barkly), Mrs. Cath Winter (2 Blanche), Myer Jacobson (4 Blanche) and Barnett Goldstein (6 Blanche) (SM).

James Downie lived with his father, builder and contractor John Downie, in High Street, Prahran, in 1881 (MCC registration no. 9020, as cited in AAI, record no. 76857). By 1884, James and his wife, Williamina Downie, both from Gippsland, were living at Orford Villa in St Kilda Road (*Argus* 29 December 1884:1).

When James Downie died at his home, Glenview, in Longwarry South in 1926, his obituary noted that he was responsible for the construction of several important projects, some undertaken with another contractor, a Mr Pearson:

*Mr. Downie, who was aged 75 years, was born in Dundee, Scotland, in 1851, and came to Australia when aged two years in the ship Ganges Khan. He was one of the earliest builders and contractors in the colony, and with his father built the Western Market and buildings, the Victoria Homes for the Aged at Royal Park [originally built as an industrial school with contractor Mr Pearson in 1874-75], the Law Courts in Lonsdale*

street [with contractor Mr Pearson in 1874-84], the Female Penitentiary at Coburg [in 1891-92], the Domain entrance to Government House, additions to Menzies' Hotel, and St. James's Buildings, William street [designed by architects Terry and Oakden and built in 1885], as well as large railway and bridge works on the Wimmera River [the Natimuk-Noradjuia railway line with contractor Mr Barnfield opened in 1877]. He also built the Sydney road from Kilmore to Seymour practically as it stands today. In 1892 he retired from business and lived quietly on his property at Longwarry South. He left a widow, four sons, and a daughter. The burial took place at the Melbourne Cemetery on Tuesday (Argus 7 October 1926:10).

In 1920 the land and cottages were sold to Rose, Agatha and Cecily Moran, unmarried sisters, who all lived at the George Hotel in Fitzroy Street, St Kilda (LV).

Mary (nee Castles) and Patrick Moran married in 1879 and lived in Wagga Wagga, New South Wales, where they were involved in running a general store and brewery. Mary Moran's father was an architect and contractor who owned several properties in Melbourne. After Patrick Moran died in 1909, Mary and her four daughters, Rose, Agatha, Gertrude and Cecily, moved to St Kilda. Mary Moran died in 1931, (*Wagga Wagga Express* 14 November 1931:13), but the Moran sisters continued to live at the George Hotel until the 1970s. The sisters were well-known St Kilda identities.

The subject houses remained in the ownership of the Moran family until 1977 when the last surviving sister, Rose, died. After Rose's death, the land was subdivided, and the houses were sold individually (LV).

## References

Australian Architectural Index (AAI), as cited. Copyright Miles Lewis

City of St Kilda building permits (BP) nos. 1033 and 1108

Frost, Lionel 2008, 'Economy' in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00501b.htm>, accessed 14 September 2017

Land Victoria (LV) Certificates of Title Vol. 2336 Fol. 100; Vol. 4353 Fol. 527

Melbourne Metropolitan Board of Works (MMBW) Detail Plan no. 1370, dated 1897, State Library of Victoria.

Sands and McDougall, *Melbourne and Suburban Directories* (SM) 1911, 1912, 1915

Schmeder, Natica, *Port Phillip Planning Scheme Amendment C161 (Part 2). Statement of evidence*, 15 January 2021

*Victorian Places* 2015, 'St Kilda', Monash University and University of Queensland, <http://www.victorianplaces.com.au/st-kilda>, accessed 14 September 2017.

## Description

This group of eight houses is clustered around the corner of Barkly Street and Blanche Street in St Kilda. Constructed by the same builder between 1910 and 1912 they form a cohesive and distinctive group due to their shared materials, details, setbacks and form. The group comprises two semi-detached pairs and a detached villa in Barkly Street, and a row of three terrace houses in Blanche Street.

The semi-detached pairs and the terrace houses are identical, with the exception of the treatment of the gable ends. They are all constructed of red brick with a band of two cream brick courses that cuts through the lower window sashes, and a single course of moulded cream brick below the rendered moulded cornices of the brick chimneys. The brickwork is tuck-pointed where it is contained by the verandahs and the gable-fronted roofs are clad in slate. Other common design elements are the panelled front doors with highlight and narrow timber double sash windows, the verandah wing walls with rendered cappings and scroll brackets, and shallow bull-nose verandahs with traditional rinceau pattern cast iron friezes, brackets and verandah posts.

The houses are distinguished by the treatment of the gable ends with 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street being decorated with oculi with timber louvres, above highly ornate rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a simple diagonal timber strapwork.

The detached double fronted villa at 118 Barkly Street has the same materials, chimneys and verandah detailing, but is distinguished by the hipped roof with a major and minor gable (both with vertical strapwork creating a half-timbered effect), and the tripartite windows on either side of the panelled entrance door, which has both sidelights and highlights.



110-112 Barkly Street, showing the distinctive gable end detailing

Overall, the buildings have good integrity and intactness. Visible changes include the glazed infill of the verandah at no.116 (the cast iron verandah has been retained), painting of the face brickwork to the gable ends of 114, 116 and 118 Barkly Street, and the oculi of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street and missing details from some of the swags (e.g., 112 Barkly St). Some of the rear sections of roof have been replaced with corrugated iron or colourbond. None of the front fences are original.

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## Comparative analysis

Federation/Edwardian housing is well represented in the Heritage Overlay in St Kilda, and the City of Port Phillip more generally. The majority of these places are included within precincts as either Significant or Contributory places.

During the Federation/Edwardian period (c.1900 to c.1918) Queen Anne became the most popular housing style, replacing the Italianate style of the Victorian era. Queen Anne style houses were typically of red brick with terracotta roof tiling, corbelled brick or brick and roughcast render chimneys with terracotta pots, and had timber (rather than cast iron) verandah detailing and half-timbered, roughcast rendered or shingled gable ends. Roof forms were more complex and often included prominent street-facing gables. Nonetheless, some traces of Italianate style lingered on up until the early 1910s in details such as cast iron

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verandahs (though the designs were simpler), symmetrical facades, and brick or rendered chimneys with moulded cornices.

Another key change during the Federation/Edwardian period was the decline in terrace house building. Terrace houses were highly popular during the late nineteenth century building boom, as they were an efficient and economical method of maximising the number of dwellings on a site. However, increasing concern about inner city overcrowding, the poor quality of some terraces and a perception that they were cold and dark together resulted in fewer being built in the early 1900s. Eventually, some councils moved to restrict or outlaw them altogether. For example, in 1918 Richmond adopted new building regulations that, amongst other things, required a minimum frontage of 16 feet and each dwelling to have not less and than three rooms, and prohibited terraces of more than two houses joined together (*Richmond Guardian*, 4 August 1917, p.3; 30 November 1918, p.2). In St Kilda, the local council prepared a by-law in 1916 that required a house to only occupy half the allotment upon which it is erected (*Prahran Telegraph*, 23 December 1916, p.4).

Consequently, the semi-detached pair replaced the terrace row as a popular form of low-cost housing in the early twentieth century. Like the terrace houses of the Victorian era, groups of semi-detached houses were often built as speculative housing by single builder using standard designs to ensure the houses could be built efficiently and economically, but with variations in detailing to achieve individuality and visual interest and avoid repetition.

The St Kilda East Precinct (HO6) contains several good examples of groups of semi-detached pairs and detached houses constructed by the same builder. These include the houses at 1-13 and 2-10 Moodie Place, St Kilda and 68-74 Octavia Street, St Kilda, which comprises semi-detached pairs, detached terrace style houses and one detached house, all with similar form, materials and details. These were built c.1907-1910 by local builder Mr. P. Einsiedel, who also constructed similar groups close by, including the semi-detached pairs at 10-36 Lambeth Place. While these have a terrace house form, the detailing is more consistently Federation/Edwardian (red brick construction, corbelled red brick chimneys, predominantly terracotta roofs or slate with terracotta ridge capping, half-timbered gable ends, and timber verandahs).

This group of houses is also representative of this type of housing. Compared to the above examples, this group more clearly demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. They are also of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly ornate rendered garland swags. These form a striking feature against the red brick backgrounds.

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## Assessment

No information.

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## Recommendations

2017: Site specific heritage overlay in the Port Phillip Planning Scheme

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Context Pty Ltd, *Heritage Assessment. 2-6 Blanche and 110-118 Barkly Street, St Kilda*, 2017

## Other studies

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## Other images

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# City of Port Phillip Heritage Review

Place name: **House**  
Other names: -

Citation No:  
**2411**



Address: **324 Esplanade East, Port Melbourne**

Heritage Precinct: **Port Melbourne**

Category: **Residential: House**

Heritage Overlay: **HO1**

Style: **Early Victorian**

Graded as: **Significant**

Constructed: **1876**

Victorian Heritage Register: **No**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **New citation**

## Significance

### *What is significant?*

The house, constructed by 1876 for William Knight, at 324 Esplanade East, Port Melbourne is significant. This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic.

Non-original alterations and additions and the front fence are not significant.

### *How is it significant?*

The house at 324 Esplanade East, Port Melbourne of local historic and representative significance to the City of Port Phillip.

### Why is it significant?

It is significant as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s. (Criteria A & D)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

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## History

### Contextual history

Sandridge (Port Melbourne), St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance. U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne's history. The population had increased sevenfold from 3,351 in 1861 before beginning a long and steady decline (PPHR 2018:27-29).

### House, 324 Esplanade East

The development of Port Melbourne in the nineteenth century was constrained by a body of shallow water known as the lagoon that extended inland from the shoreline as far as present-day Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards Park. Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. Though the progress of the works was slow, development of the reclaimed land began soon after (Turnbull & U'Ren 1983:276).

The land on the east side of Esplanade East north of Spring Street was offered for sale in 1875. J. Hennessy purchased Allotment 10 in February 1875 and subdivided it into three lots.

This house appears to have been built by a shipwright, William Knight, in 1876 on the southernmost of the three lots created by Hennessy. When first rated, the humble cottage was described as a three-roomed wood dwelling, and was valued at £16 (RB). Knight lived in the house for several years, but by 1892 it was owned and occupied by Peter Hansen, a guard, and the number of rooms had increased to four (RB). By that time, it was numbered as 9.

## References

Port Phillip Heritage Review (PPHR), Exhibition Version Amendment C161port, June 2020

Port Melbourne Rate Books (RB) 1876-77, no. in rate 1752, 22 March 1892 (2207)

Radcliffe, David, Research report in relation to Citation 640 – 331 Esplanade East, 23 January 2019

Turnbull, N. and U'Ren, N., *A History of Port Melbourne*, 1983

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## Description

This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic. A two storey addition has been made at the rear and there is a (non-original) high bluestone fence at the front.

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## Comparative analysis

While many houses were constructed in Port Melbourne in the 1860s and 1870s relatively few survive today. Although front-facing gables were common in smaller residences of the mid-nineteenth century, they were later supplanted by virtually universal use of transverse gabled or hipped roofs. In later nineteenth century houses, front-facing gables were more unusual and were most commonly found in working class suburbs such as Port Melbourne or Collingwood where blocks tended to be narrow (Allom Lovell). While simple in form, this cottage is notable for the ornamental bargeboard and finial, which is a typical detail of the period. It compares with 51 Bridge Street, Port Melbourne, which was constructed in 1874 and similarly retains an ornamental bargeboard.

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

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## Recommendations

2016: Retain in the HOI Port Melbourne precinct as a Significant place

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, Vol. 4, 1995

# City of Port Phillip Heritage Review

**Place name:** Houses  
**Other names:** Duplex

**Citation No:**  
**2412**



**Address:** 152 & 154 Mitford Street, Elwood

**Heritage Precinct:** None

**Category:** Residential: Duplex

**Heritage Overlay:** HO511

**Style:** Edwardian Arts & Crafts  
Bungalow

**Graded as:** Significant

**Constructed:** 1915

**Victorian Heritage Register:** No

**Designer:** Schreiber & Jorgensen

**Amendment:** C161

**Comment:** New citation

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## Significance

### *What is significant?*

The attached houses, designed by Schreiber & Jorgensen and constructed in 1915, at 152-54 Mitford Street, Elwood are significant. Typical of early bungalows they have Arts & Crafts detailing and employ design simplicity for their time. The plain roughcast wall surfaces, the shingling to the gables and the bracketed eaves, and use of simple gable roof forms and multi-paned and corner windows are all influences from the Arts & Crafts movement. The boxed corner windows in particular are an unusual and distinctive feature. Also of note are the details that demonstrate Japanese influences including the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways. There are three chimneys, each placed centrally at the gable ends of the main roof and the street facing minor gable.

Non-original alterations and additions are not significant.

### *How is it significant?*

The attached houses at 152-54 Mitford Street, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

It is significant as a finely detailed and early example of bungalow design that demonstrates both Japanese and Arts and Crafts influences. The Japanese influence is demonstrated by the relatively low pitch of the

roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways, while the Arts and Crafts style is expressed through the adoption of simple building forms, materials and some details that are innovative for their time such as the corner windows. It is also significant as an unusual building type as a 'bungalow duplex' that has been skilfully designed to fit a small site. (Criteria A, D & E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

### Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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## History

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33)

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the intersection of Meredith and Addison streets. Elsewhere, modestly-scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

During the 1910s, intense residential settlement in Elwood prompted the expansion of associated infrastructure. The first purpose-built church in Elwood also appeared around this time – a modest timber structure in Mitford Street for the local Methodist congregation, designed in 1910 by prolific ecclesiastical architect Alec Eggleston. It was followed, two years later, by a similarly understated timber building for the Presbyterians in nearby Scott Street, designed by the same architect. More conspicuous brick churches followed in the later teens, with St Bede's Anglican Church in Ormond Road (1916), and a new and larger Methodist church in Mitford Street (1918; demolished). The local Roman Catholic congregation, meanwhile, had acquired a site in the new Normandy Street subdivision in 1914, where they established a denominational school in 1918. A purpose-built church, however, would not be completed for another decade. The Methodists had already operated their own day school in Mitford Street from the early 1910s; however, it was not until 1917 that the first state school opened, on the opposite side of Poet's Grove (PPHR 2015:34).

## Place history

These two properties, situated at the intersection of Austin Avenue, Mitford Street and Glen Huntly Road, were created as part of a 1914 subdivision that also created Austin Avenue. The first house in Austin

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Avenue was no.6, which was under construction in 1914 and by 1917 there were sixteen houses in the street with four more under construction (SM).

Designed by architects Schreiber & Jorgensen, this pair of houses was built in 1915 for Mrs. O'Connell who lived in Milton Street, Elwood (BP).

## Schreiber & Jorgensen, architects

The firm of Schreiber & Jorgensen, comprising architect Robert Schreiber and his nephew Justus Jorgensen, was active from the 1910s through the early 1930s. Although a qualified architect, Jorgensen later became better known as an artist and one of the founders of Montsalvat, Eltham (Teichmann 1996). Notable works of the firm include additions to the Xavier College Chapel (1927-34), Kew, Burke House (1929), 340-342 Collins Street, and Our Lady of Lourdes Church, School and Presbytery (1930), Prahran. The firm also designed a number of interwar Arts and Crafts Bungalows in Brighton, Elwood, Armadale, Malvern and Camberwell. The firm was described in an advertisement for a bungalow in Brighton as 'masters at planning artistic and pleasing exteriors and up-to-date and labour-saving domestic arrangements' (*Argus*, 29 May 1920:16).

In Port Phillip they are known to have designed at least four blocks of flats and several houses in St Kilda and Elwood during the 1910s and the 1920s. This is their earliest known commission. The other known examples, still extant, are:

- Flats (1917), 73-75 Mitford Street, Elwood (Individually significant within HO7 precinct)
- Flats (1920-21), 17-25 Charnwood Crescent, St Kilda (Individually significant within HO6 precinct)
- House (1924), 5 Broadway, Elwood (Significant within HO7 precinct)
- House (1925), 207 Alma Road, St Kilda East (Individually significant within HO6 precinct)
- Flats/duplex (1927), 1 Oak Grove, Ripponlea (Individually significant within HO7 precinct)
- Flats/duplex (1929), 18 Glen Eira Road, Ripponlea (Significant within HO7 precinct)

## References

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permit no.2541, dated 23 February 1915 (BP)

Sands & McDougall Directory (SM), various dates

## Description

This is a pair of attached houses or 'duplex' with tiled gabled roofs and rendered walls that has been skillfully designed to fit a small site. There are three chimneys, each placed centrally at the gable ends of the main roof and the street facing minor gable. Typical of early bungalows they have Arts & Crafts detailing and employ design simplicity for their time. The plain roughcast wall surfaces, the shingling to the gables and the bracketed eaves, and use of simple gable roof forms and multi-paned and corner windows are all influences from the Arts & Crafts movement. The boxed corner windows in particular are an unusual and distinctive feature – corner windows were not widely adopted in domestic architecture until the 1930s.

Also of note are the details that demonstrate the Japanese influence upon bungalow design. These include the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways.

The houses are relatively intact. The most significant visible change has been the replacement of the tiled roof to no.154. The colour schemes are not original and additions have been made at the rear, however, these are not visible from the front of the houses. The high front fence to no.154 is an intrusive feature.



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## Comparative analysis

The following is an edited version of a contextual history of bungalow design in Australia, prepared by Heritage Victoria:

*The bungalow, from the Hindi *bangla*, meaning house, changed many times from its original bamboo and straw Indian peasant housing form. The European adaptation of the bungalow from the 16th century largely developed into two types; the hipped, double-roofed bungalow, and the less common gabled example. The hipped form progressed through the 19th century as the Colonial Bungalow, and in Australia this simple pyramid hipped roof dwelling with verandah became a typical early Australian housing form. Inspired by the Indian summerhouse, these sun-conscious buildings with their lack of ornament and pleasing rusticity, became favoured as rural retreats. The earliest surviving European house in Australia, the Macarthur's Elizabeth Farm at Parramatta, and the prefabricated country house, Woodlands, at Tullamarine, are notable bungalow examples.*

### *The American Influence*

*The gabled form went on to develop with strong Japanese influences in the United States, and became the Pasadena or Californian bungalow and by the 1890s houses with decidedly Japanese forms, having roofs with a floating horizontal quality, were being designed by Frank Lloyd Wright and others of the Prairie and Craftsman schools. On the American west coast, the highly influential architectural partnership, Greene & Greene began to develop their own characteristic Japanese bungalow theme after 1903. Several other architects in the Pasadena area were also designing in a similar Japanese style with admixtures of Swiss and Arts and Crafts as well as other local vernacular elements. The Greene brothers emphasised simplicity and beauty in the use of roof timbers, broad overhanging eaves, and simple open internal planning, a feature that was eminently suited to the increasingly informal American domestic lifestyle. Their designs were a bold attempt to combine traditional forms and construction types, including heavy stucco or adobe Mission vernacular of the west coast with Japanese elements; broad low pitched open eaved roofs, as well as strongly featured rafters, purlins, and eaves brackets. Uprturned ridgework, as well as light timber pergolas and trellis work could also be included. Such elements were common to many of the designs published in a number of American and international journals. Contemporary to the Greene brothers, Arthur S. Heinemann's designs were more typical of the Californian idiom, but also had a strong Arts & Crafts orientation, with rubble piers, cylindrical columns and plastered plinths. His houses were more generally single storey and smaller than those of the Greenes, but still had low-pitched intersecting and nested gables with exposed rafters.*

### *The Californian Bungalow in Australia*

*In the early years of the twentieth century the rising flood of publications illustrating examples of Californian bungalows made this building the most discussed subject in articles on domestic architecture in Australia. The small free-standing house was becoming the favoured type of housing in Australia, and it adapted easily to the bungalow form. In particular the basic asymmetrical Federation house could be convincingly accommodated to the style. Californian houses featured in the Australian magazines *Building and Real Property Annual* from as early as 1907, and were influential in the designs of local firm Oakden & Ballantyne from at least 1909.*

*Thus the Californian bungalow with its projecting gabled entry, low pitched gable roofs, heavy tapering piers, broad eaves, strongly expressed rafters and purlins to eaves, as well as stained timber detailing, was to have a strong influence on Australian bungalow design. Local examples differed from their Californian counterparts by their tendency to be designed with a single dominant roof and subsidiary projecting gables or hips which were directly derivative of the Federation house. The use of an asymmetrically placed front gable over a projecting room was identified by Robin Boyd as one of the characteristics of the Australian vernacular type. Many bungalows of California did not have this roof hierarchy, but featured roofs treated as broad planes of similar height and massing.*

### *Japanese Bungalows*

*The distinctive Japanese-inspired bungalows of California, with characteristic low-pitched roofs and strongly expressed eaves timbers, were equally well publicised in Melbourne from about 1908 onward, but local designers were reluctant to exchange the higher pitched roofs of their own bungalow forms for the new oriental look. Consequently the hovering, oriental character of the Japanese style bungalows designed by American firms such as Greene & Greene, were comparatively rare in Melbourne. The preference for tiled roofs which needed a steeper pitch to guard against rain penetration, helped to sway designers away from the Japanese style. As well as terra cotta, another local*

characteristic was the use of red brick. The new materials and roof line resulted in a local hybrid style which was developed in many variations throughout Melbourne's suburbs.

Oriental influences identified in Melbourne bungalows are largely confined to the treatment of timber elements, such as the roof beams and purlins which project beyond the line of the eaves, interlocking wood detailing, and ornate timber pergolas, trellises and gateways. The Bert Hurry house at 14 Alfred Road, Burwood, designed by Marcus Barlow in 1916, was one of the earliest, notable examples of the style. The American influence is evident in the stained weatherboard base and roughcast weatherboard walls. Charles Greenhill, a builder active in the Kew area built numerous bungalows with Japanese features. His own house at 330 Cotham Road Kew (demolished) was designed with projecting rafters with rounded, disc-like terminations. There were horizontal timbers with rounded ends above the brick piers of the porches lending an oriental appearance to the structure. Other bungalows with this kind of timber detailing were built in the suburbs of South Yarra, Malvern, Brighton, Toorak and Footscray.

The architects, Schreiber and Jorgensen, designed several residential buildings in St Kilda, Elwood and Malvern before and after World War I, as well as several churches. Their houses were all bungalows and usually with Arts & Crafts detailing. The Japanese influence can also be seen in their design for 'The Pebbles', 57A Droop Street, Footscray, which is included on the Victorian Heritage Register (H1308).

This bungalow duplex with its relatively low-pitched roof, the timber detailing including the projecting purlins, the flat roofed porch and the 'moon arch' doorways all demonstrate the Japanese influence upon bungalow design. The construction date of 1915 also makes this one of the earliest examples in Melbourne. The use of corner windows is also of note as an early example of this method.

The building also borrows from the Arts and Crafts tradition through the simplified building forms and compositions. Schreiber & Jorgensen did not simply take the orthodox forms of the bungalow and make them their own, but also simplified and re-modelled them using Arts and Crafts ideas. Bungalow duplexes are not a common building type and the architects skilfully used the site with three road frontages to provide two houses on a relatively small site.

Comparable examples in Port Phillip with both Arts & Crafts and Japanese details include 217 Alma Road, St Kilda East (HO25) and 311 Orrong Road (HO223). The former house was built in 1917-18 and the latter dates from 1920. The designer of each is unknown. This duplex shares details with these houses such as the roughcast walls and shingling, and the flat roofed porches, but is distinguished by the corner windows, not found on these examples (or elsewhere in Port Phillip). It also has a similar level of intactness and integrity.

While California bungalows are common throughout Elwood, most other known examples date from after World War I – one example is the house at 109 Tennyson Street, constructed c.1920, which has a similar low-pitched roof and is described as a 'rare example of a house in the California style which adheres closely to its American design sources' (HO271). Other houses of similar build date in Elwood to these houses, on the other hand, are more traditional Federation style bungalows and attic villas such as 'Dartington', 14 Selwyn Avenue (1914, HO8), or Caversham, 7 Lawson Street (c.1910, HO8).

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

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## Recommendations

Add to heritage overlay, as an individual place. Extent of HO to include the whole of the property as defined by the title boundaries.

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## Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

## Other studies

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## Other images



## Statement of Significance: 12 Marine Parade, St Kilda – “Edgewater Towers”

<b>Address:</b> 12 Marine Parade, St Kilda	<b>Name:</b> Edgewater Towers, Flats
<b>Place type:</b> Residential: Flats	<b>Grading:</b> Significant
<b>PS map ref (Heritage Overlay):</b> HO510	<b>Constructed:</b> 1960-61



### What is significant?

‘Edgewater Towers’, designed by Mordechai Benshemesh and constructed in 1960-61, at 12 Marine Parade, St Kilda is significant. It is a thirteen-storey apartment block in the International Style. Typical of the style, it is completely stripped of any applied ornamentation and decoration, and is characterised by rectilinear forms and the use of glass and steel with reinforced concrete surfaces painted plain white. The projecting front and side balconies provide a nod to the bayside location, particularly in trying to secure views for apartments not located to the front. Externally, the most visible alteration has been the enclosure of many of the balconies.

Non-original alterations and additions are not significant.

### How is it significant?

‘Edgewater Towers’ at 12 Marine Parade, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

‘Edgewater Towers’ is significant as one of the first large scale residential ‘high rise’ apartment buildings in Port Phillip and Melbourne. It introduced a new concept of luxury ‘own your own’ apartment living that encouraged the building of similar apartment blocks in St Kilda and South Melbourne over the following decades, and forms part of an extraordinary collection of flats in St Kilda that demonstrate the history of flat building in Melbourne during the twentieth century. It was the first



high-rise apartment design by Mordecai Benshemesh and is said to have secured his reputation as a leading designer of high-density residential developments in Melbourne. (Criteria A & H)

'Edgewater Towers' is an example of the International Style as applied to multi-level residential buildings. This is demonstrated by its monumental scale, rectilinear forms, use of plain white concrete surfaces, and the 'skin' of glass and steel. (Criterion D)

It has aesthetic significance as a landmark building on the St Kilda foreshore. (Criterion E)

### **Primary source**

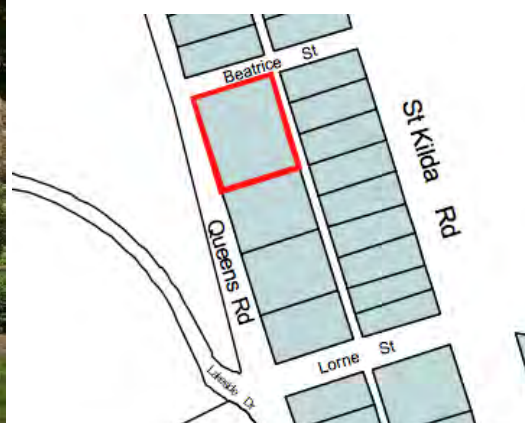
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Helms, David, *Port Phillip Heritage Review Update*, 2019

Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)

## Statement of Significance: Glen Eagles, Kinross and Kinfauns

<b>Address:</b> 58-60 Queens Road, Melbourne	<b>Name:</b> Glen Eagles, Kinross and Kinfauns, flats.
<b>Place type:</b> Residential: Flats	<b>Grading:</b> Significant
<b>PS map ref (Heritage Overlay):</b> HO512	<b>Constructed:</b> 1940-41



### What is significant?

*Glen Eagles, Kinross and Kinfauns* at 58, 59 & 60 Queens Road, Melbourne, built in 1940-41 as an investment for Margot O'Donohue and Frank Lynch are significant. The three-storey brick blocks of flats are of a restrained, but well-composed, Moderne design and are situated within a landscape setting that contributes to their character. Along the rear boundary of the site is a row of 23 single car garages for its residents, which are supplemented by vehicle parking elsewhere on this site.

Non-original alterations and additions are not significant.

### How is it significant?

The complex containing *Glen Eagles, Kinross and Kinfauns* flats, their landscape setting, and rear garages, is of local aesthetic and historic significance to Port Phillip.

### Why is it significant?

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Interwar period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake. (Criterion A)

The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well-composed, Moderne style. The three blocks of flats, *Glen Eagles, Kinross and Kinfauns*, demonstrate a transition in styling of blocks between the more ornate styles of historicism and Streamline Moderne, to that of the uncompromisingly Modern developments of *Newburn* and *Stanhill* flats. (Criterion E)

This document is an incorporated document in the Port Phillip Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

*Glen Eagles, Kinross and Kinfauns* are a particularly fine, representative, and intact example of an Inter-war flat complex, demonstrating key features of flat design of this period, including incorporation of vehicle accommodation, and garden settings for each block. These garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip. It was these design attributes in early flats that helped shift earlier negative perceptions of flat living, to their growth in popularity with single and smaller family units in the Inter-war period. (Criterion D)

### **Primary source**

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Peter Andrew Barrett, *58, 59 & 60 Queens Road, Melbourne. Heritage Assessment*, November 2017  
Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)

## Statement of Significance: House

<b>Address:</b>	324 Esplanade East, Port Melbourne	<b>Name:</b>	House
<b>Place type:</b>	Residential: House	<b>Grading:</b>	Significant
<b>PS ref no:</b>	HO1	<b>Constructed:</b>	1876



### What is significant?

The house, constructed by 1876 for William Knight, at 324 Esplanade East, Port Melbourne is significant. This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic.

Non-original alterations and additions and the front fence are not significant.

### How is it significant?

The house at 324 Esplanade East, Port Melbourne of local historic and representative significance to the City of Port Phillip.

### Why is it significant?

It is significant as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s. (Criteria A & D)

### Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2019

This document is an incorporated document in the Port Phillip Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

PORT PHILLIP PLANNING SCHEME

Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)

## Statement of Significance: Houses

<b>Address:</b>	110-118 Barkly street & 2-6 Blanche Street, St Kilda	<b>Name:</b>	Houses
<b>Place type:</b>	Residential: houses	<b>Grading:</b>	Significant
<b>PS map ref (Heritage Overlay):</b>	HO507	<b>Constructed:</b>	1910-1912



### What is significant?

The group of eight houses, including two pairs of semi-detached houses and one detached house at 110-118 Barkly Street and a terrace of three houses at 2-6 Blanche Street, St Kilda, constructed from 1910 to 1912 by builder James Downie, is significant.

The high timber picket fences on each property are not significant. Non-original alterations and additions to the houses and the modern timber carport at 2a Blanche Street are not significant.

### How is it significant?

The houses 110-118 Barkly Street and 2-6 Blanche Street, St Kilda are of local historic, representative and aesthetic significance to the City of Port Phillip.

### Why is it significant?

The group is of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they are representative of Edwardian-era speculative housing development on the remaining vacant sites in St Kilda. (Criterion A)

They are representative examples of Federation/Edwardian housing built as an investment by a single builder using standard designs to ensure the houses could be built efficiently and economically, but with variations in detailing to achieve individuality and visual interest and avoid repetition. The design of the houses demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. (Criterion D)

Aesthetically, it is significant as a cohesive and distinctive group due to their shared materials, details, setback and form. They are of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly

ornate rendered garland swags, which form a striking feature against the red brick backgrounds.  
(Criterion E)

**Primary source**

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Context Pty Ltd, *Heritage Assessment. 2-6 Blanche Street and 110-118 Barkly Street, St Kilda*,  
December 2017

Port Phillip Heritage Review, Volumes 1-6 (Panel Version Amendment C161port Part 2, December  
2020)

## Statement of Significance: Houses

<b>Address:</b>	152 & 154 Mitford Street, Elwood	<b>Name:</b>	Houses
<b>Place type:</b>	Residential: Duplex	<b>Grading:</b>	Significant
<b>PS map ref (Heritage Overlay):</b>	HO511	<b>Constructed:</b>	1915



### What is significant?

The attached houses, designed by Schreiber & Jorgensen and constructed in 1915, at 152-54 Mitford Street, Elwood are significant. Typical of early bungalows they have Arts & Crafts detailing and employ design simplicity for their time. The plain roughcast wall surfaces, the shingling to the gables and the bracketed eaves, and use of simple gable roof forms and multi-paned and corner windows are all influences from the Arts & Crafts movement. The boxed corner windows in particular are an unusual and distinctive feature. Also of note are the details that demonstrate Japanese influences including the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways. There are three chimneys, each placed centrally at the gable ends of the main roof and the street facing minor gable.

Non-original alterations and additions are not significant.

### How is it significant?

The attached houses at 152-54 Mitford Street, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

It is significant as a finely detailed and early example of bungalow design that demonstrates both Japanese and Arts and Crafts influences. The Japanese influence is demonstrated by the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways, while the Arts and Crafts style is expressed through the adoption of simple building forms, materials and some details that are innovative for their time such as the corner windows. It is also significant as an unusual building type as a 'bungalow duplex' that has been skilfully designed to fit a small site. (Criteria A, D & E)



**Primary source**

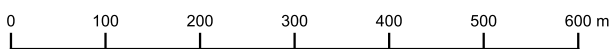
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Helms, David, *Port Phillip Heritage Review Update*, 2019

Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)

# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 1 of 9

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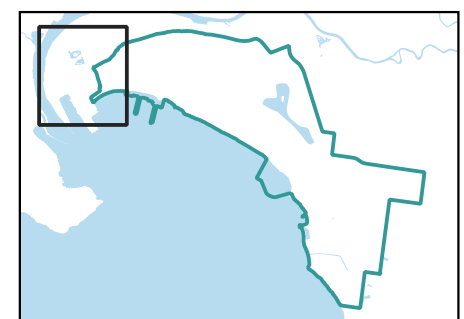
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### Current

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO

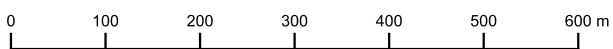
### Proposed

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO
- Non Contributory - inside HO



# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 2 of 9

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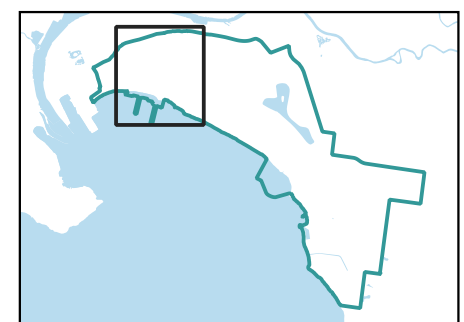
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### Current

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- Contributory Heritage Place - inside HO

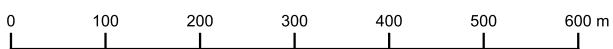
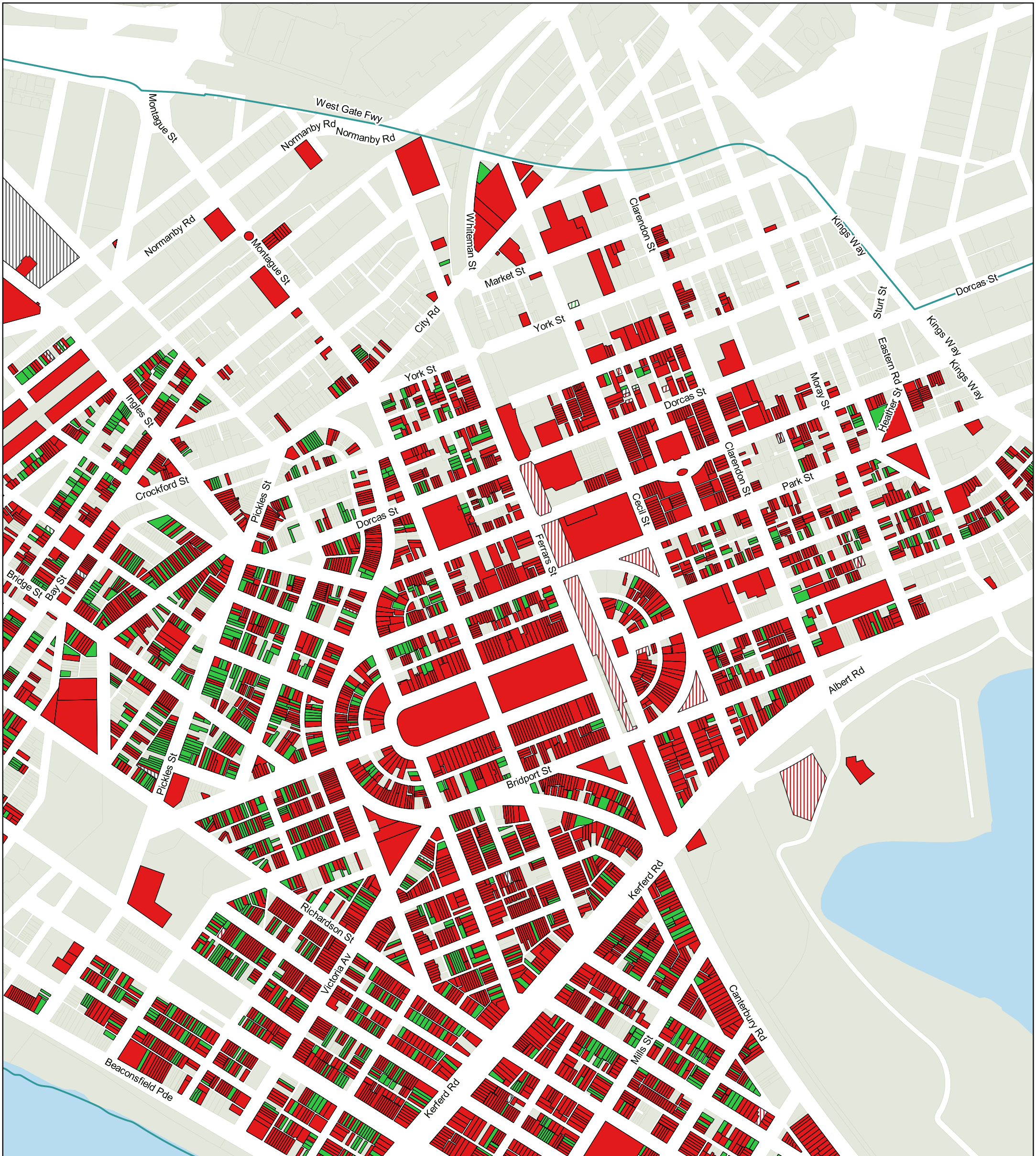
### Proposed

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO
- Non Contributory - inside HO



# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 3 of 9

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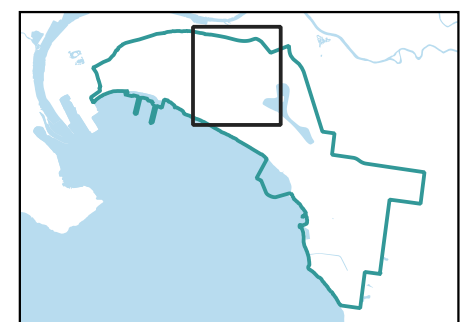
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### Current

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO

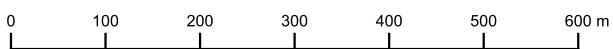
### Proposed

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO
- Non Contributory - inside HO



# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 4 of 9

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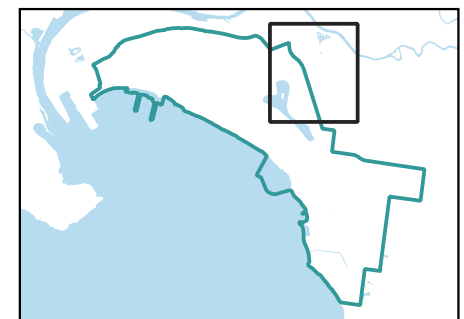
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### Current

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO

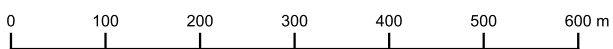
### Proposed

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO
- Non Contributory - inside HO



# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 5 of 9

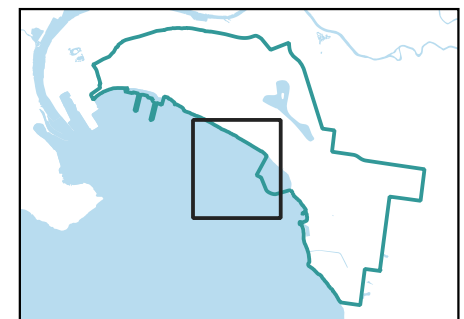
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### Current

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO

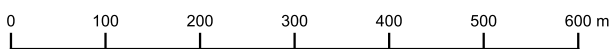
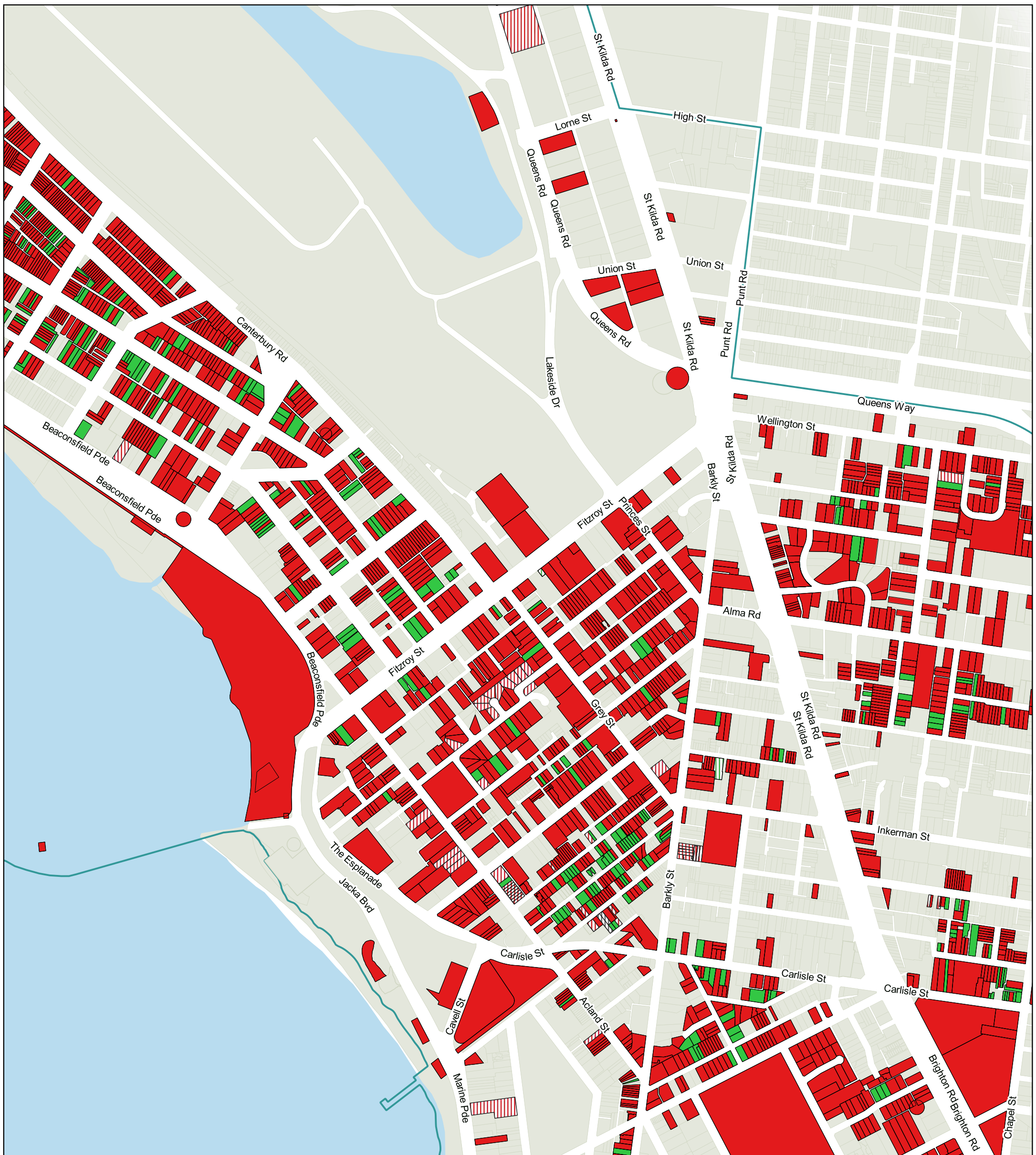
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- Non Contributory - inside HO



# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 6 of 9

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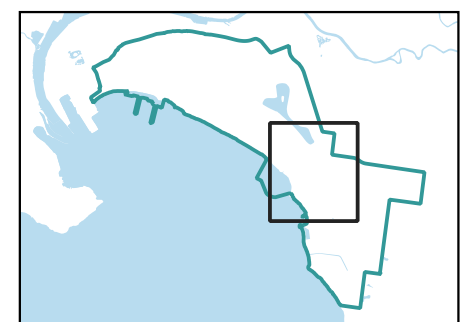
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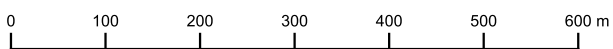
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 7 of 9

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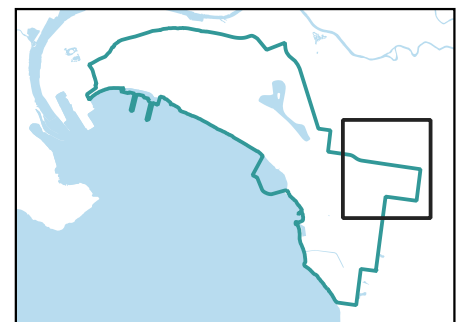
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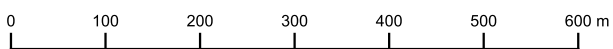
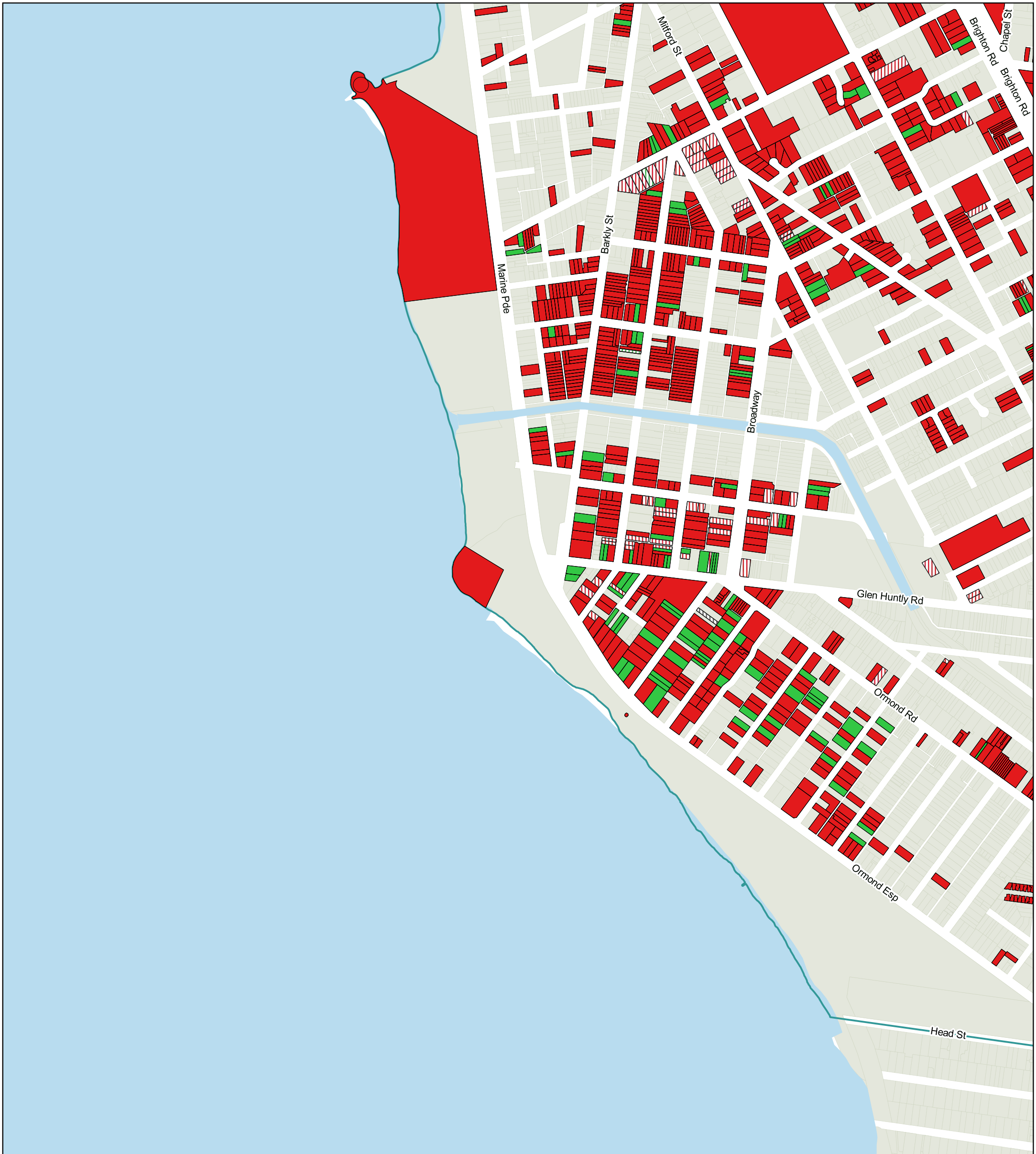
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 8 of 9

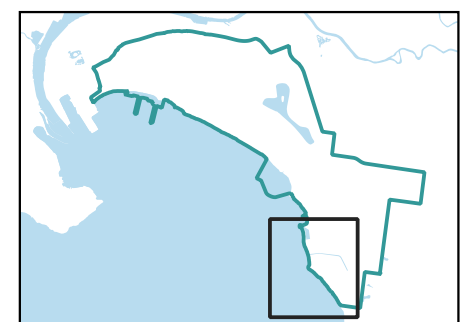
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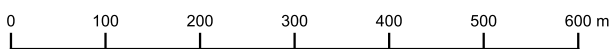
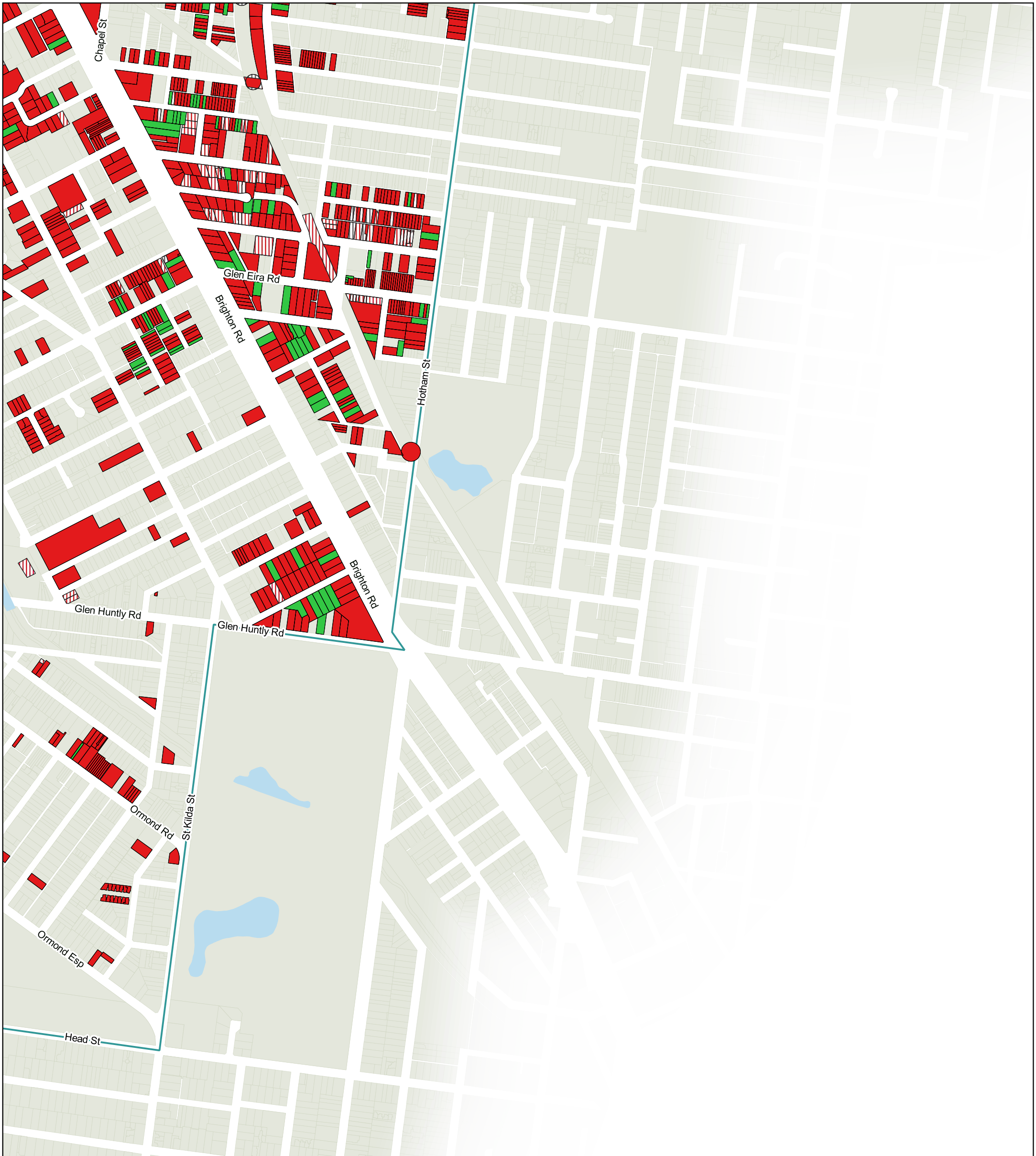
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 9 of 9

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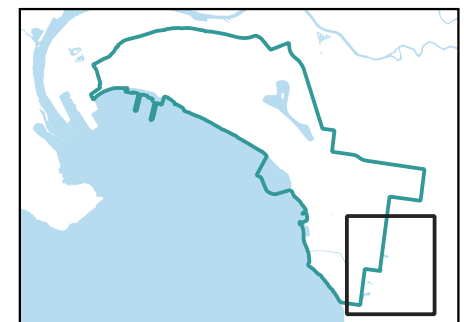
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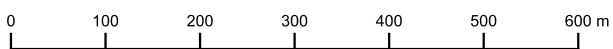
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 1 of 9

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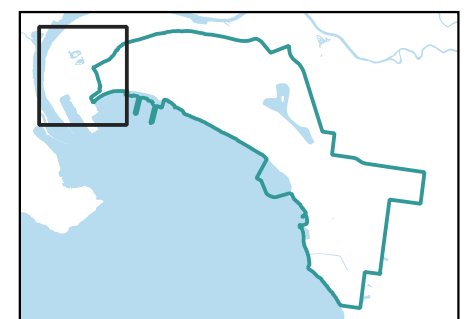
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### Proposed

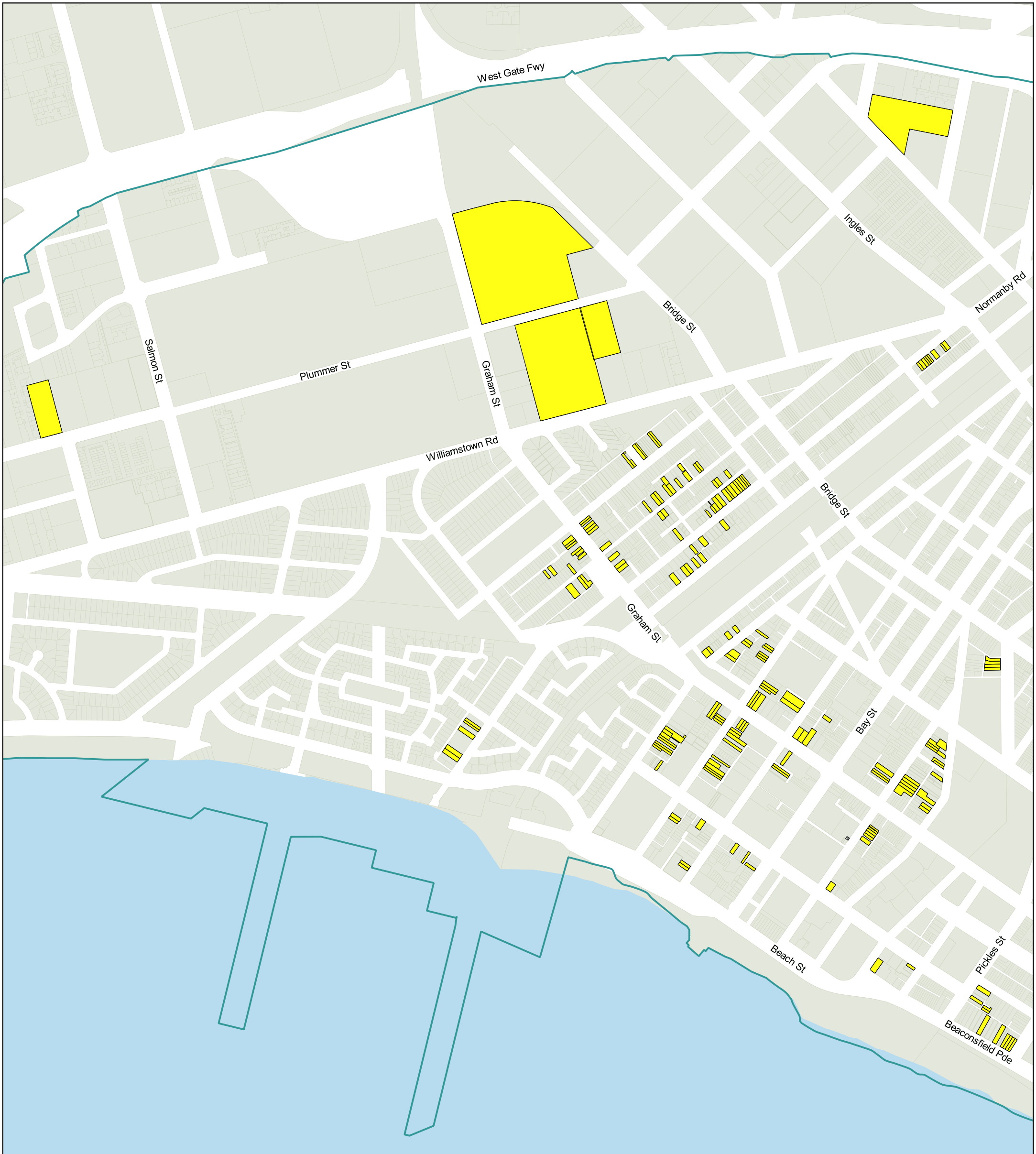
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



0 100 200 300 400 500 600 m

Map 2 of 9


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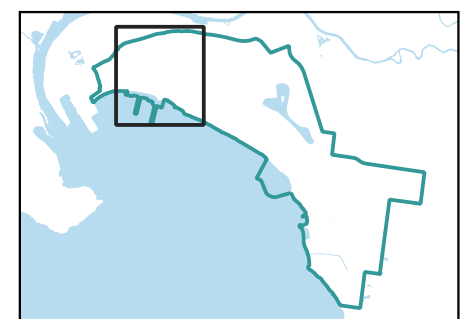
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### Proposed

 Contributory Heritage Place - outside HO

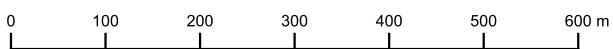
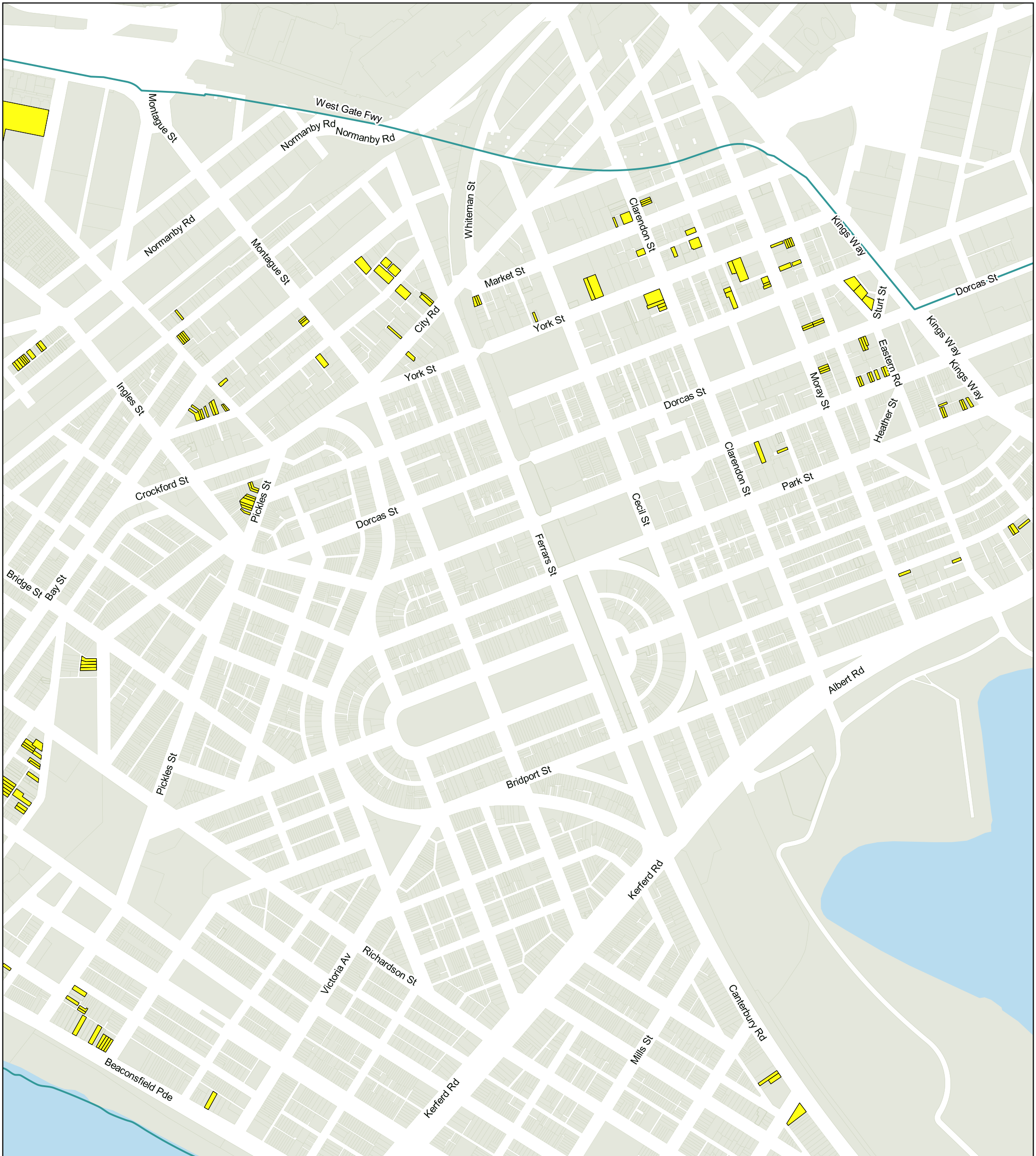
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 3 of 9

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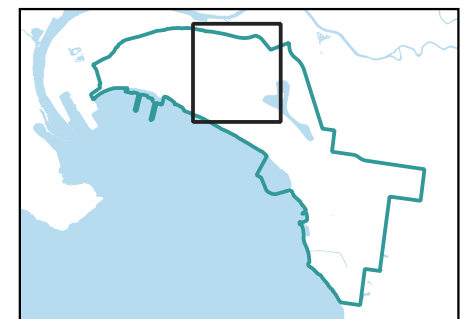
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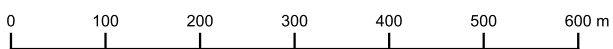
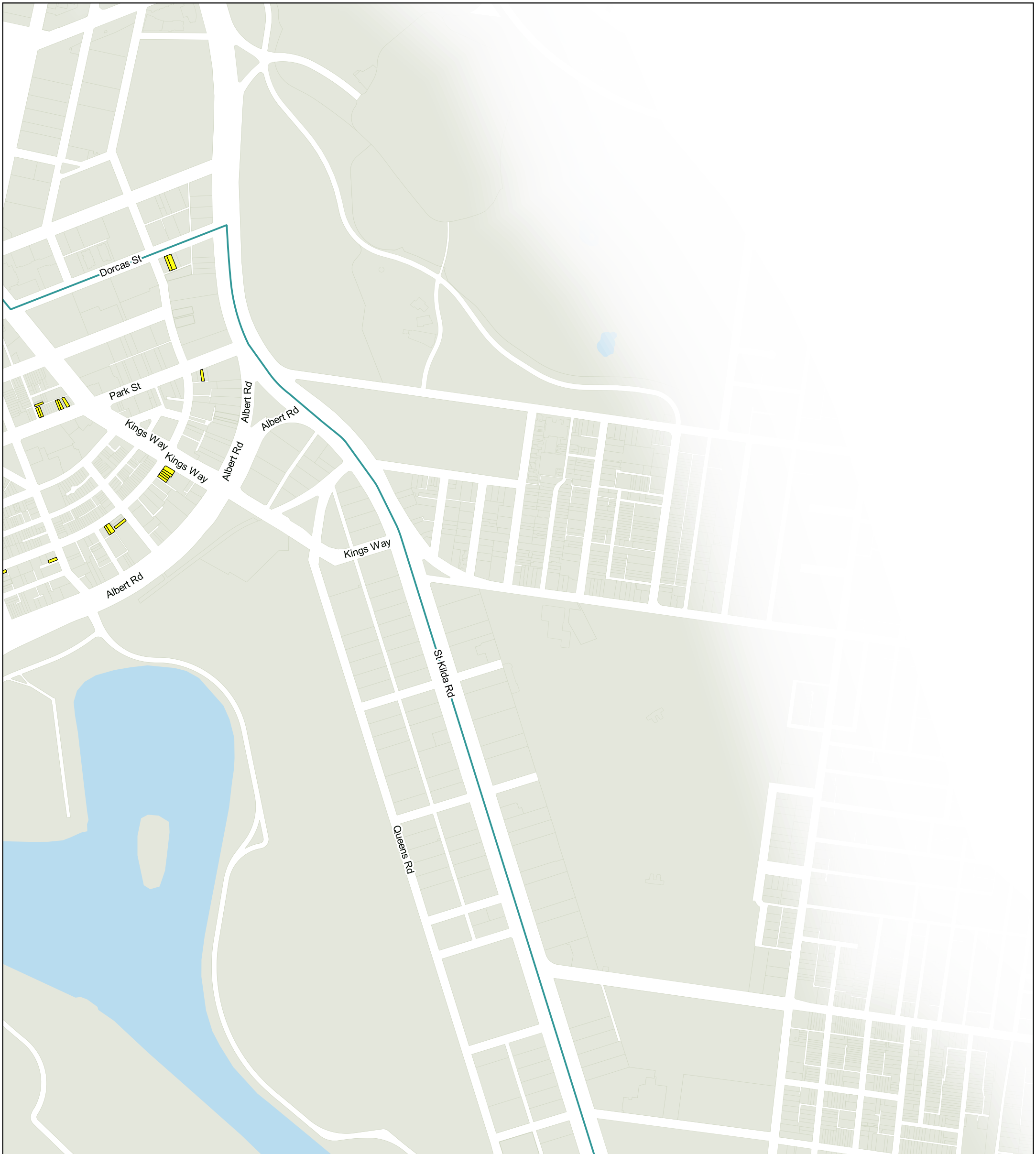
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Non Contributory - outside HO



# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 4 of 9

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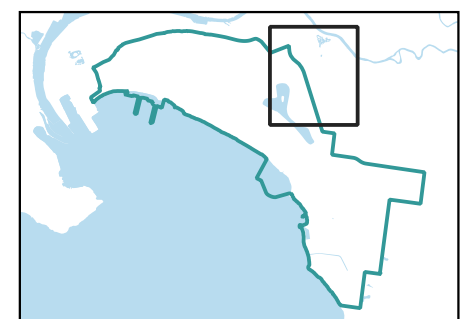
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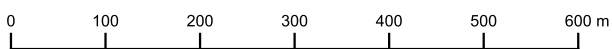
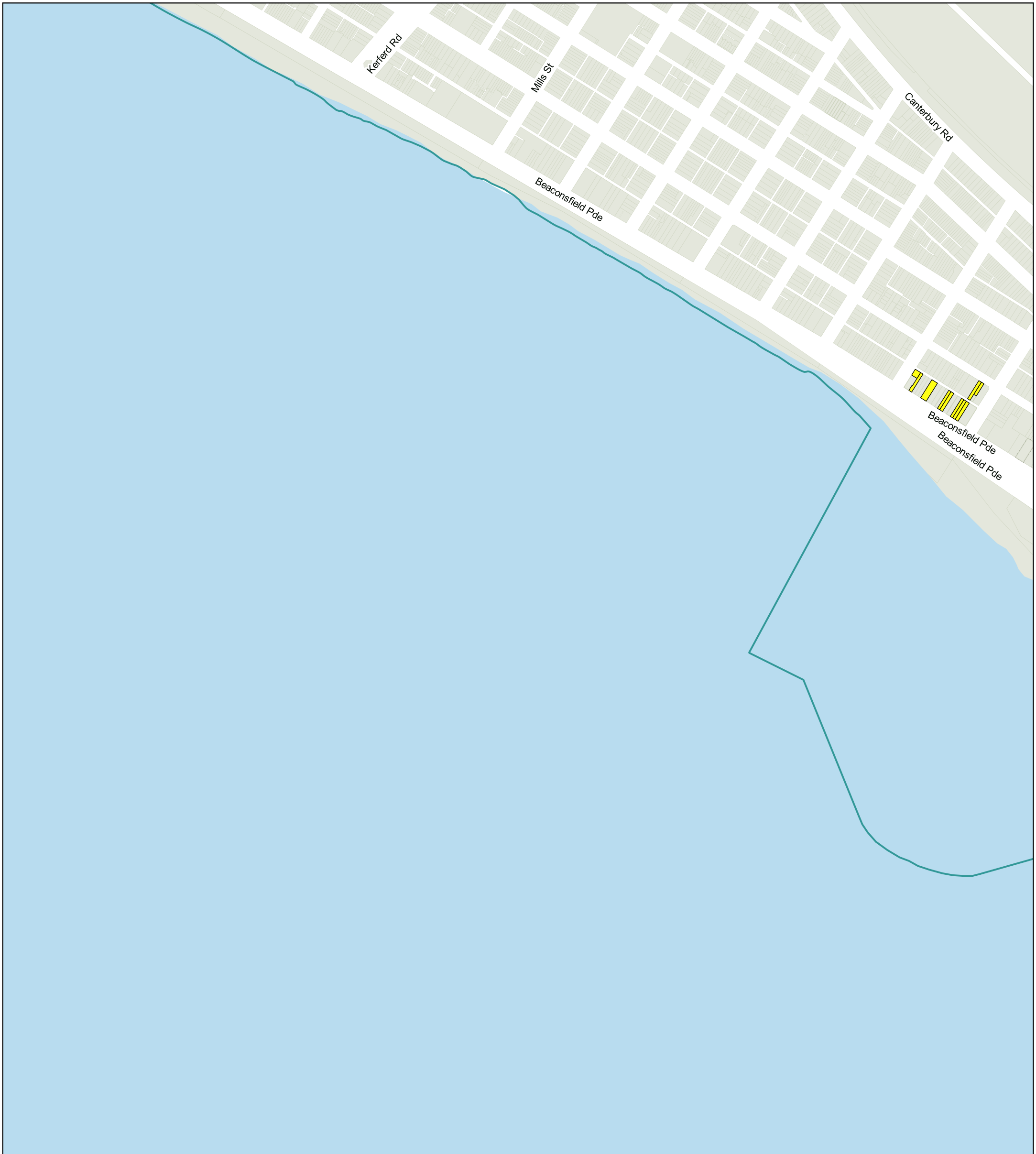
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 5 of 9


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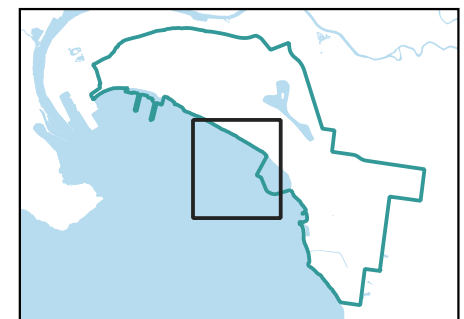
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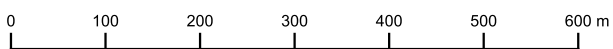
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 6 of 9

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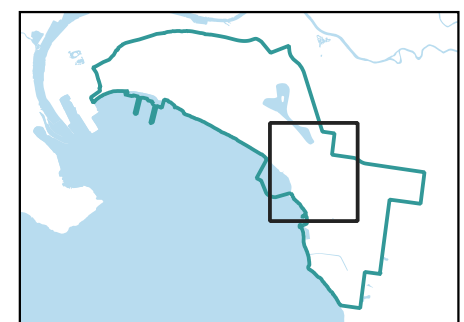
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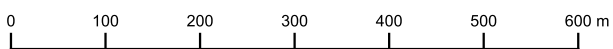
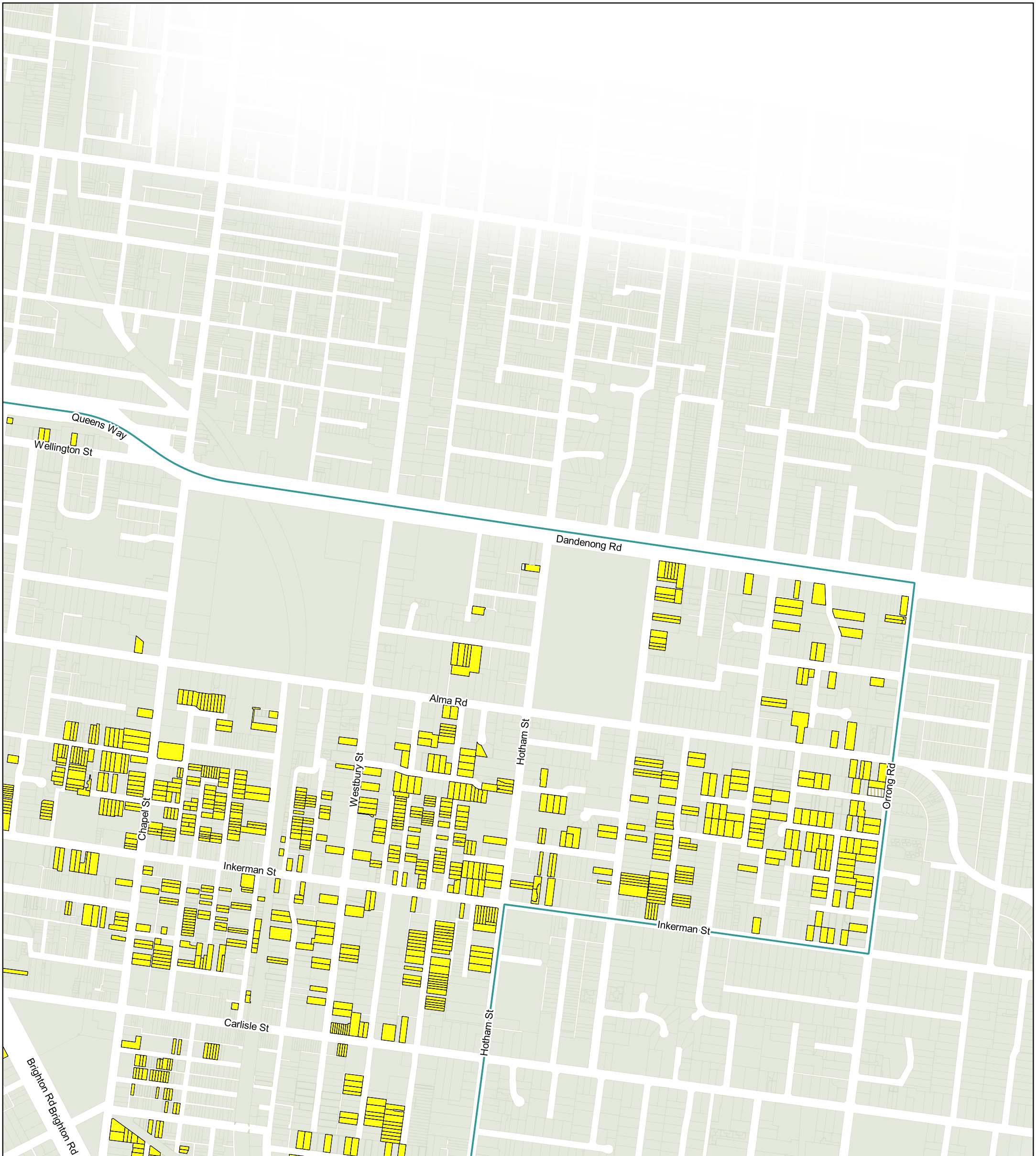
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 7 of 9

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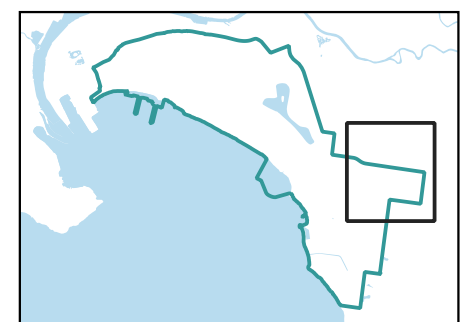
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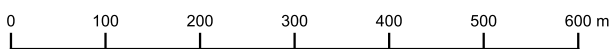
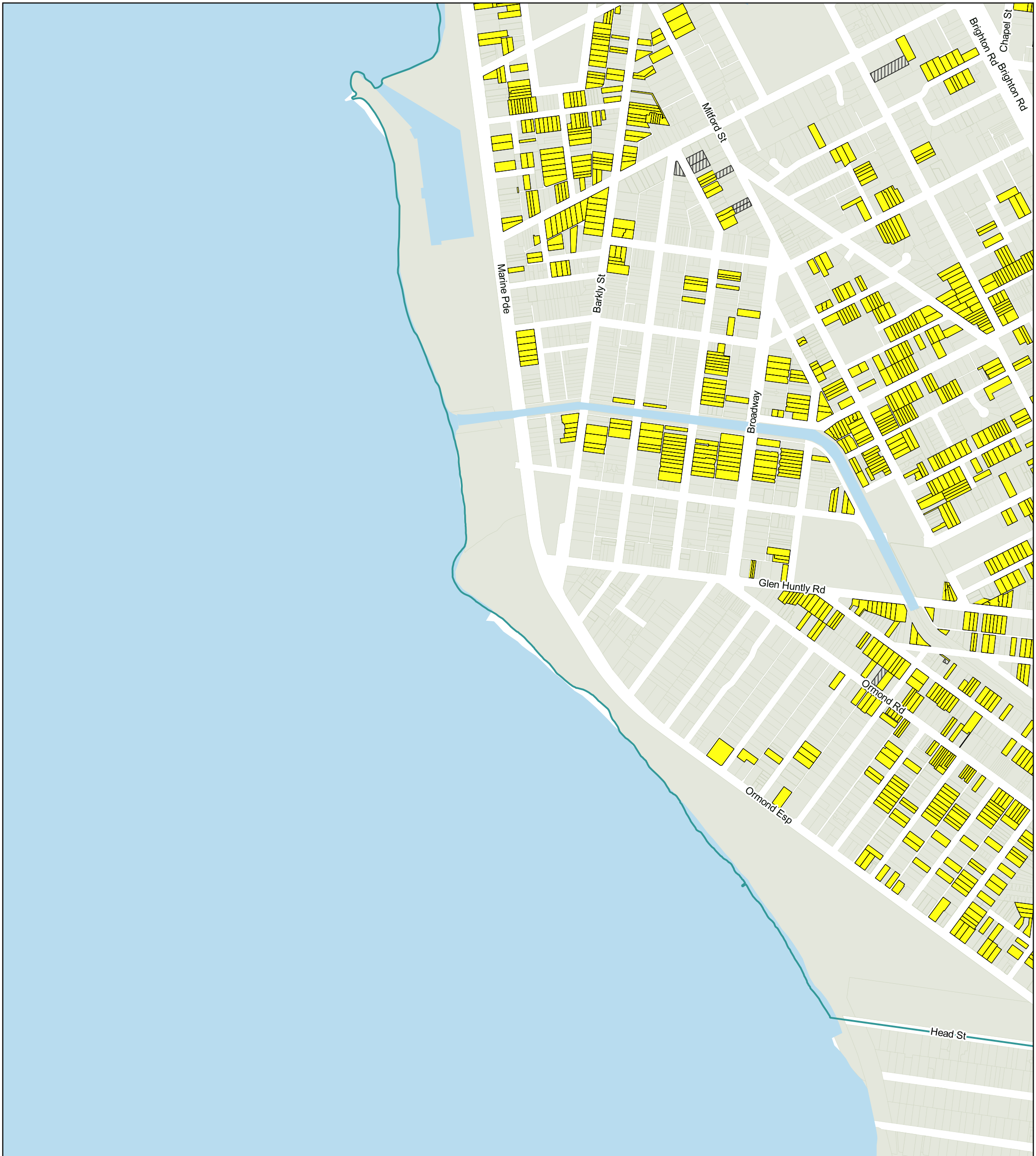
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# Amendment C161port Pt2port (Part 2) to the Port Phillip Planning Scheme

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Map 8 of 9

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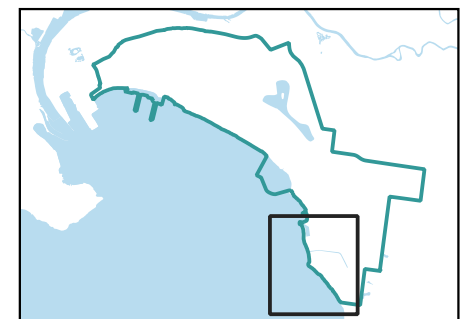
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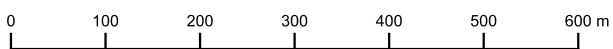
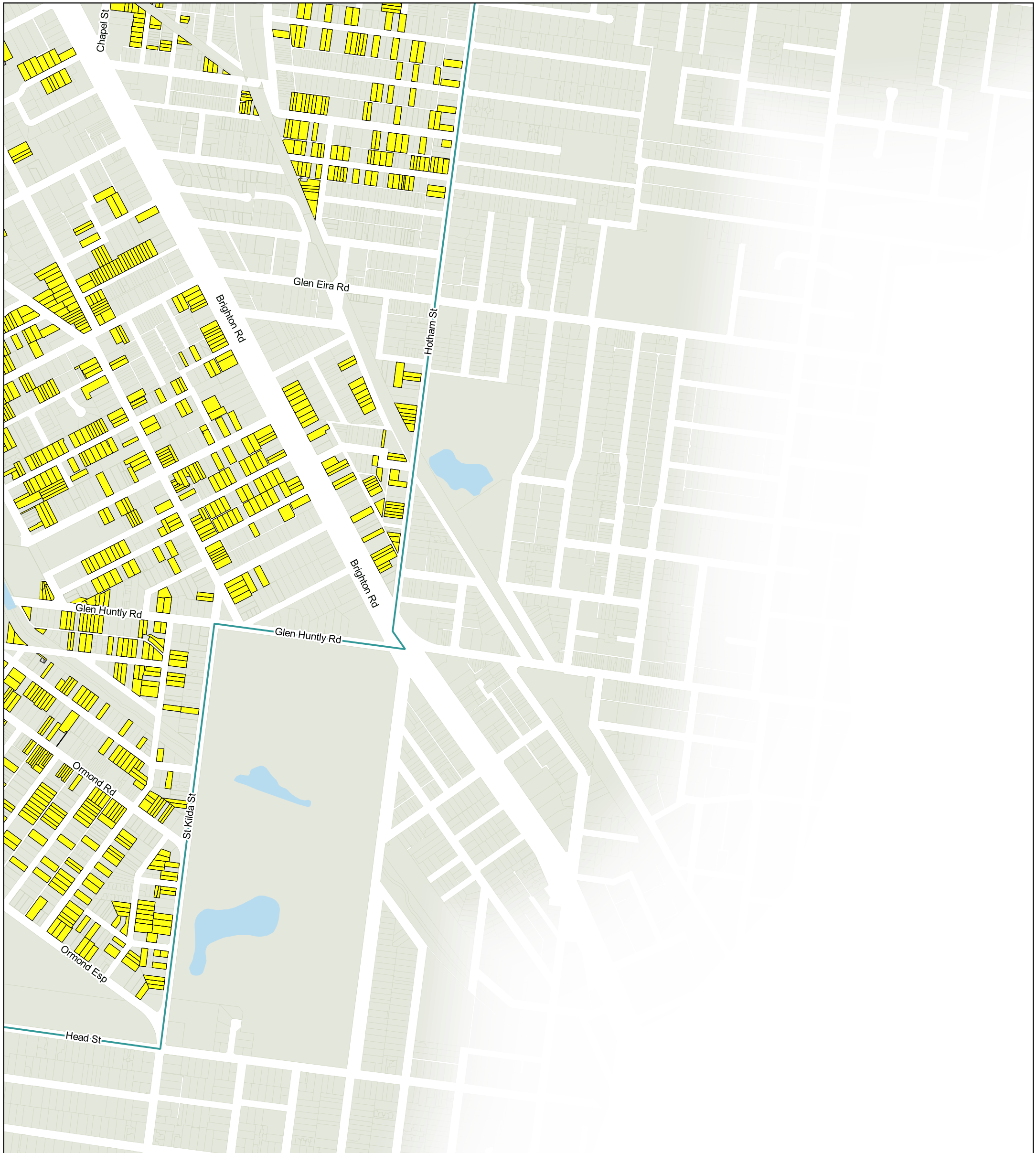
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Map 9 of 9


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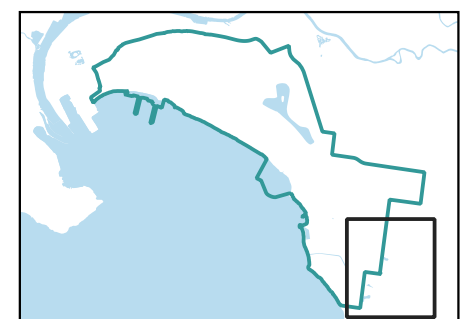
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58, 59 & 60 QUEENS ROAD  
MELBOURNE

HERITAGE ASSESSMENT

PETER ANDREW BARRETT

NOVEMBER 2017

## PREAMBLE

The subject site is situated at the southwest corner of Queens Road and Beatrice Street, Melbourne. Queens Lane forms the east boundary of this site. Upon this site is a complex of three blocks of flats built in the early 1940s, which are within a landscape setting. These flats are *Glen Eagles* (No 58), *Kinross* (No 59) and *Kinfauns* (No 60).

The site is within the City of Port Phillip, and is not currently subject to heritage controls in the *Port Phillip Planning Scheme*. It has, however, been identified in the 'Port Phillip Heritage Review' as a place of aesthetic and historic values to the City of Port Phillip, and is recognised in that heritage study to be a place of Local Significance.<sup>1</sup>

The City of Port Phillip has commissioned this report. Its purpose is to assess the site's heritage values, and to determine whether site-specific heritage controls should be applied to this site in the *Port Phillip Planning Scheme*.

This heritage assessment is undertaken by Peter Andrew Barrett, architectural historian and heritage consultant. The preparation of this report was greatly assisted by the input of David Helms, Heritage Advisor to the City of Port Phillip; and research assistance by Brian Tseng

An aerial view of the subject site, which is at the corner of Queens Road (noted on image as Princes Highway) and Beatrice Street, Melbourne. (Source of image: Google Imagery 2017).



1 Andrew Ward, 'Port Phillip Heritage Review', volume 5, version 21, Citation 2226, March 2017.

## METHODOLOGY

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

In assessing the cultural significance of this site, it is assessed against the criteria for the assessment of places and objects adopted by the Heritage Council of Victoria (HERCON Criteria).

This heritage assessment is also prepared with reference to the heritage policies within the *Port Phillip Planning Scheme*.

The site contains a number of buildings and landscape elements. Where compass bearings are used to describe the location of an element, 'assumed north' is used. In this respect, the Queens Road frontage of the site is the west boundary, Beatrice Street the north boundary, Queens Lane the east boundary, and the shared side boundary is the south boundary.

The subject site contains three blocks of flats, *Glen Eagles*, *Kinross* and *Kinfauns*. *Glen Eagles* contains on its ground floor, at its rear, a shop. Along the Queens Lane boundary there are 23 single-car garages, as well as covered vehicle parking elsewhere on the site. These buildings are situated within a landscaped setting. The term 'complex' is used to describe as a sum all of the buildings and landscape elements on this site. Where a specific element is discussed, it will be referred to by its proper or common name eg *Kinfauns* or garages.

Queens Road was originally named Queens Terrace. This report uses its existing name, Queens Road, apart from when the earlier name is quoted in historical dialogue.

Primary and secondary documentary sources have been reviewed in the course of preparing this report. Where information from these sources has been used in writing this report, it is referenced in footnotes. At the end of this report is a Bibliography of all historical sources reviewed.

The site was inspected from the public realm. Real estate advertising has provided some photographic evidence of the interior of some flats in recent years. The source of this real estate advertising is also noted in footnotes.

## HISTORY

Prior to European settlement of the Port Phillip District of New South Wales, Aboriginal people lived on the land in and around Melbourne for at least 40,000 years. The Yalukut Weelam clan of the Boon Wurrung, are the traditional owners of this land.<sup>2</sup> They adapted to climatic changes that altered their landscape, and for at least 1600 generations lived in harmony with their environment without impacting upon its landscape and ecosystems.<sup>3</sup>

Permanent European settlement of Port Phillip began in the 1830s, and by the 1850s a track followed the eastern edge of the Albert Park Swamp, close to today's Queens Road. It was this track in fine weather, rather than St Kilda Road, that was the preferred route to St Kilda from the city. Queens Terrace, later renamed Queens Road, was created in 1875, when the Government sold the land in St Kilda Road abutting the Albert Park Reserve.<sup>4</sup> The subject site is allotments 16 (No 60), 17 (No 59) and 18 (No 58) of Section U of this Government subdivision.<sup>5</sup> Beatrice Street, as with nearby Arthur, Leopold and Louise streets, appears to have been named after the four youngest children of H.R.H. Queen Victoria (1819-1901).

Little development had occurred in this section of Queens Road by the end of the nineteenth century. An MMBW Detail Plan of 1897, shows only two houses on the east side of Queens Road between Beatrice and Lorne Streets (formerly Fraser Street). One of these houses was *Kinfauns*, which occupied the site of the existing flats on this site of the same name. The other house shown on the plan in this block of Queens Road is *Foyle*, situated south of the subject site.<sup>6</sup> *Kinfauns* is described in an auction notice as a two-storey brick house.<sup>7</sup> Sometime after 1897 another house, *Wandook*, was built on the subject site between *Kinfauns* and Beatrice Street. *Kinfauns* occupied allotment 16, and *Wandook* allotments 17 and 18 of the previously described subdivision.

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- 2 The Victorian Aboriginal Corporation for Languages revised the spelling from Yalukit Willam to Yalukut Weelam in August 2017. City of Port Phillip, website: [https://heritage.portphillip.vic.gov.au/Aboriginal\\_heritage/Yalukit\\_WillamThe\\_River\\_People\\_of\\_Port\\_Phillip](https://heritage.portphillip.vic.gov.au/Aboriginal_heritage/Yalukit_WillamThe_River_People_of_Port_Phillip), retrieved 18 September 2017. Meyer Eidelson, *Yalukit Willam. The River People of Port Phillip*, p 8.
- 3 Gary Presland, *First People. The Eastern Kulin of Melbourne, Port Phillip and Central Victoria*, p 8.
- 4 Max Lay, *Melbourne Miles. The Story of Melbourne's Roads*, p 173.
- 5 Department of Lands & Survey, subdivision plan titled 'Building Allotments Fronting The Brighton Road, Queens Terrace and Fitzroy Street, Parish of South Melbourne', dated 1875.
- 6 MMBW Detail Plan, 'City of South Melbourne, No 646' dated 1897.
- 7 *Age*, 16 March 1940, p 2.

In 1940 both *Wandook* and *Kinfauns* were purchased by Margot O'Donohue and Frank Lynch, both solicitors of Camberwell. *Wandook* had been owned since 1931 by Leonard Edwin Pankhurst Moran, a merchant.<sup>8</sup> *Kinfauns* had been owned since 1934 by Keith Grantham Halley, 'gentleman'.<sup>9</sup> In August 1940 a 'large demolition sale' of fittings and fixtures of a 10-room house is advertised in the *Argus*, this advertisement notes that the sale is 'owing to the erection of modern flats' on this site.<sup>10</sup>

Margot O'Donohue, one of the developers of this complex of flats, also built at least one other block of flats in Queens Road. This other block was *Lenhurst* at the corner of Arthur Street (33 Queens Road) and it was completed in 1936.<sup>11</sup> Another block, *Monterey*, built in c1940, may also have been a development of O'Donohue and Lynch, as the block shares a remarkable similarity in scale, composition and detailing to *Glen Eagles* (see also the Analysis section of this report). O'Donohue and Lynch's development firm traded under the name Arden Real Estate & Investment Company, which is shown as the client on architectural drawings and structural engineering drawings of the flats that are held by the City of Port Phillip.<sup>12</sup>

The architect/designer of the flats is not known, as they are not noted on the drawings of the flats,<sup>13</sup> however the builder of the flats is noted as C Young.<sup>14</sup> Approval of the works by the City of South Melbourne was staggered, and occurred in the following order:

No 60 *Kinfauns* – approved 18 September 1940  
No 59 *Kinross* – approved 20 November 1940  
No 58 *Glen Eagles* – approved 2 December 1940

Initially, *Glen Eagles* had 25 flats including a caretaker's residence. Soon after the works were approved for *Glen Eagles*, the drawings were amended, and the new drawings approved on 17 December 1940. These amended drawings omitted a caretaker's residence above the rear garages, which was replaced with an area for clothes drying. A two-storey addition with a separate hip roof was also added to the small return wing on the southwest corner, near Queens Road. This two-storey section contained two one-bedroom flats, bringing the total number of flats at this block to 26. *Kinfauns* and *Kinross* each had 18 flats. The balconies of the flats were enclosed with windows, creating a wintergarden-type arrangement.

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8 Certificate of Title, vol 4467 fol 278.

9 Certificate of Title, vol 5955 fol 951.

10 *Argus*, 24 August 1940, p 15.

11 Andrew Ward, 'City of Port Phillip Heritage Review' volume 5, Citation No 2225.

12 A series of architectural plans and elevations of 58, 59 & 60 Queens Road, Melbourne, City of Port Phillip Rolled Plan File No RP000758B, held by the City of Port Phillip. K M Steel Products Limited, drawings of structural reinforced concrete details of 58, 59 & 60 Queens Road, Melbourne, City of Port Phillip Rolled Plan File No RP000758B, held by the City of Port Phillip.

13 Ibid.

14 Ibid.



The flats are built of a combination of load-bearing brick walls, and reinforced concrete slab floors. The roofs of the flats are built of a timber frame, and these are clad in glazed terracotta tiles.

As part of the 1940s works there were 13 garages, and these were set in an L-shaped arrangement to the south of *Glen Eagles*. Four of these garages were accessed directly from Queens Lane.<sup>15</sup> Additional garages were added on the Queens Lane boundary, bringing the number to 23 that face this street. In 1972 covered car parking was built between *Kinross* and *Kinfauns*, and this was designed by the architectural firm Stephenson & Turner.<sup>16</sup>

In March 1941, *Kinfauns* was advertised as having 18 new flats to rent, and in September 1941 *Glen Eagles* was advertised as having new flats for rent.<sup>17</sup> The earliest mention found of the other block of this three, *Kinross*, is in a death notice published in a Melbourne daily in April 1945.<sup>18</sup> However, it is likely *Kinross* was also built around 1940-41, the same time as its mirrored image *Kinfauns*.

An aerial view of this portion of Queens Road in c1965, shows that the original landscaping of this complex of flats was less dense as it is today, and that lawns extended between *Kinross* and *Kinfauns*. This dense landscaping may have been added to conceal the car park that was built in the 1970s between *Kinross* and *Kinfauns*.

Margot O'Donohue owned a share of this complex until her death in 1976.<sup>19</sup> Members of the O'Donohue family continued to own the site for at least another decade,<sup>20</sup> and in more recent times the flats are owned by multiple owners/residents in what seems to be a strata-title type arrangement.<sup>21</sup> In 1982 minor works were carried out to address fire protection, and this included the replacement/installation of new windows in some stairwells. Two flats in *Glen Eagles* have been combined into one flat, and these works were designed by Geoffrey Woodfull architects. The café at the rear of *Glen Eagles* is relatively recent, as Port Phillip records show that this received planning approval in 1992.<sup>22</sup>

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- 15 Ibid.  
16 Stephenson & Turner, drawings of proposed covered car park, dated 1972, held by the City of Port Phillip.  
17 *Argus*, 12 March 1941, p 12 and 27 September 1941, p 8.  
18 *Age*, 30 April 1945, p 5.  
19 Certificate of title, vol 8263 fol 755.  
20 Certificate of title, vol 9645 fol 537.  
21 [www.realestate.com.au](http://www.realestate.com.au) various listings.  
22 Planning Permit No 1171/1992, issued 14 December 1992, City of Port Phillip Rolled Plan File No: RP000758B, held by the City of Port Phillip.

*An aerial view of the south end of Queens Road in c1955. The subject site, visible at centre, formed a number of blocks of flats in this portion of Queens Road and St Kilda Road (Source of image: State Library of Victoria Picture Collection).*



*An aerial view of the south end of Queens Road in c1965. The subject site is visible at bottom left (Source of image: State Library of Victoria Picture Collection).*



## SITE DESCRIPTION

The subject site is situated at the southeast corner of Queens Road and Beatrice Street, Melbourne. Queens Lane forms the rear, east, boundary of the site. The Queens Road and Queens Lane frontages of the site are approximately 92 metres, and the Beatrice Street frontage is 76 metres. The subject site is relatively flat.

Built upon the subject site is a complex of three, three-storey, brick mid-twentieth century *Moderne* blocks of residential flats, and auxiliary buildings, within a landscaped setting. These blocks of flats are *Glen Eagles* (No 58), *Kinross* (No 59) and *Kinfauns* (No 60). The blocks of flats have a consistent setback from Queens Road behind a garden. The flats and gardens are obscured from view from Queens Road by a hedge that is grown behind a low rendered brick fence. This fence returns and extends along most of the Beatrice Street frontage.

Accessed from Queens Lane is a row of 23 single-car brick garages for residents of the complex. This row of garages is separated into two portions towards the centre by a drive that leads to car parking between *Kinfauns* and *Kinross*. Another drive further north in Queens Lane provides access to the vehicle parking to the south of *Glen Eagles*.

### *Glen Eagles*

This block is situated at the north end of the site adjacent to Beatrice Street. The shallow setback from Beatrice Street is landscaped with a garden, except at its east end where it is paved in brick where it is used as an outdoor eating area for the shop on the ground floor of the building (adjacent to the Beatrice Street and Queens Lane intersection). This shop is not original, but part of works undertaken in c1992.

*Glen Eagles* has salmon coloured face brickwork, and a hip roof that is clad in glazed terracotta tiles. Plain tall chimneys are located in several places on the roof. The windows are steel frame casements, that are set within string course bands at cill and head levels. This horizontality is relieved on the Beatrice Street elevation by a projecting bay at the east end, and the vertical glazing of the stairwells. A relatively plain moulded rendered hood is above the entrance to each of these stairwells.

The detailing is similar on the Queens Road elevation, where there is another stairwell in a projecting bay. There is early metal signage with the name *Glen Eagles* on this projecting bay. Street numbering fixed to the wall below this signage is not original. On the Queens Road elevation, the base of the wall has manganese bricks.

*Glen Eagles, 58 Queens Road, west elevation facing Queens Road. The other two blocks in this complex, Kinross and Kinfauns, are partially visible at right.*



*The rear of Glen Eagles and its ground floor shop, viewed from the corner of Beatrice Street and Queens Lane.*



### *Kinross and Kinfauns*

*Kinross* is situated towards the centre of the site, and *Kinfauns* adjacent to the south boundary. These two blocks are L-shaped, and are mirrored in terms of their siting. They also have the same detailing, which is slightly more elaborate than that of *Glen Eagles*. *Kinross and Kinfauns* have cream face brickwork on principal elevations, and, as is the practice on many flats in this area, a more austere (red) brick on the rear and other secondary elevations. The flats have hip and gable roofs clad in terracotta tiles.

As with *Glen Eagles*, the Queens Road elevations of both *Kinross and Kinfauns* have a manganese face brickwork at their bases, which contributes to a visual unity in the architectural character of all three blocks of flats. The windows on *Kinross and Kinfauns* are within slightly recessed horizontal bands. This, and the corner window detail on these blocks, demonstrate a slightly higher level of detailing than with *Glen Eagles*.

The Queens Road elevations of both *Kinross and Kinfauns* have a projecting bay of windows. There is also early steel signage with the name of each block fixed to the Queens Road elevations, and street numbering that is of later origin. The entrances to the blocks are located to their sides and towards the rear. The former landscape courtyard between *Kinross and Kinfauns* is now partially paved for vehicle parking, which has impacted upon the original character of this complex which was lawn. However, landscaping on the site conceals this from view from Queens Road and this has mitigated the visual impacts from this car park.

*Kinross, 59 Queens Road, is situated towards the centre of the site.*



*Kinfauns, 60 Queens Road, which is situated at the south of the site.*



*The rear of Kinfauns and Kinross, viewed from Queens Lane. Visible in the foreground are the 23 single-car brick garages of the complex. The rear of Glen Eagles is partially visible at right.*



## ANALYSIS

Residential flats existed in Britain from the early 1800s. These early examples of flats were for the wealthy, and it was not until later in that century that the use of this housing type became more widespread.<sup>23</sup> On the European continent flats, known as apartments, evolved earlier as a housing type for the broader population. In Paris, one of the most recognisable legacies of Georges-Eugene Haussmann's re-design of that city from the 1850s is its six-storey apartment buildings that define the built form of many of its boulevards.

Initially in the United States of America apartments were, like Britain, for the wealthy. Early examples in New York City include The Dakota, of 1884, a large block of upmarket self-contained apartments. For others, tenements with shared facilities were the housing in New York City at this time. A significant growth in the population of New York City in the first couple of decades of the twentieth century, and the upward mobility of many of its immigrants, led to increased demand for apartments. The expectations of this growing middle-class was of self-contained apartments of moderate size, with baths and kitchens, and with good light and ventilation.<sup>24</sup>

Australians had similar expectations to Americans as to what should be the basic standard for flats, and this would influence the design of flats that began to appear in Australian cities in the early twentieth century. Australia's earliest blocks of flats were in Sydney. Melbourne's first block of self-contained flats, *Melbourne Mansions*, was completed in 1906. Prior to this the closest housing type to flats were rooming or boarding houses, which had shared facilities for its residents. *Melbourne Mansions*, situated at 91-101 Collins Street, was built for David Syme, the proprietor of the *Age* newspaper, and it catered for a relatively affluent resident. The architect of *Melbourne Mansions* was Inskip and Butler.<sup>25</sup>

The Canterbury at 236 Canterbury Road, St Kilda West, designed by the architectural firm H W & F B Tompkins, was built in 1914 and is believed to be the earliest example of self-contained flats remaining in Melbourne.<sup>26</sup>

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23 Terry Sawyer, 'Residential Flats in Melbourne. The development of a Building Type to 1950', p 1.

24 Richard Plunz, *A History of Housing in New York City*, p 123.

25 Terry Sawyer, 'Residential Flats in Melbourne. The development of a Building Type to 1950', pp 6 and 22.

26 St Kilda Historical Society, extract from Richard Peterson, 'A Place of Sensuous Resort: Buildings of St Kilda and Their People', titled 'The Canterbury', <http://www.skhs.org.au/SKHSbuildings/pdf%20files/21.pdf>, retrieved 14 November 2017.

Criticism and questioning of the suitability of flats for Australian cities continued until after World War I. As an alternative to flats, Melbourne architect, John Gawler, advocated bungalow courts, a housing style that had become popular in Los Angeles.<sup>27</sup> An example of a bungalow court, where residential units are sited around a small courtyard, is at 96 Grey Street, St Kilda.<sup>28</sup> The setting of blocks of flats in a landscaped setting became a common aspect of flat design, and this is seen at *Glen Eagles*, *Kinross* and *Kinfauns*, and with other flat developments of the inter-war and early Post-war periods.

Some of the criticism of flats included that they were unsuitable for children and detrimental to family life.<sup>29</sup> This criticism was mostly unjustified, as most flat developments were marketed for single people and/or smaller family units. Flats also provided a superior level of accommodation, and more privacy, than the more traditional accommodation for single people of boarding and rooming houses. One celebrated example of units for single people is Cairo in Nicholson Street, Fitzroy. It was completed in 1935-36, and provided a sophisticated level of functional Modernist design in its studio and one bedroom flats.<sup>30</sup>

The architect of Cairo, Best Overend, was in the 1930s forging a name for himself as one of the city's leading architects. Best and Bernice Overend, early in their marriage, lived in a flat in the recently completed flat complex *Milton Hall* in St Kilda Road in 1938 (on the opposite side of Queen Lane from *Glen Eagles*).<sup>31</sup> This demonstrates that by the 1930s much of stigma associated with flats, and with flat-living, had begun to abate; and that St Kilda Road and Queens Road with its increasing number of blocks of flats was becoming a desirable locale for the middle and professional classes.<sup>32</sup>

Sites that attracted flat developers were close to public transport (often this being tram lines) and shops, and in areas with a fine character or atmosphere, and that afforded good views. Sites sort by property developers for flats included St Kilda, Elwood, South Yarra, and, as previously discussed, the city's fashionable boulevard St Kilda Road.<sup>33</sup> Queens Road, with all of the desirable attributes noted above, added with its fine views of Albert Park Lake, was also popular with flat developers in the Inter-war and Post-war periods. In 1935, Queens Road was described in one Melbourne newspaper as 'the perfect flat area'.<sup>34</sup>

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27 Ibid, pp 14-15.  
28 Ibid, p 15.  
29 Ibid, p 12.  
30 Philip Goad, *Melbourne Architecture*, p 142.  
31 *Table Talk*, 8 December 1938, p 14. *Argus*, 17 December 1938, p 11.  
32 *Milton Hall* has since been demolished.  
33 Terry Sawyer, 'Residential Flats in Melbourne. The development of a Building Type to 1950', pp 33 and 34.  
34 *Argus*, 10 January 1935, p 13.



The flats that were built in Queens Road and St Kilda Road were often on the sites of former Victorian mansions. In turn many of these Inter-war blocks of flats have been demolished in recent decades, and have been replaced with either larger multi-level apartment buildings, or with commercial developments. A number of Inter-war blocks of flats do survive, and these include *Glen Eagles*, *Kinross* and *Kinfauns*, as well as other blocks that are also notable in their planning and design. They provide evidence of the history of this part of Port Phillip being at the forefront of flat development in Melbourne in the Inter-war and early Post-war periods.

The blocks of flats of the Inter-war period are of no uniform architectural style, rather they are expressed in a variety of styles that were popular in the 1920s through to the 1940s. These include flats designed in historical styles, which continued to be used despite the growing popularity of Modernism.

In Queens Road and St Kilda Road historical styles of flats include the English Vernacular Revival three-storey block at 628 St Kilda Road (Marsh & Michaelson architects, 1936),<sup>35</sup> and another block in this style, *Lenhurst*, at 33 Queens Road (architect not known, 1936-37). This Queens Road example was an earlier property development of Margot O'Donohue,<sup>36</sup> who, with Frank Lynch, would later develop *Glen Eagles*, *Kinross* and *Kinfauns*. Another block, *Lancaster House* at 18 Queens Road (Purnell & Pearce, architect [?], 1938) is designed in a Georgian Revival-style,<sup>37</sup> a style popular during the Inter-war period.

Modernism arrived in Australia in the 1930s, and the tenets of European Modernism are expressed in varying ways, and in varying degrees, in blocks on Queens Road. *Brookwood* at 32 Queens Road (architect not known, 1936) is of a rich *Streamline Moderne* design with its rendered mouldings at parapet level referencing more *Art Deco* architecture of Europe and America of a decade earlier, than pure European Modernism. However, elements of the design, such as its steel frame windows and flat roof appearance, are gestures to Modernism.

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35 'City of Port Phillip Heritage Review', volume 6, Citation No 928.

36 Ibid, volume 5, Citation No 2225.

37 Ibid, volume 5, Citation No 2223.

*Brookwood* was a flat development by Claude de Bernales, a West Australian miner and industrialist and, later, property developer. Brookwood Estates Limited was established by him in the mid 1930s to develop blocks of flats in Queens Road and St Kilda Road.<sup>38</sup> Another firm of Claude de Bernales, Ascot Estates Limited, developed flats in St Kilda.<sup>39</sup> The architect of *Brookwood* is not known, but the eminent Melbourne architect, and Lord Mayor, Bernard Evans, designed flats for Claude de Bernales,<sup>40</sup> including *Sheridan Close*, 487 St Kilda Road (1949-53).<sup>41</sup> *Sheridan Close* is situated within the City of Melbourne.

Another notable *Streamline Moderne* block is *Kia Ora* at 449-453 St Kilda Road, Melbourne. Originally proposed as one block of 30 flats, the site of an adjoining mansion was purchased and the original block mirrored, totalling 60 flats around a landscaped garden. Designed by L Levy, and completed in the mid-late 1930s, it is of a superior design to *Brookwood*. It was built by *Kia Ora Investments Pty Ltd*, another flat developer in Melbourne at this time.<sup>42</sup> *Kia Ora* is situated within the City of Melbourne.

Other blocks in Queens Road express a more restrained *Moderne* styling, providing a transitional style between the decorative treatment of *Brookwood* and *Kia Ora*, and the severity of Modernism encapsulated in *Newburn* (Romberg and Shaw, 1939-42) at 30 Queens Road, and at *Stanhill* (Romberg, 1945-50) at 34 Queens Road. These *Moderne* blocks include *Monterey* (architect not known, c1940) at 17 Queens Road, and *Glen Eagles, Kinross and Kinfauns*.

Both *Monterey* and *Glen Eagles* are similar in that both are sited at corners, have expressed hip roofs (muddying any comparisons to European Modernism), and have similar detailing on their facades. These similarities indicate both were designed by the same architect, and may also be developments of Frank Lynch and Margot O'Donohue. The early character of *Monterey* has been impacted upon, as its brickwork is now painted. *Monterey* also has historical significance, as it was used during World War II by FRUMEL (Fleet Radio Unit Melbourne), one of two combined radio operations that worked at deciphering Japanese military codes used in the Southwest Pacific.<sup>43</sup>

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38 *Daily Commercial News and Shipping List*, 10 June 1936, p 4.

39 *Adelaide News*, 30 May 1936, p 7.

40 David Dunstan, 'Evans, Sir Bernard (1905–1981)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/evans-sir-bernard-12465/text22419>, published first in hardcopy 2007, accessed online 16 November 2017.

41 *Property Observer*, 18 August 2013, <https://www.propertyobserver.com.au/finding/location/vic/25154-sheridan-close-penthouse.html> retrieved 16 November 2017.

42 *Argus*, 5 August 1935, p 8; 30 March 1936, p 6; 21 June 1955, p 6.

43 Plaque, *Monterey*

*Lenhurst, a three-storey block of flats at 33 Queens Road, corner Louise Street, built in 1936. These flats, which are designed in an English Vernacular Revival-style, is also a development by Margot O'Donohue.*



*Brookwood, at 32 Queens Road, corner Louise Street, is designed in an ornate Moderne manner. This block was built in 1936 by the flat developer Claude de Bernales.*



*One of the two blocks that form Kia Ora, at 449-453 St Kilda Road, Melbourne. It is a fine example of an Inter-war flat complex designed in the Streamline Moderne-Style.*



*Monterey at 17 Queens Road, corner Arthur Street, is similar in scale, planning and detailing to Glen Eagles, and was completed around 1940. It may also be a development of Frank Lynch and Margot O'Donohue.*



*Newburn at 30 Queens Road, viewed from Queens Lane, is of an uncompromisingly Modernist design, heavily influenced by European Modernism of the 1920s and 30s. It was designed by the eminent architects Frederick Romberg and Mary Turner Shaw, and was completed in 1941.*



All of the low-rise blocks of flats built during the 1930s and 40s share common characteristics in terms of their planning, with each block set back from its front and side boundaries, with the setbacks from street boundaries incorporating landscaping. This provides some degree of visual uniformity to the few mansions remaining in the street, which are also built in a landscaped setting and that are of a similar scale.<sup>44</sup> In the case of the subject site, and the Victorian mansion *Lanark* opposite, they provide a human scale and strong landscape character to Beatrice Street when viewed from Queens Road.

Margaret O'Donohue and Frank Lynch were key flat developers in Queens Road. As previously noted, in addition to *Glen Eagles*, *Kinross* and *Kinfauns*, at least one other flat development was built by O'Donohue (*Lenhurst* No 33), with possibly another (*Monterey* No 17) built by O'Donohue and Lynch. Other prolific flat developers of this time were the previously mentioned Kia Ora Investments Pty Ltd and Claude de Bernales's Brookwood Estates Limited. Another Queens Road flat developer was Stanley Korman, who built both *Newburn* and *Stanhill*. Korman also developed a large (low-rise) brick complex of flats called *Waitemata* at 65 Queens Road, and *Rameta* at 67 Queens Road, to the south of the subject site. Both *Waitemata* and *Rameta* have since been demolished.<sup>45</sup>

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44 The higher Victorian-era floor-to-ceiling heights closely equate a Victorian two-storey house to that of the three-storey Inter-war flats.

45 Photographs of *Waitemata* and *Rameta* held by the State Library of Victoria are notated that these are developments of Korman.

The complex of flats at 58, 59 and 60 Queens Road is reasonably intact. Its aesthetic quality is enhanced by its garden setting, which despite encroachment by vehicle parking and a denser planting arrangement, has not significantly impacted upon this aesthetic value. This garden setting, with the three-storey scale of the flats, combined with their hip and gable roofs, give the complex a human scale and residential character, less apparent in flat developments later in the Post-war period. This complex of flats is testament to Queens Road being a desirable locale for investors/developers of flats in the 1930s and 40s, and the high standard of the design of its flats of this era.

## CONCLUSION

It can be concluded that this complex of flats is significant at a local level, as it has aesthetic and historic value to Port Phillip as a large and intact 1940s flat complex designed in a *Moderne* style. The scale and quality of the complex demonstrate the wave of flat development in the 1930s and 1940s in Port Phillip, in which Queens Road played a significant part, as it was a locale considered suitable for flat developments.

It is recommended that this complex of flats containing *Glen Eagles*, *Kinross and Kinfauns*, and auxiliary buildings, and its garden setting, are conserved and enhanced, and that heritage controls are put in place to manage this in the form of a site-specific heritage overlay in the *Port Phillip Planning Scheme*.

The heritage overlay schedule should note, in addition to the three flat blocks, also the garages and the gardens of this complex. Although it is evident that some early interiors of the flats are extant, these are not significant enough to warrant internal controls.

# STATEMENT OF SIGNIFICANCE

## *What is significant?*

*Glen Eagles, Kinross and Kinfauns* at 58, 59 & 60 Queens Road, Melbourne, built in the early 1940s. The three-storey brick blocks of flats are of a restrained, but well-composed, *Moderne* design. They are situated within a landscape setting that contributes to their character. Along the rear boundary of the site are a row of 23 single-car garages for its residents, which are supplemented by vehicle parking elsewhere on this site. The complex is a development by the solicitors Margot O'Donohue and Frank Lynch, who were significant flat developers in Queens Road.

## *How is it significant?*

The complex containing *Glen Eagles, Kinross and Kinfauns* flats, their landscape setting, and rear garages, which are of local aesthetic and historic significance to Port Phillip.

## *Why is it significant?*

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Inter-war period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake. It is also an example of a flat development by Margot O'Donohue and Frank Lynch, who built at least one other large block of flats in Queens Road (Criterion A).

The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well-composed, *Moderne* style. The three blocks of flats, *Glen Eagles, Kinross and Kinfauns*, demonstrate a transition in styling of blocks between the more ornate styles of historicism and - *Streamline Moderne*, to that of the uncompromisingly Modern developments of *Newburn* and *Stanhill* flats (Criterion E).

*Glen Eagles, Kinross and Kinfauns* are a particularly fine, representative, and intact example of an Inter-war flat complex, demonstrating key features of flat design of this period, including incorporation of vehicle accommodation, and garden settings for each block. These garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip. It was these design attributes in early flats that helped shift earlier negative perceptions of flat living, to their growth in popularity with single and smaller family units in the Inter-war period (Criterion D)



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people place heritage

# CONTEXT

## HERITAGE ASSESSMENT

2-6 Blanche and  
110-118 Barkly Street, St Kilda

21 December, 2017



Prepared for  
City of Port Phillip

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**Report Register**

This report register documents the development and issue of the report titled *Heritage Assessment 2-6 Blanche and 110-118 Barkly Street, St Kilda, 21 December 2017* which was undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2227	1	Heritage Assessment	21.12.17	Kelly White

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# CONTENTS

1	INTRODUCTION	1
	1.1 Background	1
	1.2 Existing Heritage Protection	1
	1.3 Methodology	1
2	HISTORY	1
	2.1 Historical context	1
	2.2 Place history	2
	References	3
3	DESCRIPTION	3
	3.1 Physical Description	3
4	ASSESSMENT OF SIGNIFICANCE	8
	4.1 Assessment against criteria	8
	Historic significance	8
	Architectural significance	8
	Aesthetic significance	8
	4.2 Comparative analysis	9
	4.3 Statement of Significance	13
	What is significant?	13
	How is it significant?	13
	Why is it significant?	13
5	RECOMMENDATIONS	14
	5.1 Proposed Additional Controls in Schedule to Heritage Overlay	14
	5.2 Proposed curtilage of Heritage Overlay	14



# 1 INTRODUCTION

## 1.1 Background

In August 2017, the City of Port Phillip commissioned Context to undertake a preliminary heritage assessment of the small residential precinct at 2-6 Blanche and 110-118 Barkly Street St Kilda. On the basis of information gathered in the preliminary study, a recommendation was made to undertake a full assessment of the precinct. In response to the recommendation, the City of Port Phillip commissioned Context to undertake this full heritage assessment of the precinct.

## 1.2 Existing Heritage Protection

The properties within the precinct are not currently covered by any statutory heritage protection in the form of a Heritage Overlay or other mechanism.

## 1.3 Methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines. All terminology is consistent with the Burra Charter.

Assessment of the subject precinct has been carried out with reference to the Victorian Planning Practice Note *Applying the Heritage Overlay* (PN001) and complies with the guidance set out in that document, including the assessment of cultural heritage significance using the HERCON criteria.

In assessing the precinct, a desktop review of relevant documents, reports and maps was undertaken. All buildings were inspected from the street/public domain during a site visit in August 2017.

# 2 HISTORY

## 2.1 Historical context

St Kilda was established as a seaside village, settled from the 1840s by professional men and their families, mainly pastoralists from the country. With the establishment of the railway in 1857, St Kilda evolved into a commuter suburb. The professional middle-class continued to live in large houses on the high ground, and tourists started to arrive in ever-increasing numbers; to cater for them, hotels, sea baths and entertainment venues were built. Influenced by the wealth generated by Melbourne's property boom of the 1880s and the arrival of trams in 1888, St Kilda resident and visitor numbers increased, with the population of the municipality increasing from 11,654 in 1881 to 19,838 in 1891 (*Victorian Places* 2015).

However investment became increasingly speculative as blocks were subdivided and infrastructure developed well ahead of demand. As the *Encyclopaedia of Melbourne* notes, by the 1890s

*Melbourne had... become overbuilt, and excess capacity in the housing and public transport sectors, falling wages, cutbacks in government spending and a slower rate of in-migration hit the city's economy hard* (Frost 2008).

The Municipality of St Kilda's population increased only marginally over this time from 19,838 in 1891 to 20,542 in 1901 (*Victorian Places* 2015).

Australia's economic recovery was led by the growth of exports. Accompanying the economic growth, Melbourne's population increased from 478,000 inhabitants in 1901 to 593,000 in 1911, with many finding a home in the suburbs (Frost 2008). Between 1901 and 1911, St Kilda's population rose to 25,334, and between 1911 and 1921, increased to 38,579 (*Victorian Places* 2015). The population increase and improved economic conditions created opportunities for the construction of investment housing.

## 2.2 Place history

The group of eight houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, were constructed by builder and contractor, James Downie. James Downie lived with his father, builder and contractor John Downie, in High Street, Prahran, in 1881 (MCC registration no. 9020, as cited in AAI, record no. 76857). By 1884, James and his wife, Williamina Downie, both from Gippsland, were living at Orford Villa in St Kilda Road (*Argus* 29 December 1884:1).

When James Downie died at his home, 'Glenview', in Longwarry South in 1926, his obituary noted that he was responsible for the construction of a number of important projects, some undertaken with another contractor, a Mr Pearson:

*Mr. Downie, who was aged 75 years, was born in Dundee, Scotland, in 1851, and came to Australia when aged two years in the ship Ganges Khan. He was one of the earliest builders and contractors in the colony, and with his father built the Western Market and buildings, the Victoria Homes for the Aged at Royal Park [originally built as an industrial school with contractor Mr Pearson in 1874-75], the Law Courts in Lonsdale street [with contractor Mr Pearson in 1874-84], the Female Penitentiary at Coburg [in 1891-92], the Domain entrance to Government House, additions to Menzies' Hotel, and St. James's Buildings, William street [designed by architects Terry and Oakeden and built in 1885], as well as large railway and bridge works on the Wimmera River [the Natimuk-Noradjuia railway line with contractor Mr Barnfield opened in 1877]. He also built the Sydney road from Kilmore to Seymour practically as it stands today. In 1892 he retired from business and lived quietly on his property at Longwarry South. He left a widow, four sons, and a daughter. The burial took place at the Melbourne Cemetery on Tuesday (*Argus* 7 October 1926:10).*

The land on which the subject residences stand was vacant in 1897 (MMBW Detail Plan no. 1370, 1897) and remained so until 1910 when it was sold to Williamina Downie of Longwarry in Gippsland (CT:V2336 F100; V4353 F527).

Building permits for the subject residences were issued in 1910. A building permit for five brick villas in Barkly Street, to be constructed by James Downie for owner Mrs James (Williamina) Downie, was issued in May 1910, and another permit for three semi-detached brick villas in Blanche Street, to be constructed by James Downie, who was also listed as the owner, was issued in August 1910 (City of St Kilda Building Permits nos. 1033 and 1108, as cited in AAI, record nos. 47009 and 47084). The houses in Barkly Street were built by 1911, and the residences in Blanche Street were constructed by 1912 (S&Mc 1911 and 1912).

In 1915 the cottages were occupied by Alfred H Miller (110 Barkly), John Blake (112 Barkly), Harry Grove (114 Barkly), Elizabeth Timper (116 Barkly), Louis Marks (118 Barkly), Mrs Cath Winter (2 Blanche), Myer Jacobson (4 Blanche) and Barnett Goldstein (6 Blanche) (S&Mc 1915).

In 1920 the land and cottages were sold to Rose, Agatha and Cecily Moran, unmarried sisters, who all lived at the George Hotel in Fitzroy Street, St Kilda (CT:V2336 F100; V4353 F527).

Mary (nee Castles) and Patrick Moran married in 1879 and lived in Wagga Wagga, New South Wales, where they were involved in running a general store and brewery. Mary Moran's father was an architect and contractor who owned a number of properties in Melbourne. After Patrick Moran died in 1909, Mary and her four daughters, Rose, Agatha, Gertrude and Cecily,



moved to St Kilda. Mary Moran died in 1931, (*Wagga Wagga Express* 14 November 1931:13), but the Moran sisters continued to live at the George Hotel until the 1970s. The sisters were well-known St Kilda identities.

The subject houses remained in the ownership of the Moran family until 1977 when the last surviving sister, Rose, died. After Rose's death, the land was subdivided and the houses were sold individually (CT:V2336 F100; V4353 F527).

### References

*Argus*, as cited.

Australian Architectural Index (AAI), as cited. Copyright Miles Lewis.

Frost, Lionel 2008, 'Economy' in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00501b.htm>, accessed 14 September 2017.

Land Victoria, Certificates of Title (CT), as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Sands and McDougall, *Melbourne and Suburban Directories* (S&MC), as cited.

*Victorian Places* 2015, 'St Kilda', Monash University and University of Queensland, <http://www.victorianplaces.com.au/st-kilda>, accessed 14 September 2017.

*Wagga Wagga Express*, as cited.

## 3 DESCRIPTION

### 3.1 Physical Description

The group of eight houses are clustered around the corner of Barkly Street and Blanche Street in St Kilda East. They form a cohesive and distinctive group due to their shared materials, detail, setback and form. Constructed between 1910 and 1912, they are notable for the repetition of gabled roof forms, design idioms, materials and other details.

The group comprises two separate single fronted pairs with slightly different designs and a corner villa in Barkly Street, and three single fronted conjoined houses in Blanche Street. The residences clearly indicate a common provenance, in this case the builder.

The group are unified by their slate roofs and red brick walls (see figure 1). There is a band of two cream brick courses that cuts through the lower window sashes, and a single narrow course of moulded cream brick below the rendered moulded chimney capping of the matching chimneys. The brickwork is tuck-pointed where it is contained by the verandahs. Other common design elements are the striking design of the gables with projecting barge boards, verandah wing walls with rendered cappings, shallow bull-nose verandahs, and the traditional design of the rinceau pattern cast iron friezes, brackets and verandah posts.



*Figure 1. Houses at 110-118 Barkly Street and 2-6 Blanche Street, St Kilda. Note that 118 Barkly is the freestanding villa on the corner of Barkly and Blanche streets.*



*Figure 2. Showing decorative detailing common to 110-112 Barkly Street and 2-6 Blanche Street (oculi and swagged garlands on gable end, verandah posts and cast iron frieze, cream brick banding).*

The distinctive design of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street bookend this group (see figures 2 and 3). They have gable end walls decorated with oculi with timber louvres, above highly decorated rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a diaper pattern of timber strapwork. 118 Barkly Street has vertical strapwork on the single gable that matches the pitch and height of the other seven houses of the group, and the smaller gablet that projects from the hipped roof that forms the corner with Blanche Street.



*Figure 3. 110-112 Barkly Street, showing the paired nature of the dwellings, and intact gable ends and chimneys, unpainted oculi.*

The long ownership by an affluent St Kilda family of three unmarried sisters from 1920 to 1977 has resulted in the current largely intact condition of the houses (see figures 4-6). All retain slate roofs in the portion of the dwelling fronting the street, except for the east face of 6 Blanche Street. The rear roofs are all clad in corrugated iron.

All houses in the group retain most of their face brick work in an unpainted state. The only exceptions are the gable ends of 114, 116 and 118, where the background face brickwork of the timber strapwork is painted, and the surrounds of the oculi of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which have been painted.

The verandah of 116 has been infilled, but is assumed to be intact behind, and window screens have been fitted to 118. All original fences have been replaced with high timber pickets of various designs.



*Figure 4. 2-6 Blanche Street showing the identical form and detailing of this conjoined group of three houses, and the high degree of intactness.*



Figure 5. Showing 2-6 Blanche Street - note the painted oculi and high timber picket fences of different design and colours.



Figure 6. 114-118 Barkly Street, showing slate roofs to all, and alternate gable end decoration on 114-116 Barkly Street.

## 4 ASSESSMENT OF SIGNIFICANCE

This section brings together all the evidence gathered to provide an assessment of the architectural and historical values associated with the precinct at 2-6 Blanche and 110-118 Barkly Street, St Kilda. A comparative analysis will compare the heritage values of this site, with those of similar precincts in the City of Port Phillip. A Statement of Significance will summarise the heritage values associated with the precinct.

### 4.1 Assessment against criteria

#### Historic significance

*Importance to the course, or pattern, of the City of Port Phillip's cultural history. (Criterion A)*

The houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, are of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they evidence Edwardian-era speculative investment housing development in St Kilda.

Built by James Downie, a high-profile Melbourne builder, their construction is an excellent example of the speculative building which took place throughout St Kilda in the first decades of the twentieth century as a result of the economic recovery in Victoria, and which has led to the distinctly Edwardian characterisation of many areas within the locality.

#### Architectural significance

*Importance in demonstrating the principal characteristics of a class of cultural places and objects. (Criterion D)*

The group of houses on the corner of Blanche Street and Barkly Street is an excellent and intact example of the rows and groups of high-end contiguous Edwardian houses speculatively constructed in St Kilda in the first decades of the twentieth century. The houses form a cohesive and distinctive group due to their shared materials, detail, setback and form, and demonstrate the principal characteristics of Edwardian residences in St Kilda during this period, as well as additional decorative detailing. This detailing includes the use of red brick walls with cream brick banding, gabled roof forms clad in slate, moulded chimney capping to tall chimneys, shallow bullnose verandahs with decorative friezes, and decorative detail applied to gable ends, including timber strapwork. The consistency and distinctiveness of the gable design and detailing is unusual in groups of houses such as this within St Kilda.

While there are some similar examples of groups of Federation/Edwardian houses constructed by a single builder in St Kilda within the St Kilda Hill precinct (HO5), such as those at 30-44 Acland Street, 3-9 and 4-12 Emilton Street, they are all of a much more conventional Federation/Edwardian design idiom, with terra cotta tile roofs with cresting.

#### Aesthetic significance

*Importance in exhibiting particular aesthetic characteristics. (Criterion E)*

Aesthetically, 2-6 Blanche Street and 110-118 Barkly Street are significant as a cohesive and distinctive group of residences due to their shared materials, detail, setback and form. Constructed between 1910 and 1912, they are notable for the repetition of gabled roof forms, design idioms, materials and other details. The group comprises two separate single fronted pairs with slightly different designs and a corner villa in Barkly Street, and three single fronted conjoined houses in Blanche Street. These clearly indicate a common provenance, in this case the builder, James Downie.

Of particular interest is the distinctive decorative design of the gable end walls and verandahs, which are highly intact. 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which form

book-ends to this group, have gable end walls decorated with oculi with timber louvres, above highly decorated rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a diaper pattern of timber strapwork, and 118 Barkly Street has vertical strapwork on the single gable that matches the pitch and height of the other seven houses of the group, and a gablet. The verandahs are consistently shallow bull-nose verandahs, with the traditional design of the rinceau pattern cast iron friezes, brackets and verandah posts, not commonly seen in groups of Edwardian housing in this locality.

## 4.2 Comparative analysis

Federation/Edwardian housing is well represented in the Heritage Overlay in St Kilda, and the City of Port Phillip more generally. The majority of these places are included within precincts as either Significant or Contributory places.

What distinguishes the group on the corner of Barkly Street and Blanche Street, St Kilda, is the consistency and distinctiveness of the gable design and detailing. It can best be compared with the unique 1888 development of Cambridge Street, Armadale, (City of Stonnington HO125), a whole street of almost matching single fronted gabled weatherboard houses with striking gable end designs.

While there are similar examples of groups of Federation/Edwardian houses constructed by a single builder in St Kilda within the St Kilda Hill precinct (HO5), such as those at 30-44 Acland Street (see figure 7), 3-9 and 4-12 Emilton Street (see figure 8), they are all of a much more conventional Federation/Edwardian design idiom, with terra cotta tile roofs with cresting.



*Figure 7. Single terrace row of Edwardian houses c.1910 at 30-44 Acland Street, St Kilda, and located in the St Kilda Hill Precinct (HO5). Note the traditional forms and detailing.*



*Figure 8. 3-9 Emilton Avenue and 4-12 Emilton Avenue, located in St Kilda Hill Precinct (HO5), comprise attached and detached Queen Anne style Federation houses, all with 'standard' detailing and decoration, and built c.1909-1910.*

Similarly, most of those in the St Kilda East Precinct (HO6) are fairly conventional in their detailing and design, although intact groupings.

The houses at 1-13 and 2-10 Moodie Place, St Kilda and 68-74 Octavia Street, St Kilda (see figure 9), include attached pairs and one detached house, all of similar/identical design, and most are intact, although the roof materials have been altered in at least three houses in this group. These residences were built c.1907-1910 by local builder Mr P Einsiedel, who also constructed others close by, including those in Charlotte Place (see figure 10), Chapel Street, Lambeth Place, Cintra Avenue and Robertson Avenue.





Figure 9. 68-74 Octavia Street, showing two pairs of houses (constructed along with several pairs and one freestanding house in adjacent Moodie Place [around the corner]).



Figure 10. Houses in the row at 1-15 Charlotte Place, St Kilda, constructed c.1905-1907 in the St Kilda East Precinct (HO5).

Only the row of attached houses 10-36 Lambeth Place, St Kilda, (HO6) (see figures 11 and 12) have a similar form of repetitive gables, but in a much more typically 'Federation' style; none have the distinctive oculi and garland swag motifs of the Blanche Street and Barkly Street

houses. These houses in Lambeth Place were all built c.1909 for the owner Mr Sleep. P Einsiedel is once again recorded as the builder of some of these houses, which are very similar to the Moodie Place cottages.



*Figure 11. Houses at 10-36 Lambeth Place. Note the high degree of intactness and similarity of design and detailing. This detailing is more typical of the period when compared to that of Barkly and Blanche streets group.*



*Figure 12. Detail of houses in Lambeth Place.*

### 4.3 Statement of Significance

#### What is significant?

The group of eight houses, including two duplexes, one set of three co-joined house and a single free standing house at 2-6 Blanche Street, at 110-118 Barkly Street St Kilda, constructed by builder James Downie, is significant.

The high timber picket fences on each property are not significant. The modern timber carport at 2a Blanche Street is not significant.

#### How is it significant?

2-6 Blanche Street and 110-118 Barkly Street St Kilda are of local historic, architectural and aesthetic significance to the City of Port Phillip.

#### Why is it significant?

The houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, are of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they evidence Edwardian-era speculative housing development in St Kilda. (Criterion A)

The group of houses on the corner of Blanche and Barkly streets is an excellent and intact example of high-end contiguous Edwardian houses speculatively constructed in St Kilda in the first decades of the twentieth century. Compared to other similar groups, this group stands out due to the quality and detailing of its construction and materials. While exhibiting the typical forms and expressions of Edwardian architecture, the use of red brick walls with cream brick banding, gabled roof forms clad in slate, moulded chimney capping to tall chimneys, shallow

bullnose verandahs with decorative frieze, and decorative detail applied to gable ends, including timber strapwork, is unusual. The consistency and distinctiveness of the gable design and detailing is unusual in groups of houses such as this within St. Kilda. (Criterion D)

Aesthetically, 2-6 Blanche Street and 110-118 Barkly Street are significant as a cohesive and distinctive group due to their shared materials, detail, setback and form. Constructed between 1910 and 1912, they are notable for the repetition of gabled roof forms, design idioms, materials and other details. Of particular interest is the distinctive decorative design of the gable end walls and verandahs, which are highly intact. 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which form book-ends to this group, have gable end walls decorated with oculi with timber louvres, above highly decorated rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a diaper pattern of timber strapwork, and 118 Barkly Street has vertical strapwork on the single gable that matches the pitch and height of the other seven houses of the group, and a gablet. The verandahs are consistently shallow bull-nose verandahs, with the traditional design of the rinceau pattern cast iron friezes, brackets and verandah posts, not commonly seen in groups of Edwardian housing in this locality. (Criterion E)

## 5 RECOMMENDATIONS

### 5.1 Proposed Additional Controls in Schedule to Heritage Overlay

None to be applied

### 5.2 Proposed curtilage of Heritage Overlay

All of the land included in the curtilage shown below (red line). This includes the land at numbers 110, 112, 114, 116, 118 Barkly Street, St. Kilda and all of the land included in numbers 2, 2a, 4, 6 Blanche Street, St Kilda and any other land within the curtilage shown.

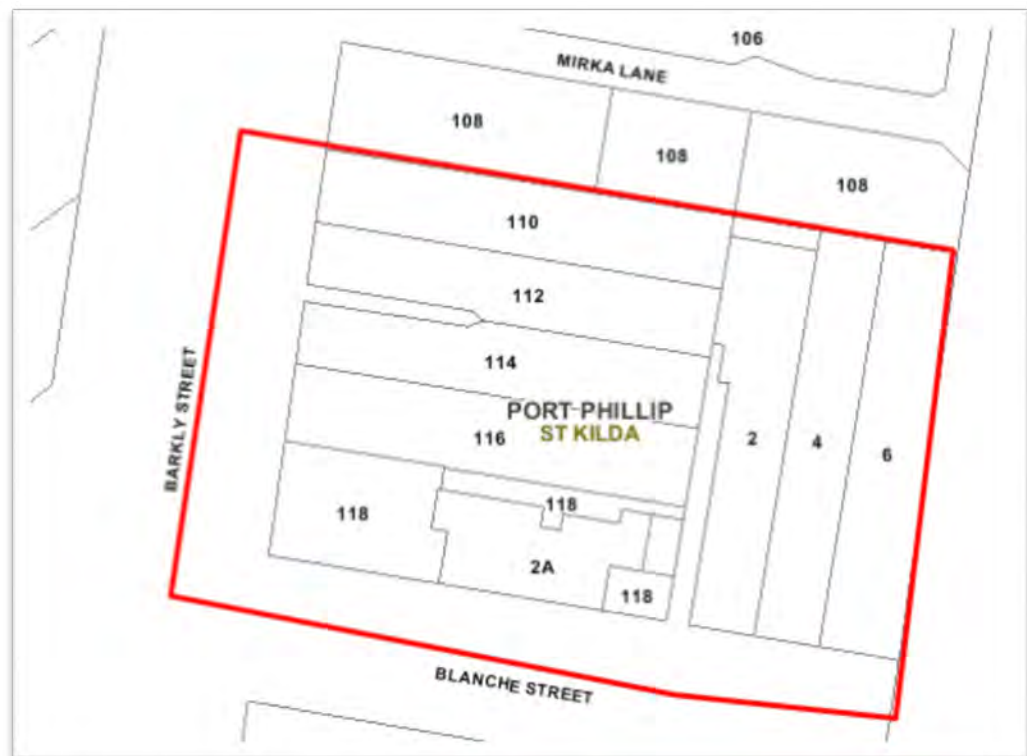


Figure 13 Proposed curtilage of HO for the group of houses. The Heritage Overlay should be applied to all of the land within the red line.



Figure 14 Proposed HO curtilage overlaid on aerial image (source: LandChannel (accessed 12/09/2017))

# Port Phillip Heritage Review Update

Final report

**Prepared for City of Port Phillip**

**DAVID HELMS HERITAGE PLANNING | FEBRUARY 2019**

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Final v.9 – February 2019



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## Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
1.1	Background	1
1.2	Purpose	1
1.2	Approach and methodology	2
	Review of places already included in the HO	2
	Review of places of potential heritage significance	2
1.3	Study team	4
1.4	References	4
<b>2</b>	<b>Findings</b>	<b>5</b>
2.1	Summary	5
2.2	New places of individual significance	5
2.3	HO precinct extensions	7
2.4	Changes to HO places and precincts	9
	Full reviews of PPHR citations	9
	Updates of PPHR citations	10
	Updates to PPHPM heritage status	12
	Updates to HO schedule and maps	13
2.5	Demolished places	13
2.6	Not significant at the local level	15
<b>3.</b>	<b>Recommendations</b>	<b>17</b>
	<b>APPENDIX A – Assessment methodology</b>	<b>19</b>
A.1	Introduction	19
A.2	Establishing a threshold of local significance	19
	<b>APPENDIX B – New and revised citations</b>	<b>24</b>
B.1	New places of individual significance	24
B.2a	Revised - existing HO places (full review)	25
B.2b	Revised – existing HO places (minor updates)	26
B.3	Revised - demolished places	29
B.4	Revised - not significant at the local level	30
	<b>APPENDIX C – List of changes to PPHPM gradings</b>	<b>31</b>



*Edgewater Towers, 12 Marine Parade*



*Greycourt, 96 Grey Street*



*Houses, 152 & 154 Mitford Street*



*Houses 2-6 Blanche Street, St Kilda*

# 1 Introduction

## 1.1 Background

The Heritage Overlay (HO) of the Port Phillip Planning Scheme contains 35 heritage precincts and over 400 individually listed places. Heritage citations for these precincts and places are contained in the *Port Phillip Heritage Review* (as updated, hereafter referred to as the 'PPHR').

The City Strategy Unit at the City of Port Phillip has identified a number of errors and anomalies with existing heritage places included in the HO either individually or as part of a precinct. They include:

- ▶ Information in the PPHR citation is incorrect or out of date. For example, address details may have changed or alterations may have been made since the building was assessed;
- ▶ The level of significance (Significant, Contributory, Not Contributory/Nil or Contributory outside of HO) shown on the Port Phillip Heritage Policy Map (PPHPM) or Port Phillip Neighbourhood Character Map (PPNCM) appears to be incorrect. For example, several places that have individual citations in the PPHR are shown as 'Nil-graded' (i.e., not significant), while other places shown as 'Contributory' should be 'Significant' (or vice versa); and
- ▶ Places that have internal alterations controls, but no information in the PPHR citation to explain what is significant about the interior; and
- ▶ Errors in the HO schedule or on the HO maps.

In addition, there are several places of potential significance that are not included in the HO. These include:

- ▶ Places with an individual citation in the PPHR, which have been partially assessed and require review and assessment;
- ▶ Places that form logical extensions to precincts; and
- ▶ Places that have not been assessed, and require full assessment.

Finally, several places have been demolished. Some of these places have an individual PPHR citation and HO, whilst others are within the HO as part of a precinct.

## 1.2 Purpose

The purpose of this study is to undertake a review of these places. The tasks include:

- ▶ Undertaking a review of those places identified that are already included in the HO to ensure that:
  - The information about the place in the relevant PPHR citation is correct;
  - The status of place shown on the PPHPM is correct; and
  - The description of the place in the HO schedule and the HO extent in the HO map is correct.
- ▶ Assessing the places of potential heritage significance to determine whether they are of significance, either individually or as part of a precinct, and should be included in the HO.

- ▶ Reviewing the demolished places to determine whether the heritage grading of the place and/or inclusion in the HO needs to be changed.
- ▶ Making recommendations for changes to the PPHR, PPHPM and the HO arising from this study.

This report provides the findings and recommendations arising from the review. It provides an overview of the methodology (section 1.2) and describes the key findings (section 2) and recommendations (section 3). Also forming part of this report are the revised citations for the places reviewed by the study (Appendix B) and the list of changes to the PPHPM (Appendix C).

## 1.2 Approach and methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines using the Hercon criteria (refer Appendix A). All terminology is consistent with the Burra Charter.

The methodology and approach to this review and its recommendations was also guided by:

- ▶ The VPP Practice Note *Applying the Heritage Overlay* (2018) (hereafter referred to as the 'VPP Practice Note');
- ▶ Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), which was completed in August 2007; and
- ▶ Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council.

### Review of places already included in the HO

The review of identified places already included in the HO involved the following tasks:

- ▶ A site inspection;
- ▶ Review of information in the existing PPHR and PPHPM, HO schedule and maps, and notes on each place provided by the City Strategy Unit;
- ▶ Reviewing the heritage grading of the place having regard to the definitions of *Significant*, *Contributory* and *Non Contributory* in the Port Phillip Local Heritage Policy, Clause 22.04; and
- ▶ For individually significant places, updating the PPHR citation by preparing a place history and description, where none currently exist, and updating the statement of significance into the current format recommended by the VPP Practice Note.

### Review of places of potential heritage significance

#### *Individual significance*

The identified places of potential heritage significance were inspected and documented. The information in the existing citation, where one exists, was reviewed and additional research was carried out as required to establish basic details such as construction date, architect, etc. On this basis, a preliminary comparative analysis was carried out to determine the likelihood of the place meeting the threshold of local significance using the Hercon criteria. Following preliminary research, one additional

place that has not been assessed before was identified and another place was nominated by a member of the community.

Following this analysis, a shortlist of six places requiring full assessment was prepared. Each place on this shortlist has been assessed in accordance with the Burra Charter, Heritage Victoria guidelines and the VPP Practice Note using the methodology in Appendix A. Each assessment has involved the following:

- ▶ Preparation of a place/precinct history. Primary sources consulted during the preparation of histories have included land title and subdivision information, municipal building or rate records, newspaper articles, historic photographs (including aerial imagery), and wills and probate records, while secondary sources have included local histories and heritage studies (see section 2.5 for a list of key sources). Generally, a place history will document when the places was created, for what purpose, for and by whom (including the architect, if possible), and major changes in its physical form and/or use over time. Relevant themes from the PPHR Environmental History and the *Victorian Framework of Historic Themes* have been included.
- ▶ Description of the place, indicating the extent of the significant fabric, highlighting any features of particular note, intactness, and recording both contributory features (e.g., buildings, early and original fences, outbuildings and trees) as well as those features that have no heritage significance (e.g., recent outbuildings and extensions).
- ▶ Comparative analysis of the places. This has been carried out using typological/thematic groups (noting that not all places will fit within a group). Places already within the HO have been used as comparisons. These comparisons have been used to benchmark the places assessed, demonstrating clearly which ones meet the threshold of local significance.
- ▶ Assessment of significance. For each place/precinct found to be of heritage significance, a statement of significance (SoS) has been prepared. In accordance with the VPP Practice Note:
  - The Hercon criteria have been used in the assessment of significance;
  - Significance levels used are local or State significance, noting that 'local' may mean significant to a locality; and
  - The SoS is in the 'What?' 'How?' and 'Why?' format with the reasons why a place is significant expressed in relation to the Hercon criteria.

All new citations, each illustrated by one or more photos, have been prepared using the standard format for the PPHR.

### *Precinct extensions*

Potential additions to some heritage precincts were identified where the existing history, description and statement of significance in the precinct citation clearly support the inclusion of the places, and they form part of a streetscape that is already partially included in the precinct HO.

The scope of this project is limited to reviewing only those places identified as potential extensions to precincts HO5 and HO7. A full review of those precincts will occur as part of planned future reviews by Council. Council has already reviewed HO1 and HO3, and a review of HO6 is currently underway)

### *Statutory recommendations*

Recommendations for the application of the HO have been made in accordance with the guidelines set out in the VPP Practice Note. The HO is usually applied to the whole of the property as defined by the title boundaries. However, in accordance with the VPP Practice Note exceptions include large sites where the HO is applied only to the part of that site containing the significant buildings or features. In accordance with the VPP Practice Note specific HO controls (e.g., painting, internal alterations, trees, outbuildings, etc.) have been applied where it is justified by the significance of the place. For example, paint controls are only recommended if the paint scheme is thought to be original or the colour scheme is an integral part of the design.

The final report has been prepared in a manner that is suitable for inclusion as a reference document in the Port Phillip Planning Scheme.

### *Review of demolished places*

A 'desktop' review was undertaken for places that have been demolished to determine whether any fabric remains and whether the place retains any significance either as an individual place or as part of a precinct. For most demolished places, a site inspection was not required, as new buildings have been erected clearly demonstrating that no trace of the previous building or structure remains.

## 1.3 Study team

This study was prepared by David Helms who undertook all site inspections, research and assessment of places. Louise Honman of Context Pty Ltd assisted with the architectural descriptions and assessments of 'Edgewater Towers', 12 Marine Parade, and the duplex at 152-54 Mitford Street..

### *Acknowledgement*

The contribution of David Radcliffe who identified the error with Citation 640 and undertook research to identify 324 Esplanade East is gratefully acknowledged.

## 1.4 References

*Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines*, 5 June 2014

*Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage*, August 2007

*Using the criteria: a methodology*, Queensland Heritage Council, 2006

Victoria Planning Provisions (VPP) Practice Note: *Applying the Heritage Overlay* (2015)

*Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair

## 2 Findings

### 2.1 Summary

The findings of this review are:

- ▶ **Places of individual significance.** Five (5) places are of individual significance. Of these, two have an existing citation and three are new places that have not been assessed before. A full significance assessment has been carried out and the new citation for each place now includes a history, description, comparative analysis and a statement of significance in the current format that explains how the place is Significant at the local level. See section 2.2 for details.
- ▶ **HO precinct extensions.** Extensions are recommended to the HO5 St Kilda Hill precinct and the HO7 St Kilda Elwood Balaclava Ripponlea precinct. The recommended extensions comprise buildings that are comparable to those within the existing precinct and form logical inclusions having regard to the statement of significance. See section 2.3 for details.
- ▶ **Changes to HO places and precincts.** This includes changes to the grading shown on the PPHPM and/or the HO schedule and maps. In addition, heritage citations for ninety-one (91) places have been revised and updated. The table in Appendix C provides a complete list of places and section 2.4 provides further details.
- ▶ **Demolished.** This includes places with an individual heritage citation, as well as places within HO precincts. As a consequence, PPHR citations for twenty (20) demolished places have been updated. The table in Appendix C includes the list of demolished places and section 2.5 provides further details.
- ▶ **Not significant at the local level.** This comprises six (6) places identified by previous studies that have individual PPHR citations, but are not included in the HO. See section 2.6 for details.

### 2.2 New places of individual significance

The places assessed to be of local significance are:

- ▶ Citation 2409 (new) Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda;
- ▶ Citation 2411 (new) House, 324 Esplanade East, Port Melbourne;
- ▶ Citation 2002, 'Greycourt', 96 Grey Street, St Kilda;
- ▶ Citation 2049, 'Edgewater Towers', 12 Marine Parade, St Kilda; and
- ▶ Citation 2382 (new) Houses, 152 & 154 Mitford Street, Elwood; and

Appendix B contains the citations for these places. In summary:

#### *Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda*

These houses are of historic, representative significance as good examples of Federation/Edwardian housing, which is associated with the development of St Kilda during the early twentieth century. They have aesthetic value as a cohesive and distinctive group with shared materials, details, setback and form and some unusual details.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

*House, 324 Esplanade East, Port Melbourne*

This house is of local historic and representative as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s.

This place was nominated by a community member who realised that the history of the house at 331 Esplanade East, almost directly opposite, in Citation 640, applies to this house. Consequently, Citation 640 has also been revised.

As this place is already within the HO1 Port Melbourne precinct and graded as Significant, no change is required to the HO schedule or maps or the PPHPM.

*Greycourt, 96 Grey Street, St Kilda*

Greycourt is of local historic and architectural significance for its associations with the building of flats in St Kilda and as an early example of 'Bungalow Court' flats.

As the building adjoins the HO5 precinct, and is historically related to it, it is recommended for inclusion in the precinct rather than as an individual place. No specific HO controls (e.g., external painting, internal alterations, trees, outbuildings) are required.

*Edgewater Towers, 12 Marine Parade, St Kilda*

Edgewater Towers is of local historic, architectural and aesthetic significance as the first high rise flats in Port Phillip. It demonstrates the large-scale developments built following the introduction of stratum title legislation and is a local landmark.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

*Houses, 152 & 154 Mitford Street, Elwood*

The houses at 152 & 154 Mitford Street, Elwood are of local architectural and aesthetic significance as fine examples of Arts & Crafts bungalows with Japanese influence.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

### 2.3 HO precinct extensions

Some of the older HO precincts in Port Phillip, assessed by the 1998 PPHR, have irregular boundaries, which have been drawn to exclude as many Non-contributory or 'Nil' grade properties as possible. This has resulted in some streets (e.g. Acland Street, Dickens Street, Mitford Street) that are only partially within in the HO and where the excluded sections include places that would have a Significant or Contributory grading if they were included in the HO.

In addition, the current approach to the application of the HO to precincts recognises that Non-contributory places may be included within the HO where they form part of an otherwise intact streetscape to manage future development that could impact upon the precinct.



On this basis, potential extensions have been identified for two precincts:

- ▶ HO5 St Kilda Hill; and
- ▶ HO7 St Kilda, Elwood, Balaclava, Ripponlea.

### **HO5 St Kilda Hill**

The statement of significance for HO5 is:

*It has historical importance (Criterion A) as a seaside resort for the metropolis and location for marine villas since the commencement of settlement during the 1840's. This importance is demonstrated primarily by the privately owned building stock of houses, hotels and apartments but also by places of entertainment and other recreational facilities. Government and to a lesser extent privately funded infrastructure such as transport facilities, schools and churches also make a crucial contribution to the interpretation of life on St. Kilda Hill at various times in its history. The long history of the place has combined with its role as a resort to impart a diverse architectural character to the area that reflects its socioeconomic profile and is highly valued by the community (Criterion G). Today, the Hill offers valuable insights into the housing styles of the rich from the 1840's onwards, retaining important examples of architectural styles from each period in its history (Criterion C). It also includes unusual street layouts, with Alfred Square and Church Square demonstrating past planning practices.*

Currently, almost the whole of Acland Street between Fitzroy and Carlisle streets is included in HO5. The exception is the property containing 35A and 37 Acland Street (Note: Land Victoria maps show this as a single lot, but it contains a detached house at no.35A and the adjacent flats at no.37). 35A & 37 Acland Street is shown as 'Contributory outside the HO' on the Port Phillip Neighbourhood Character Map.

The inclusion of 35A & 37 Acland Street within HO5 is recommended for the following reasons:

- ▶ The house, which dates from the late Edwardian or early interwar period, is relatively intact at the front, but has been extended and renovated at the rear. It has a very deep garden setback to Acland Street. It is comparable to other houses found within the HO5 precinct and inclusion in HO5 as a Significant grading is appropriate; and
- ▶ The flats are an interwar conversion of a Victorian era mansion. As such, they are comparable to several examples within HO5 including the house at the rear of 39 Acland Street. However, as they have been altered a Contributory rather than Significant grading should be applied.

*Note: It appears that the above properties are included on the one title and therefore a significant grading across the whole site is appropriate.*

### **HO7 St Kilda, Elwood, Balaclava, Ripponlea**

The statement of significance for HO7 includes the following:

*The residential areas are noteworthy for their late Victorian, Federation period and inter-war housing; the apartments of the latter period and the terraces of the former being especially noteworthy.*

The recommended precinct extensions include:

#### **Group 1: Dickens Street**

The north side of Dickens Street between Mitford and Barkly streets is almost entirely included in HO7 (the exception is the building at the northeast corner of Barkly Street).

Typically, the streetscape is composed of Edwardian and interwar houses and one interwar block of flats. However, on the south side only two properties are included: 39 Mitford Street (interwar flats at the south east corner of Dickens St) and 41A Dickens Street (interwar flats). The balance of the south side of Dickens Street through to Barkly Street is excluded. The excluded buildings, which are recommended for inclusion in HO7, are:

- ▶ The interwar apartments at nos. 41 & 43 Dickens Street (these adjoin the aforementioned 41A Dickens & 39 Mitford Street already in HO7, see Figure 1). Also forming part of this group are the interwar apartments at 1 & 3 Ruskin Street. All of these buildings would justify a Significant grading.
- ▶ The house at 1 Addison Street. This is an intact Edwardian house with a typical complex hip and gable tiled roof, which situated on a triangular site at the intersection with Ruskin and Dickens Street. However, as it faces toward Dickens Street, it forms part of that streetscape and is recommended for inclusion. A Significant grading is appropriate.
- ▶ Nos. 45-57 Dickens Street. This includes the south side between Addison and Barkly Streets, which contains Edwardian and interwar bungalows and one block of interwar flats in the Mediterranean style at no.47. All are Significant, except for the more altered no.49, which is Contributory.



*Figure 1 At left are 39 Mitford Street (pale rendered building) and 41A Dickens Street (red brick), within HO7, while at right is no.41 Dickens Street, outside HO7*

#### **Group 2: Mitford Street**

Mitford Street between Dickens and Milton streets is mostly included within HO7 and typically contains a mix of Edwardian and interwar houses and interwar flats. The exception is the section on the west side containing nos. 49-61, as follows:

- ▶ No. 49. An intact Edwardian house. A Significant grading is appropriate.
- ▶ No.51. Interwar flats, possibly designed by noted architect J. Esmond Dorney due to distinctive details such as the balusters to the balcony balustrade. A Significant grading is appropriate.
- ▶ No.55. Three storey Postwar flats. Nil grading is appropriate.
- ▶ No.57 Three storey Postwar flats. Nil grading is appropriate.
- ▶ No.59 Interwar gable fronted bungalow with original front fence. Minor alterations and non-original carport. Significant grading is appropriate.
- ▶ No. 61 Interwar gable fronted bungalow with original front fence. Minor alterations. Significant grading is appropriate.

The inclusion of nos. 49, 51, 59 and 61 in HO7 is justified, as they are consistent with the surrounding development. However, the two blocks of Nil-grade postwar flats at

nos. 55 & 57 are in good condition, appear to be strata titled and occupy most of the land. Accordingly, it is unlikely that they will be redeveloped and so for this reason may remain outside HO7. *(Note: an alternate approach would be to include nos. 55 & 57 in the HO and exempt them from specific permit requirements via an incorporated document, as is being considered as part of the review of the HO6 St Kilda East precinct. However, this would require a review of all similar places within HO7 to determine whether such exemptions could be applied throughout the precinct, which is outside the scope of this study)*

## 2.4 Changes to HO places and precincts

The tasks included:

- ▶ Full reviews of the PPHR heritage citations for twenty-six (26) individual places;
- ▶ Updates of the PPHR citations (to correct names and addresses and VHR references) for sixty-five (65) places;
- ▶ Updates to the PPHM to correct errors with the heritage grading (Significant, Contributory or Nil) for places within individual or precinct HOs; and
- ▶ Updates to the HO schedule or maps.

### Full reviews of PPHR citations

PPHR heritage citations for twenty-six places have been fully reviewed to (as appropriate) correct place name or address errors, update descriptions, provide additional historic information and update the statement of significance to the current format. Please refer to Appendix B.2a for the new citations.

The PPHR heritage citations that have been fully reviewed (in alphabetical street address order) are:

- ▶ Citation 57, Halcyon, 53 Acland Street, St Kilda;
- ▶ Citation 2152, Drill Hall (former), 29A Albert Road Drive, South Melbourne;
- ▶ Citation 1100, South Melbourne Town Hall, 208-222 Bank Street, South Melbourne;
- ▶ Citation 68, St Kilda Town Hall, 99a Carlisle Street, St Kilda;
- ▶ Citations 314, 2107, 2108 & 2109, Railway Bridges, Carlisle, Grosvenor & Nightingale streets, Balaclava
- ▶ Citation 26, Victoria Hotel (former), 113 Cecil Street, South Melbourne;
- ▶ Citation 976, Houses, 131 & 133 Cobden Street, South Melbourne;
- ▶ Citation 881, Maisonettes, 2 Crimea Street, St Kilda;
- ▶ Citation 888, Flats, 254-56 Dandenong Road, St Kilda East;
- ▶ Citation 640, House, 331 Esplanade East, Port Melbourne;
- ▶ Citation 987, House, 15 Ferrars Place, South Melbourne;
- ▶ Citation 1495, Burnett Grey Gardens, 11-13 Glen Eira Road, Ripponlea;
- ▶ Citation 338, Road over Rail Bridge, Hotham Street, Ripponlea;
- ▶ Citation 2311, Railway cutting and bridges, 221-351 Ferrars Street & 332A Park Street, South Melbourne;
- ▶ Citation 1486, Ritz Mansions, 171 Fitzroy Street, St Kilda;
- ▶ Citation 329, Ripponlea Railway Station, Glen Eira Road, Ripponlea;
- ▶ Citation 1992, Elwood Post Office (former), 75 Glen Huntly Road, Elwood;
- ▶ Citation 48, J. Kitchen & Sons Pty Ltd Offices (former), 164 Ingles Street & 14 Woodruff Street, Port Melbourne;

- ▶ Citation 2055, 'Woy Woy', 77 Marine Parade, Elwood;
- ▶ Citation 801, Elwood Central School No.3246, 161 Mitford St & 49 Scott St, Elwood;
- ▶ Citation 746, Free Kindergarten (former), 23 Nelson Street, St Kilda;
- ▶ Citation 362, Surrey Court Flats, 71 Ormond Road, Elwood;
- ▶ Citation 791, Duplex, 15 Robe Street, St Kilda;
- ▶ Citation 2141, Hile Terrace, 26-28 The Esplanade, St Kilda;
- ▶ Citation 8, B.A.L.M. Factory (former), 2 Salmon Street, Port Melbourne; and
- ▶ Citation 911, Flats, 5 Wimbledon Avenue, Elwood.

### Updates of PPHR citations

PPHR heritage citations for the following places have been updated to (as appropriate) correct the place name (PN), HO number (HO), address (A) or citation maps errors (M), and (where appropriate) include references to listing on the Victorian Heritage Register (VHR), and change to the current citation format.

In one case (citation 2223) incorrect information about the architect has been deleted, while in four cases (citations 2018, 2057, 2129 & 2225) the name of the architect has been added. In citation 327 reference to a tree that no longer exists has been removed and in two citations (711 & 2382) incorrect references to 'Longwell Terrace' have been corrected to 'Laywell Terrace'. In citation 2224, reference is made to the recent development at the site of the demolished heritage place.

Otherwise, the information in the citation including the history, description and statement of significance has not changed. Please refer to Appendix B.2b for the new citations.

The PPHR heritage citations that have been updated (in alphabetical street address order) are:

- ▶ Citation 95, State Savings Bank of Victoria (former, now Commonwealth Bank), 133-35 Acland Street, St Kilda (M);
- ▶ Citation 58, Houses, 1 & 2 Alfred Square (HO);
- ▶ Citation 602, Shops, 383-387 Bay Street, Port Melbourne (M);
- ▶ Citation 447, Flats, 3 Byrne Avenue, Elwood (A);
- ▶ Citation 2313, St Vincent de Paul Boys' Orphanage (former), 231-241 Cecil Street, 199-201 Napier Street & 34 Church Street, South Melbourne (A, HO, VHR);
- ▶ Citation 2221, Prefabricated Cottage, 17 Coventry Place, South Melbourne (HO, VHR);
- ▶ Citation 74, The Canterbury, 236 Canterbury Road, St Kilda (M);
- ▶ Citation 320, St Kilda Cemetery, Dandenong Road, St Kilda East (VHR);
- ▶ Citation 1116, Emerald Hill Presbyterian Church, 317-329 Dorcas Street, South Melbourne (A, VHR);
- ▶ Citation 964, House, 44 Finlay Street, Albert Park (M);
- ▶ Citation 1482, St Kilda Cricket Ground (Junction Oval), 150-180 Fitzroy Street, St Kilda (PN, A, HO)
- ▶ Citation 372, Maisonettes, 3 Glen Eira Road, Ripponlea (tree removed);
- ▶ Citation 1497, Moira, 16 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1498, Milverton, 22 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1499, Shops & residences, 31-37 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1501, Shops & residences, 57-67 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1502, Shop & residence, 60 Glen Eira Road, Ripponlea (A);

- ▶ Citation 333, Glen Eira Road Bank Group, 74-78 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1984, State Savings Bank of Victoria (former), 78 Glen Eira Road, Ripponlea (A);
- ▶ Citation 31, House (Ulverston), 23 Hotham Grove, Ripponlea (A);
- ▶ Citation 33, Congregational Church (former), 72 Hotham Street, St Kilda East (A);
- ▶ Citation 2018, B'nai B'rith House, 99 Hotham Street, Balaclava (A, architect);
- ▶ Citation 2021, House and flats, 175 Hotham Street, Ripponlea (A);
- ▶ Citation 1118, Congregational Church (former), 34-36 Howe Crescent, South Melbourne (A, HO);
- ▶ Citation 2275, Flats, 290A Inkerman Street, St Kilda East (A);
- ▶ Citation 1112, MacRobertson Girls' High School, 350-370 Kings Way, South Melbourne (A, VHR);
- ▶ Citation 2057, St Kilda Marina Beacon, Marine Parade, St Kilda (A, HO, architect);
- ▶ Citation 2354, House, 1 Morris Street, South Melbourne (HO);
- ▶ Citation 1103, St Vincent de Paul Girls' Orphanage (former), 179-97 Napier Street, South Melbourne (HO, VHR);
- ▶ Citation 768, Broadway Theatre (former), 143-149 Ormond Road, Elwood (A);
- ▶ Citation 365, Shops & residences, 157-59 Ormond Road, Elwood (M);
- ▶ Citation 771, Shops & residences, 161-67 Ormond Road, Elwood (A, M);
- ▶ Citations 684 & 712, Swallow & Ariell Complex (former), Rouse & Stokes Streets, Port Melbourne (A, M, VHR);
- ▶ Citation 1003, Netherby (former), 8 Queens Road, Melbourne (A);
- ▶ Citation 2223, Lancaster House, 18 Queens Road, Melbourne (A);
- ▶ Citation 2224, Devon Flats, 19 Queens Road, Melbourne (Development)
- ▶ Citation 1008, Bendigonia (former), 25 Queens Road, Melbourne (A, VHR);
- ▶ Citation 1050, Newburn, 30 Queens Road, Melbourne (A, VHR);
- ▶ Citation 2129, Brookwood Flats, 32 Queens Road, Melbourne (A, architect);
- ▶ Citation 2225, Lenhurst Flats, 33 Queens Road, Melbourne (A, HO architect);
- ▶ Citation 2149, Stanhill, 34 Queens Road, Melbourne (VHR);
- ▶ Citation 1147, Sports Pavilion, Queens Road & 494-498 & 500-520 St Kilda Road, Melbourne (A);
- ▶ Citation 1005, Lanark (former), 55 Queens Road, Melbourne (New format only);
- ▶ Citation 783, John Batman Motor Inn (former), 69 Queens Road, Melbourne (A);
- ▶ Citation 2227, Myer House (former), 72 Queens Road, Melbourne (P);
- ▶ Citation 2228, Queenslodge Motor Inn (former), 81 Queens Road, Melbourne (P);
- ▶ Citation 215, House, 83 Queens Road, Melbourne (A);
- ▶ Citation 1106, Middle Park Primary School no. 2815, 194 Richardson Street, Middle Park (A, school number);
- ▶ Citation 1124, First Church of Christ (Scientist), 336-340 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 1004, Airlie (former), 452 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 982, Rathgael (former), 462 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 1096, VACC Offices, 464 St Kilda Road, Melbourne (A);
- ▶ Citation 999, Charsfield (former), 478 St Kilda Road, Melbourne (A);

- ▶ Citation 1019, Redholme (former), 572 St Kilda Road, Melbourne (A);
- ▶ Citation 2099, Tram Shelter, St Kilda Road & Lorne Street, Melbourne (A, HO, VHR);
- ▶ Citation 219, Metropolitan Gas Co. (former), 615 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 928, Flats, 628 St Kilda Road, Melbourne (A);
- ▶ Citation 220, Ulimaroa (former), 630 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 1, Terrace, 645-649 St Kilda Road, Melbourne (A);
- ▶ Citation 221, Del Marie, 4 St Leonards Avenue, St Kilda (A);
- ▶ Citation 711, Laywell Terrace, 20-24 Stokes Street, Port Melbourne (Laywell);
- ▶ Citation 2382, House (Edith), 26 Stokes Street, Port Melbourne (Laywell);
- ▶ Citation 2173, Esplanade Hotel, 11 The Esplanade, St Kilda (A);
- ▶ Citation 949, 14-20 Victoria Street, St Kilda (M); and
- ▶ Citation 950, 17 Victoria Street, St Kilda (M).

### Updates to PPHPM heritage status

In deciding whether a place is 'Significant' or 'Contributory' the intactness and integrity of the building has been reviewed. The definition in Cl. 22.04 notes that Contributory places 'may have been considerably altered, but have the potential to be conserved'. A review of a selection of 'Contributory' places shows that they typically have been stripped of much of their historic detail (e.g. chimneys removed, windows replaced and/or enlarged, cladding and roof materials replaced) and in some cases, only the overall form remains. Some also have unsympathetic additions. On the other hand, places may have some alterations and still be Significant, particularly where such changes are readily reversible.

The places reviewed by this study have been identified and compiled by the City of Port Phillip over a number of years and include places known to have been demolished due to redevelopment or where the heritage grading is evidently wrong, for example a Victorian, Federation/Edwardian or interwar house shown as 'Nil' or a modern townhouse shown as 'Significant'. Other examples include:

- ▶ Interwar flats graded as 'Nil' in St Kilda and Elwood. The building of flats during the interwar period is an important theme in the history of these suburbs and these places are comparable to other interwar flats identified as Significant.
- ▶ Places with an individual PPHR citation within precincts that may not contribute to the precinct significance, but are of individual significance for other reasons (e.g., 2 Crimea Street, 133 Acland Street).

The table in Appendix C lists the places where the existing grading (Significant, Contributory, or Nil) shown on the PPHPM has been reviewed and the recommended change.

### Updates to HO schedule and maps

Two places with internal controls have been reviewed. The existing statements of significance for these places do not describe what is significant about the interiors and so both the interior of both places have been inspected. The findings are as follows:

- ▶ HO129, Citation 1486, 'Ritz Mansions', 171 Fitzroy Street, St Kilda. The significant elements of the interior are limited to the original decorative schemes in the foyer and the lift shaft (but not the lift car, which has been replaced). The internal

alterations control in the HO schedule should be changed to specify that it applies only to the public foyers and lift cage. The citation has been updated accordingly.

- ▶ HO232, Citation 2164, Shops and residence (former), 14 Punt Road, St Kilda. The interiors of this building are not significant and the internal alterations control should be removed. No revisions to the citation are necessary.

Other errors or anomalies in the HO schedules or maps are:

- ▶ HO1 - For one property at 146 Dow Street, Port Melbourne, the rear of the property is included in HO1 however this is a mapping error and HO1 should be removed (map change only).
- ▶ HO55 'Duart'. The inclusion on the Victorian Heritage Register is not specified in the HO Schedule and the suburb (Albert Park) is not listed in the property address.
- ▶ HO112 Presbyterian Church (former). The address in the HO schedule (327 Dorcas Street) is incorrect and should be 317-329 Dorcas Street. HO147 Rail over Road Bridges. The three bridges at Carlisle Street (included in HO7) and Grosvenor Street and Nightingale Street are listed separately in the HO schedule and maps (HO147 and HO215) and have individual citations and statements of significance despite sharing a common history and significance. The Statement of Significance has been combined (Revised Citation 314) and a single entry at HO147 is recommended.
- ▶ HO149 House. The address in the HO schedule (23 Hotham Grove, Elsternwick) is incorrect and should be 23 Hotham Grove, Ripponlea.
- ▶ HO150 Road over rail bridge. The address is incorrect in the HO schedule (Hotham St, Ripponlea) and should be Hotham St, Elsternwick. Also the place name should be 'Road over rail bridge', and not 'Road overbridge'.
- ▶ HO152 Congregational Church. The address in the HO schedule (72 Hotham Grove, Elsternwick) is incorrect and should be 72 Hotham Grove, Ripponlea.
- ▶ HO164 J. Kitchen & Sons Pty Ltd Offices (former). The surviving buildings once formed part of a larger industrial complex, all of which is currently included within HO164. The land comprising HO164 has recently been subdivided and the significant buildings are now contained on separate lots: the offices at 164 Ingles St and one other building at 14 Woodruff St. The other buildings have been demolished and townhouses are now being constructed. Accordingly, it is now appropriate to update the property address and reduce the extent of HO164 to apply only to the two remnant buildings;
- ▶ HO220 'Surrey Court' flats. Surrey Court is an interwar block of flats that occupies the whole of 71 Ormond Road. However, HO220 only applies to half of the land and building. Also, the name is misspelt as 'Surry Court' in the HO schedule;
- ▶ HO233 'Netherby'. The address in the HO schedule (8 Queens Rd, South Melbourne) is incorrect and should be 8 Queens Rd, Melbourne.
- ▶ HO255 'Gas Valve House' (former). The place name is incorrect in the schedule, and the property address should be 615 St Kilda Rd, Melbourne.
- ▶ HO257 'Luzmore Terrace'. The address in the HO schedule (641-45 St Kilda Rd, Windsor) is incorrect and should be 645-649 St Kilda Rd, Melbourne.
- ▶ HO260 Elwood Central School No.3942. The existing name and address in the HO schedule ('State School, 201 Tennyson Street) is incorrect, and HO260 currently applies only to that part of the school (49 Scott St) to east of Mitford Street (now incorporated into the school grounds) and excludes 161 Mitford Street, which contains the significant former infants' school building.

- ▶ HO264 'Laywell Terrace'. The place name in the HO Schedule (Longwell Terrace) is incorrect and should be 'Laywell Terrace'.
- ▶ HO282 'Former BALM Paints offices'. The address in the HO schedule (339 Williamstown Rd, Port Melbourne) is incorrect and should be 2 Salmon Street, Port Melbourne.
- ▶ HO301 'Woy Woy' flats. The HO schedule incorrectly describes this as 'House'.
- ▶ HO325 'Myer House' (former). The place name in the HO Schedule (former residence) is incorrect and should be updated to 'Myer House' (former).
- ▶ HO330 'Sports Pavillion' The address in the HO Schedule (Queens Rd, Melbourne) is incorrect and should be updated to 494-498 & 500-520 St Kilda Road and Queens Rd, Melbourne and the place name to 'Clive Fairbairn Pavillion'.
- ▶ HO356 'Flats'. The address in the HO Schedule (290A Inkerman St, St Kilda) is incorrect and should be updated to 290A Inkerman Street, St Kilda East.
- ▶ HO372 'Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond'. The reference to Bhutan cypress in the place name should be deleted as the tree has been removed.

## 2.5 Demolished places

The demolished places include:

- ▶ Nineteen (19) places with individual PPHR heritage citations, some of which are individually listed in the HO schedule; and
- ▶ Significant or Contributory places within HO precincts.

The table in Appendix C provides a complete list of these places and the recommended actions. The following comments provide a summary.

### ***Places with individual PPHR citations***

For individual HO places, the recommendation is to remove the place from the HO map and schedule, and to change the PPHPM heritage status to 'Nil'. This applies to:

- ▶ Citation 292, House, 63 Argyle Street, St Kilda (HO26);
- ▶ Citation 454, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda (HO288);
- ▶ Citation 2030, Bandstand, Jacka Boulevard, St Kilda (HO167);
- ▶ Citation 2033, Stokehouse, 30 Jacka Boulevard, St Kilda (HO171); and
- ▶ Citation 2244, Avalon, 70 Queens Road, Melbourne (HO324).

The exception is St Kilda Sea Baths, which should remain in HO168 and change from Nil to Contributory on the PPHPM, as the original copper domes survive on the reconstructed towers.

Where the place forms part of a HO precinct and has been fully demolished the recommendation is to retain the place within the HO, but change the PPHPM heritage status to Nil where required. This applies to:

- ▶ Citation 641, House, 220 Esplanade West, Port Melbourne (HO1);
- ▶ Citation 2045, Tudor Lodge, 2A Loch Street, St Kilda West (HO5)\*;
- ▶ Citation 772, Hatton (House), 173 Ormond Road, Elwood (HO8);
- ▶ Citation 948, Baymor Flats, 6 Victoria Street, St Kilda (HO5)\*;
- ▶ Citation 2181, 7-13 Meaden Street, Southbank (HO4).



*\*This demolished heritage place remains part of a property containing a Significant heritage place (i.e. not subdivided), therefore it may be appropriate to retain the Significant grading across the entire property.*

The exception is the site of the demolished CSR Store 33 Johnston Street, Port Melbourne (Citation 55) that should be removed from HO442, as it is at the edge of the overlay.

For demolished places not included in the HO and included in the PPNCM the recommendation is to remove the 'Contributory outside HO' status. This applies to:

- ▶ 156-58 Brighton Road, Ripponlea (Citation 308);
- ▶ 95-103 Ormond Road, Elwood (Citation 2176); and
- ▶ 521 St Kilda Street, Elwood (Citations 930 & 1995).

No change is required for the following demolished places already shown as Ungraded on the PPNCM:

- ▶ Citation 2230, Mansion, 48 Queens Road, Melbourne;
- ▶ Citation 2130, Brooklawn, 82 Queens Road, Melbourne; and
- ▶ Citation 1093, Colonial Gas Offices (former), 480 St Kilda Road, Melbourne.

For the above places the existing information in the PPHR heritage citation has been retained and the following standard statement added to the Significance section:

*The buildings and other fabric associated with this place have been demolished/removed and the place no longer meets the threshold of local significance*

The revised PPHR citations are in Appendix B. They should be retained in the PPHR to provide an historic record of these places.

The final place is Brooke's Jetty, Jacka Boulevard, St Kilda, which has an individual citation 2036, but is not included in the HO and has a 'Nil' grading on the PPHPM. The timber section of the jetty has been removed, but the concrete section has been retained and the structure is of historic and social significance as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke's Jetty, which was an important local landmark until its removal. The citation for Brooke's Jetty has been updated and the recommendation is to change the PPNCM heritage status to 'Contributory outside HO'. Given the potential social heritage values of Brooke's Jetty it has been included on the list of places to be assessed as part of the municipal-wide heritage review that commenced in 2018.

### ***Significant or Contributory places within HO precincts***

The table in Appendix C includes the Significant or Contributory places within heritage precincts known to have been demolished. For these places the only change required is to change the PPHPM heritage grading to Nil. The exception is 51-55 Goldsmith Street, which are within the HO8 precinct. As these properties are at the edge of the precinct (and the houses on the opposite side are not included in the HO) it is appropriate to remove them from HO8.

## 2.6 Not significant at the local level

There are six (6) places that have an existing PPHR citation and are not significant at the local level. These places do not meet the threshold of local significance because there are better comparative examples having regard to the methodology set out in

Appendix A. Table 2.1 provides a list of the places and specific reasons why they do not satisfy the threshold of local significance.

For each place, the following standard text has been inserted into the Significance section of the PPHR heritage citation:

*A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.*

The places would, however, be Significant within a HO precinct area if one existed and so it is appropriate to retain the 'Contributory outside of HO' heritage status where it applies.

**Table 2.1 – Not significant**

Heritage place	Comments
Citation 441, Duplex, 150-152 Brighton Road, Ripponlea	Since this was assessed in 1992 the place has been altered and is no longer intact. Changes include a visible rear addition and modifications to the front stairs and because of this it does not meet the threshold of local significance.
Citation 1993, Duplex shops and dwellings, 85-87 Glen Huntly Road, Elwood	The layout of the building does not raise this otherwise ordinary group of shops to the threshold of local significance. In addition, as it was built in 1953, it is not historically important, as it is outside the period of significance associated with the development of Elwood during the interwar period.
Citation 1997, Flats 68 Goldsmith Street, Elwood	These flat have conventional form and detailing and, given the c.1941 construction date, some elements (e.g. the semi-open stairs) are very old-fashioned. In addition, since the 1992 heritage study the flats have been renovated and no longer retain the original paint finishes.
Citation 2051, Vi-Clageo Hall Flats, 23 Marine Parade, St Kilda	Since these flats were assessed in 1992 they have been altered (enlargement of ground floor front windows) and there is a visible upper level addition. The window hoods and porch do not elevate it to local significance.
Citation 2053, House, 69 Marine Parade, St Kilda	This house has been altered and it is a typical rather than outstanding example. The curved balcony detracts from the appearance of the original attic bungalow, as does the high brick fence.
Citation 775, House & flat, 1 & 2/315 Orrong Road, St Kilda East	This house is a typical, but not outstanding example of an interwar house of which there are many already in the HO either individually or as part of precincts (nearby examples include 285 Orrong Road, HO222 and 311 Orrong Road, HO223). While some elements such as the flat side porch are unusual, they do not elevate the house to the threshold of local significance. The added flat is not a particularly distinctive element and doesn't substantially add to the significance of the place.

### 3. Recommendations

The recommended changes to the Port Phillip Planning Scheme are:

- ▶ Add five new heritage places to the HO, as follows;
  - Citation 2409, Houses, 110-118 Barkly Street & 206 Blanche Street, St Kilda
  - Citation 2002, Greycourt, 96 Grey Street, St Kilda (as extension of HO5 St Kilda Hill precinct);
  - Citation 2049, Edgewater Towers, 12 Marine Parade, St Kilda (new individual HO);
  - Citation 2382 (new), Houses, 152 & 154 Mitford Street, Elwood (new individual HO); and
  - Citation 2411 (new), House, 324 Esplanade East, Port Melbourne.
- ▶ Extend the HO5 St Kilda Hill precinct and the HO7 St Kilda Elwood Balaclava Ripponlea precinct to include the properties listed in section 2.3 and the table in Appendix C;
- ▶ Remove the following demolished places from the HO schedule and maps:
  - HO8 (precinct), remove 51-55 Goldsmith Street (map change only)
  - HO26, House, 63 Argyle Street, St Kilda;
  - HO288, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda;
  - HO167, Bandstand, Jacka Boulevard, St Kilda;
  - HO171, Stokehouse, 30 Jacka Boulevard, St Kilda;
  - HO442 (precinct), remove 33 Johnston Street (map change only); and
  - HO324, Avalon, 70 Queens Road, Melbourne.
- ▶ In addition to the above, make the following specific changes to the HO maps and schedules, as appropriate:
  - HO1 – Remove HO1 from the rear of 146 Dow Street, Port Melbourne.
  - HO112 Former Presbyterian Church, 327 Dorcas Street, South Melbourne: In the HO schedule change address to 317-329 Dorcas Street.
  - HO149 House. Change address in the HO schedule to 23 Hotham Grove, Ripponlea.
  - HO150 Road over rail bridge: In the HO schedule change the address to Hotham St, Elsternwick and update place name to Road over rail bridge.
  - HO152 Congregational Church: In the HO schedule change the address to 72 Hotham Grove, Ripponlea.
  - HO129 Ritz Mansions, 171 Fitzroy Street, St Kilda: In the HO schedule specify that the internal controls apply only to the public foyers and lift cage.
  - HO164 J. Kitchen & Sons Pty Ltd Offices (former), Ingles Street, Port Melbourne: In the HO schedule change address to '164 Ingles Street & 14 Woodruff Street, Port Melbourne', and on the HO map reduce HO164 to apply only to 164 Ingles Street and former factory at 14 Woodruff Street.
  - HO220 'Surrey Court, 71 Ormond Road, Elwood': In the HO schedule change name to 'Surrey Court', and on the HO map extend HO220 to apply to the whole of 71 Ormond Road.
  - HO233 'Netherby': In the HO schedule change address to 8 Queens Rd, Melbourne.

- HO255 'Gas Valve House' (former): In the HO schedule, change the address to 615 St Kilda Rd, Melbourne.
  - HO257 'Luzmore Terrace': In the HO schedule change the address to 645-649 St Kilda Rd, Melbourne.
  - HO232 Shops and residence (former), 14 Punt Road, St Kilda. In HO schedule remove internal alterations control.
  - HO260. In the HO schedule change name and address to 'Elwood Central School No.3942, 49 Scott Street & 161 Mitford Street, Elwood' and on the HO map extend HO260 to include 161 Mitford Street.
  - HO264 'Laywell Terrace': In the HO Schedule change place name to 'Laywell Terrace'.
  - HO282 'Former BALM Paints offices': In the HO schedule change address to 2 Salmon Street, Port Melbourne.
  - HO301 House, 77 Marine Parade, Elwood: In HO schedule change name of place from 'House' to 'Woy Woy'.
  - HO325 'Myer House' (former): In the HO Schedule (former residence) change the place name to 'Myer House' (former).
  - HO330 'Sports Pavillion': In the HO Schedule change the address to 494-498 & 500-520 St Kilda Road and Queens Rd, Melbourne.
  - HO356 'Flats': In the HO Schedule change the address to 290A Inkerman Street, St Kilda East.
  - HO372 'Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond': In the HO schedule remove reference to Bhutan cypress in the place name.
- ▶ Update the PPHR Incorporated document by replacing old citations with new and adding the new citations. The new and updated citations are contained in Appendix B; and
  - ▶ Update the PPHPM and PPNM to ensure the correct heritage statuses are applied. The table in Appendix C provides a complete list of changes.

## APPENDIX A – Assessment methodology

### A.1 Introduction

This assessment methodology draws on relevant guidelines for the preparation of heritage studies including the VPP Practice Note, the *Heritage Issues: Summaries from recent Panel Reports* (2015) prepared by Planning Panels Victoria, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes* (2007) (the Advisory Committee Report), and *The Victorian Heritage Register Criteria and Threshold Guidelines* (2014).

### A.2 Establishing a threshold of local significance

#### *What is a threshold?*

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines ‘threshold’ as follows:

*Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values (Advisory Committee Report, p.2-41).*

#### *How is a threshold defined?*

The Advisory Committee Report (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

*With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgement required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.*

*There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgements.*

While there are application guidelines for the use of the AHC criteria (Developed in 1990, these are known as the *AHC Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for

Heritage Victoria, which noted that they may require rewriting to 'make them clearly applicable to places of local significance'.

On this basis, the Advisory Committee Report (p.2-45) makes the following conclusions:

*As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

*This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.*

The VPP Practice Note provides the following advice:

*The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.*

*In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.*

#### *Intactness vs. integrity*

The 'intactness' and 'integrity' of a building are often used as a threshold indicator.

A discussion on 'Threshold indicators' for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council, notes that:

*A place that satisfies criterion (d) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.*

It is my opinion that this is an appropriate model to apply. The equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation.

It is also my opinion that a clear distinction needs to be made between the concepts of 'intactness' and 'integrity'. While interpretations of these terms in heritage assessments do vary, for the purposes of this report I adopt the definitions set out on pp. 16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14:

*For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.*

***Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.*

***Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).*

*Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place’s integrity to such a degree that it loses its significance.*

#### *What is the role of the thematic history?*

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it is expected that the majority of places of local significance will be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’ (Warrnambool Planning Scheme Amendment C57 Panel Report).

#### *Conclusion*

In accordance with the Advisory Committee Report the guidelines prepared by the Heritage Councils in Victoria (and Queensland) have been summarised to assist with determining whether a heritage place meets the threshold of local significance to Port Phillip using the Hercon criteria. Heritage Victoria notes that local significance can mean significance to a locality and it is evident from the thematic history that St Kilda and Elwood have distinctive histories. Accordingly, local significance for this study can include places that are significant to the locality as well as places that may be also significant at a municipal level. It is noted that a place need only meet one Hercon criterion in order to meet the threshold of local significance. Meeting more than one Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

- ▶ The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).
- ▶ The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the municipality or a locality (Criterion B).
- ▶ The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).
- ▶ The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or the locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e., it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).
- ▶ It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- ▶ The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- ▶ The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or locality (Criterion H) and, in particular:
  - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
  - The association has resulted in a deeper attachment that goes beyond utility value.
  - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.



By comparison, places or precincts that do not meet the threshold of local significance will generally be those where:

- ▶ Historical associations are not well established or are not reflected in the fabric because of low intactness; or
- ▶ The place is common within the municipality or locality or already well-represented in the Heritage Overlay; or
- ▶ If a precinct, it has low proportion of Significant/Contributory buildings (i.e., low intactness), or if an individual place it has low intactness and/or integrity; or
- ▶ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples the municipality or locality; or
- ▶ The social or historical associations are not well established or demonstrated.

## APPENDIX B – New and revised citations

### B.1 New places of individual significance

Place	Page no.
Citation 2409 (new), Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda	1
Citation 2411 (new) House, 324 Esplanade East, Port Melbourne	7
Citation 2002, 'Greycourt', 96 Grey Street, St Kilda	10
Citation 2049, 'Edgewater Towers', 12 Marine Parade, St Kilda	15
Citation 2382 (new), Houses, 152 & 154 Mitford Street, Elwood	21

## B.2a Revised - existing HO places (full review)

Place	Page no.
Citation 57, Halcyon, 53 Acland Street, St Kilda	1
Citation 2152, Drill Hall, 29A Albert Road Drive, South Melbourne	5
Citation 1100, South Melbourne Town Hall, 208-220 Bank Street, South Melbourne	9
Citation 68, St Kilda Town Hall, 99a Carlisle Street, St Kilda	13
Citation 314, Rail over bridges, Carlisle, Grosvenor & Nightingale Streets	17
Citation 26, Victoria Hotel (former), 113 Cecil Street, South Melbourne	21
Citation 976, Houses, 131 & 133 Cobden Street, South Melbourne	24
Citation 881, Maisonettes, 2 Crimea Street, St Kilda	28
Citation 888, Flats, 254-56 Dandenong Road, St Kilda East	33
Citation 640, House, 331 Esplanade East, Port Melbourne	35
Citation 2311, Railway cutting and bridges, 221-351 Ferrars St & 332A Park St, South Melbourne	38
Citation 987, House, 15 Ferrars Place, South Melbourne	42
Citation 1486, Ritz Mansions, 171 Fitzroy Street, St Kilda	45
Citation 329, Ripponlea Railway Station, Glen Eira Road, Ripponlea	49
Citation 1495, Burnett Grey Gardens, 11-13 Glen Eira Road, Ripponlea	53
Citation 1992, Elwood Post Office (Former), 75 Glen Huntly Road, Elwood	56
Citation 338, Road over Rail bridge, Hotham Street, Ripponlea	60
Citation 48, J. Kitchen & Sons Pty Ltd (former), 164 Ingles Street & 14 Woodruff Street, Port Melbourne	62
Citation 2055, Woy Woy, 77 Marine Parade, Elwood	67
Citation 801, Elwood Central School No.3246, 161 Mitford St & 49 Scott St, Elwood	71
Citation 746, Free Kindergarten of St Kilda & Balaclava, 23 Nelson Street, St Kilda	77
Citation 362, Surrey Court Flats, 71 Ormond Road, Elwood	81
Citation 791, Duplex, 15 Robe Street, St Kilda	87
Citation 8, B.A.L.M. Factory (former), 2 Salmon Street, Port Melbourne	91
Citation 2141, Hile Terrace, 26-28 The Esplanade, St Kilda	95
Citation 911, Flats, 5 Wimbledon Avenue, Elwood	99

## B.2b Revised – existing HO places (minor updates)

Place	Page No.
Citation 95, State Savings Bank of Victoria (former, now Commonwealth Bank), 133-35 Acland Street, St Kilda	1
Citation 58, Houses, 1 & 2 Alfred Square, St Kilda	3
Citation 602, Shops, 383-387 Bay Street, Port Melbourne	5
Citation 447, Flats, 3 Byrne Avenue, Elwood	8
Citation 2313, St Vincent de Paul Boys' Orphanage (former), 231-241 Cecil Street, 199-201 Napier Street & 34 Church Street, South Melbourne	10
Citation 2221, Prefabricated Cottage, 17 Coventry Place, South Melbourne	15
Citation 74, The Canterbury, 236 Canterbury Road, St Kilda	19
Citation 320, St Kilda Cemetery, Dandenong Road, St Kilda East	22
Citation 1116, Emerald Hill Presbyterian Church, 317-329 Dorcas Street, South Melbourne	24
Citation 964, House, 44 Finlay Street, Albert Park	27
Citation 1482, St Kilda Cricket Ground (Junction Oval), 150-180 Fitzroy Street, St Kilda	29
Citation 327, Maisonettes, 3 Glen Eira Road, Ripponlea	32
Citation 1497, Moira, 16 Glen Eira Road, Ripponlea	34
Citation 1498, Milverton, 22 Glen Eira Road, Ripponlea	36
Citation 1499, Shops & residences, 31-37 Glen Eira Road, Ripponlea	38
Citation 1501, Shops & residences, 57-67 Glen Eira Road, Ripponlea	40
Citation 1502, Shop & residence, 60 Glen Eira Road, Ripponlea	42
Citation 333, Glen Eira Road Bank Group, 74-78 Glen Eira Road, Ripponlea	44
Citation 1984, State Savings Bank of Victoria (former), 78 Glen Eira Road, Ripponlea	47
Citation 31, House (Ulverston), 23 Hotham Grove, Ripponlea	49
Citation 33, Congregational Church (former), 72 Hotham Street, St Kilda East	52
Citation 2018, B'nai B'rith House, 99 Hotham Street, Balaclava	55
Citation 2021, House and flats, 175 Hotham Street, Ripponlea	57
Citation 1118, Congregational Church, 34-36 Howe Crescent, South Melbourne	59
Citation 2275, Flats, 290A Inkerman Street, St Kilda East	62

Place	Page No.
Citation 1112, MacRobertson Girls' High School, 350-70 Kings Way, Melbourne	64
Citation 2057, St Kilda Marina Beacon, Marine Parade, St Kilda	67
Citation 2354, House, 1 Morris Street, South Melbourne	69
Citation 1103, St Vincent de Pauls Girls Orphanage (former), 179-197 Napier St, South Melbourne	75
Citation 768, Broadway Theatre (former), 143-149 Ormond Road, Elwood	78
Citation 365, Shops & residences, 157-59 Ormond Road, Elwood	80
Citation 771, Shops & residences, 161-67 Ormond Road, Elwood	82
Citation 1003, Netherby (former), 8 Queens Road, Melbourne	84
Citation 2223, Lancaster House, 18 Queens Road, Melbourne	87
Citation 2224, Devon Flats, 19 Queens Road, Melbourne	90
Citation 1008, Bendigonina (former), 25 Queens Road, Melbourne	92
Citation 1050, Newburn, 30 Queens Road, Melbourne	94
Citation 2129, Brookwood Flats, 32 Queens Road, Melbourne	97
Citation 2225, Lenhurst Flats, 33 Queens Road, Melbourne	100
Citation 2149, Stanhill, 34 Queens Road, Melbourne	103
Citation 1147, Sports Pavilion, Queens Road & 494-498 & 500-520 St Kilda Road, Melbourne	105
Citation 1005, Lanark (former), 55 Queens Road, Melbourne	107
Citation 783, John Batman Motor Inn (former), 69 Queens Road, Melbourne	110
Citation 2227, Myer House (former), 72 Queens Road, Melbourne	112
Citation 2228, Queenslodge Motor Inn (former), 81 Queens Road, Melbourne	115
Citation 215, House, 83 Queens Road, Melbourne	118
Citation 1106, Middle Park Primary School No.2815, 194 Richardson Street, Middle Park	120
Citations 684 & 712, Swallow & Ariell Complex (former), Rouse & Stokes Streets, Port Melbourne	123
Citation 1124, First Church of Christ (Scientist), 336-340 St Kilda Road, Melbourne	128
Citation 1004, Airlie (former), 452 St Kilda Road, Melbourne	131
Citation 982, Rathgael (former), 462 St Kilda Road, Melbourne	133
Citation 1096, VACC Offices, 464 St Kilda Road, Melbourne	135

Place	Page No.
Citation 999, Charsfield (former), 478 St Kilda Road, Melbourne	137
Citation 1019, Redholme (former), 572 St Kilda Road, Melbourne	139
Citation 2099, Tram Shelter, St Kilda Road & Lorne Street, Melbourne	141
Citation 219, Metropolitan Gas Co. (former), 615 St Kilda Road, Melbourne	143
Citation 928, Flats, 628 St Kilda Road, Melbourne	145
Citation 220, Ulimaroa (former), 630 St Kilda Road, Melbourne	147
Citation 1, Terrace, 645-649 St Kilda Road, Melbourne	149
Citation 221, Del Marie, 4 St Leonards Avenue, St Kilda	152
Citation 711, Laywell Terrace, 20-24 Stokes Street, Port Melbourne	154
Citation 2382, Edith, 26 Stokes Street, Port Melbourne	156
Citation 2173, Esplanade Hotel, 11 The Esplanade, St Kilda	162
Citation 949, Flats 14-20 Victoria Street, St Kilda	165
Citation 950, Flats 17 Victoria Street, St Kilda	167

## B.3 Revised - demolished places

Place	Page no.
Citation 292, House, 63 Argyle Street, St Kilda	1
Citation 308, Houses, 156-58 Brighton Road, Ripponlea	4
Citation 454, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda	6
Citation 641, House, 220 Esplanade West, Port Melbourne	8
Citation 2030, Bandstand, Jacka Boulevard, St Kilda	10
Citation 2031, St Kilda Sea Baths, Jacka Boulevard, St Kilda	12
Citation 2033, Stokehouse, 30 Jacka Boulevard, St Kilda	15
Citation 2036, Brooke's Jetty, Jacka Boulevard, St Kilda	17
Citation 55, CSR Store (former), 33 Johnston Street, Port Melbourne	19
Citation 2045, Tudor Lodge, 2A Loch Street, St Kilda West	22
Citation 2181, Store, 7-13 Meaden Street, Southbank	24
Citation 2176, House, 95 Ormond Road, Elwood	27
Citation 772, Hatton (House), 173 Ormond Road, Elwood	29
Citation 2230, Mansion, 48 Queens Road, Melbourne	32
Citation 2244, Avalon, 70 Queens Road, Melbourne	35
Citation 2130, Brooklawn, 82 Queens Road, Melbourne	37
Citation 1093, Colonial Gas Offices (former), 480 St Kilda Road, Melbourne	39
Citation 1995, House, 521 St Kilda Street (former 150 Glen Huntly Rd), Elwood	41
Citation 930, House, 521 St Kilda Street, Elwood	43
Citation 948, Baymor Flats, 6 Victoria Street, St Kilda	45

## B.4 Revised - not significant at the local level

Place	Page No.
Citation 441, Duplex, 150-152 Brighton Road, Ripponlea	1
Citation 1993, Duplex shops and dwellings, 85-87 Glen Huntly Road, Elwood	3
Citation 1997, Flats, 68 Goldsmith Street, Elwood	5
Citation 2051, Vi-Clageo Hall Flats, 23 Marine Parade, St Kilda	8
Citation 2053, House, 69 Marine Parade, St Kilda	10
Citation 775, House & flat, 1 & 2/315 Orrong Road, St Kilda East	12



## APPENDIX C – List of changes to PPHPM gradings

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
30 Acland Street	St Kilda	Terrace	HO5	Precinct	30-44 Acland St is an Edwardian terrace row that retains a relatively high degree of integrity and intactness and is comparable to other Significant places. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
32 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
34 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
36 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
38 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
40 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
42 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
44 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
35A and 37 Acland Street	St Kilda	House	-	-	ADD TO HO5 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
47 Acland Street	St Kilda	Flats	HO5	Precinct	This is a block of late interwar flats, which retain a high degree of integrity and intactness. A Significant grading is appropriate.	Nil	Significant inside HO
49 Acland Street	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
51 Acland Street	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
68-72A Acland St	St Kilda	Shops	HO5	Precinct	Demolished	Significant inside HO	Nil

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
133 Acland St	St Kilda	Commonwealth Bank	HO7	95	This is the former State Savings Bank that has an individual PPHR citation. The integrity of the building has not changed since it was assessed and a Significant grading is appropriate	Nil	Significant inside HO
1 Addison St	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
45-47 Addison Street	Elwood		HO403	Precinct	Demolished.	Significant inside HO	Nil
48 Addison Street	Elwood	Houses	HO403	Precinct	The building has been demolished and reconstructed to mimic the original building. However, as the building forms one of an attached pair, the grading should change from Significant to Contributory in order to manage future changes.	Significant inside HO	Contributory inside HO
109-111 Addison St	Elwood	Houses	HO8	Precinct	Demolished	Contributory inside HO	Nil
110-112 Addison St	Elwood	Houses	HO8	Precinct	This is a very intact attached pair of Edwardian/interwar houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
117 Addison St	Elwood	House	HO8	Precinct	This is a very intact interwar house complete with front fence. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
119-121 Addison St	Elwood	House	HO9	Precinct	These are both relatively intact interwar bungalows. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
29A Albert Road Drive	South Melbourne	Drill Hall	HO489	2152	This is an intact interwar Drill Hall complex, which was recently added to the VHR. A Significant grading is appropriate.	Nil	Significant inside HO
9 Albert St	St Kilda	House	HO5	Precinct	This is a relatively intact Edwardian house, one of a pair with No.7, which is less intact and graded Contributory. This house is comparable to Significant places (e.g. 19 & 21 Havelock Street).	Nil	Significant inside HO
63 & 63A Argyle St	St Kilda	House	HO26	292	Cottage demolished and replaced with two townhouses. Change grading from Significant to Nil and remove from the HO Schedule and map. Citation has been updated.	Significant inside HO	Nil
5 Albion St	Balaclava	House	HO7	Precinct	Interwar house, windows replaced, but otherwise intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
6 Albion St	Balaclava	House	HO7	Precinct	Interwar house, windows and porch altered, but retains original front fence within intact streetscape. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
8 Albion St	Balaclava	House	HO7	Precinct	Interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
10 & 10A, 18, 20 Albion Street	Balaclava	House or Duplex	HO7	Precinct	Intact duplex (10 & 10A) or houses, all with original front fences and part of intact streetscape. Significant grading is appropriate.	Contributory inside HO	Significant inside HO
20A Albion St	Balaclava	Flats	HO7	Precinct	Intact Interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
23 Albion St	Balaclava	House	HO7	Precinct	Relatively intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
11 Baker St	St Kilda	House	-	-	Demolished	Contributory outside HO	Nil
Bank St, Dorcas St, Park St (all adjoining Ferrars St)	South Melbourne	Bluestone Road over Rail bridge	HO440	2311	These are three bluestone bridges over the former St Kilda Railway line (now light rail), built at the time the railway was constructed in the 1860s. A Significant grading is appropriate.	Nil	Significant inside HO
159 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	This is a relatively intact late Victorian terrace row that is comparable to other Significant places in the HO. A Significant grading is appropriate.	Contributory outside HO	Significant inside HO
161 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	As above	Contributory outside HO	Significant inside HO
163 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	As above	Contributory outside HO	Significant inside HO
3 & 3A Barak Road	Port Melbourne	House	HO2	Precinct	Demolished	Significant inside HO	Nil
15 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil
17 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil
19 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
23 Barak Road	Port Melb	House	HO2	Precinct	House altered, but attached pair is intact.	Significant inside HO	Contributory inside HO
353 Barkly Street	Elwood	House	HO403	None	Demolished	Significant inside HO	Nil
342 Bay Street	Port Melb	House	HO1	Precinct	This house is a postwar house of no heritage value. A Nil grading is appropriate.	Significant inside HO	Nil
71 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
72 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
73 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
287A Beaconsfield Parade	Albert Park		HO444	None	c. 1990s townhouse.	Significant inside HO	Nil
287B Beaconsfield Parade	Albert Park		HO444	None	c. 1990s townhouse.	Significant inside HO	Nil
319-320 Beaconsfield Parade	St Kilda West	Flats	HO444	None	This is an intact interwar apartment block. A Significant grading is appropriate.	Contributory outside HO	Significant inside HO
2 Bell Lane	St Kilda West		HO444	Precinct	Demolished.	Contributory inside HO	Nil
1 Bluff Avenue	Elwood	House	HO8	Precinct	This is an intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
2 Bluff Avenue	Elwood	Flats	HO8	Precinct	These are intact interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
6 Bluff Avenue	Elwood	House	HO8	Precinct	This is an intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
13 Bluff Avenue	Elwood	Flats	HO8	Precinct	These are intact interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
210-210A Bridge Street	Port Melb	-	HO1	Precinct	Demolished.	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
273 Bridge St	Port Melb	House	HO1	Precinct	Altered Fed/Ed brick house. Although façade has been lost, original form and detailing including chimneys are retained. Consistent with other Contributory buildings.	Nil	Contributory inside HO
156-58 Brighton Rd	Ripponlea	Houses	N/A	308	Demolished Citation has been updated.	Contributory outside HO	Nil
43 Broadway	Elwood	Flats	HO8	Precinct	Relatively intact interwar flats with an original front fence comparable with the adjoining Significant flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
86 Broadway	Elwood	Houses	HO8	None	Demolished	Contributory inside HO	Nil
88 Broadway	Elwood	Houses	HO8	None	Demolished	Contributory inside HO	Nil
90 Broadway	Elwood	House	HO8	Precinct	This is an intact Edwardian/interwar house, which is comparable with others in HO8. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
94 Broadway	Elwood	House	HO8	Precinct	This is an intact Edwardian/interwar house, which is comparable with others in HO8. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
100 Broadway	Elwood	House	HO8	None	Demolished.	Contributory inside HO	Nil
7 Brunning Street	Balaclava	House	HO7	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
14 Brunning Street	Balaclava	House	HO7	Precinct	Victorian brick cottage, similar/more intact than no. 16 which is Significant.	Contributory inside HO	Significant inside HO
25 Brunning Street	Balaclava	House	HO7	Precinct	Victorian cottage. Verandah altered, but otherwise relatively intact.	Contributory inside HO	Significant inside HO
27 Brunning Street	Balaclava	House	HO7	Precinct	Victorian house, roof reclad but otherwise relatively intact.	Contributory inside HO	Significant inside HO
37 Brunning Street	Balaclava	House	HO7	Precinct	Intact Edwardian house.	Contributory inside HO	Significant inside HO
39 Brunning Street	Balaclava	House	HO7	Precinct	Intact interwar house.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
Carlisle St, Nightingdale St, Grosvenor St	Balaclava	Rail over Road Bridges	HO147	314, 2107, 2108, 2109	The railway bridges across Carlisle, Grosvenor and Nightingale streets, Balaclava, are significant. A single HO should apply to each railway reserve and embankment, with the Significant grading applied to the extent of the HO.	Significant inside HO	No change. Change made to extent of grading to align with new HO.
88 Carlisle Street	St Kilda	Funeral Parlour	HO288	454	Demolished. Remove from the HO Schedule and map. Citation has been updated.	Significant inside HO	Nil
Unit 1/99 Carlisle Street	St Kilda	-	-	-	Demolished.	Contributory outside HO	Nil
2 Carlisle Street (11 Havelock Street)	St Kilda	-	HO5	-	This is 1960's flats. A Nil grading is appropriate.	Partially Significant inside HO	Nil
86 Carter St	Middle Park	House & stables	HO444	Precinct	This site contains an intact interwar house with original fence and a rare two storey stables at the rear. A Significant grading is appropriate.	Nil	Significant inside HO
113 Cecil Street	South Melbourne	Hotel, former	HO440	26	The changes to this hotel mean that while it retains historic form and some detailing, it now has a low degree of intactness, and hence a Contributory grading is appropriate.	Partially Contributory outside HO	Contributory inside HO
1/260 Cecil Street (Howe Crescent Reserve North)	South Melb		HO440	Precinct	Howe Crescent reserves, integral parts of the original St Vincent Place layout, contains significant trees.	Nil	Significant inside HO
3/260 Cecil Street (Howe Crescent Reserve South)	South Melb		HO440	Precinct	Howe Crescent reserves, integral parts of the original St Vincent Place layout, contains significant trees.	Nil	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
9 Charles Street	St Kilda	Flats	HO5	Precinct	This property contains an intact block of interwar flats. However, the property is graded Contributory outside of the HO, despite a large portion of the property being included in HO5. Extending HO5 and applying a Contributory grading across the whole property is appropriate.	Contributory outside HO	Contributory inside HO
4 Church Square	St Kilda	Flats	HO5	Precinct	This is an intact interwar block of flats. A Significant grading is appropriate.	Nil	Significant inside HO
107 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house, comparable to no.109. Roof cladding changed.	Contributory inside HO	Significant inside HO
110-112 Clark Street	Port Melb	Houses	HO1	Precinct	Relatively intact pair of Victorian brick terrace houses.	Contributory inside HO	Significant inside HO
121 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian survival timber house.	Contributory inside HO	Significant inside HO
130 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
199 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house.	Nil	Significant inside HO
24 Clyde Street	St Kilda	House	HO5	Precinct	This is an original Victorian-era house set in a row of single fronted Victorian cottages. The building makes an important contribution to the streetscape. A Significant grading is appropriate	Nil	Significant inside HO
56 Clyde Street	St Kilda	House	HO5	Precinct	This is an interwar house with minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Nil	Significant inside HO
111 Cobden Street	South Melb	House	HO440	Precinct	Federation 'Victorian survival' house. Some alterations, but comparable to other Significant grade places.	Contributory inside HO	Significant inside HO
113-115 Cobden Street	South Melb	House	HO440	Precinct	Federation asymmetrical brick house, but comparable to other Significant grade places.	Nil	Significant inside HO
116 Cobden Street	South Melb	-	HO440	None	Demolished	Significant inside HO	Nil
117 Cobden Street	South Melb	House	HO440	Precinct	This is a 'Mock' Victorian townhouse constructed in c1980's. Should be graded Nil.	Significant inside HO	Nil

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
153 Cobden Street	South Melb	-	HO440	Precinct	Demolished. Townhouses have replaced Contributory buildings c.2000s. Should be graded Nil.	Contributory inside HO	Nil
155 Cobden Street	South Melb	-	HO440	Precinct	Demolished. Townhouses have replaced Contributory buildings c.2000s. Should be graded Nil.	Contributory inside HO	Nil
281 Coventry Street	South Melb	House	HO440	Precinct	A two storey c.1880 bi-chromatic brick house, very intact. Shown as Nil-graded – Should be Significant.	Nil	Significant inside HO
2 Crimea Street	St Kilda	Flats	HO6	881	This place is of individual aesthetic significance as a distinctive block of townhouses that show the influence of the Brutalist style.	Nil	Significant inside HO
250-252 Dandenong Road	St Kilda East	-	HO6	Precinct	This site contains post-war flats, which are not significant. A Nil grading is appropriate. Note: Incorrectly shown as part of heritage place in Citation 888	Significant inside HO	Nil
254-256 Dandenong Road	St Kilda East	Flats	HO6	888	This is an interwar block of flats, which is relatively intact. A Significant grading is appropriate. Amend map in Citation 888 to include only nos. 254-56 and remove 250-52	Nil	Significant inside HO
36 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
37 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
40 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
110 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house with parapet.	Contributory inside HO	Significant inside HO
112 Derham Street	Port Melb	House	HO1	Precinct	Altered Edwardian house, but still recognisable and comparable to others.	Nil	Contributory inside HO
114 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
41A Dickens Street	Elwood	Flats	HO7	Precinct	This is an intact interwar apartment block that forms part of an intact group around the intersection of Mitford and Dickens street. A Significant grading is appropriate	Nil	Significant inside HO
41 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
43 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO



Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
45 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
47 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
49 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Contributory inside HO
51 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
53 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
55 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
57 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
254-256B Dorcas Street	South Melb		HO440	Precinct	The whole of the site should be Significant as the excluded section contains a gabled red brick c.1900s building.	Partially Significant	Significant inside HO
13-15A Dow Street	South Melb		HO440	Precinct	Demolished.	Contributory inside HO	Nil
21 Dow Street	South Melb		HO440	Precinct	This is a c.2000s dwelling. A nil grading is appropriate.	Significant inside HO	Nil
25A Dow Street	South Melb		HO440	Precinct	This site contains a c1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
25B Dow Street	South Melb		HO440	Precinct	This site contains a c1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
54 Dow Street	South Melb		HO440	Precinct	Modern flats built at rear of Significant heritage building.	Significant inside HO	Nil
95 Dow Street	Port Melb	Former Army and Navy Hotel	HO457	266	The Significant grading should be adjusted so that it applies within HO457 and to the full extent of the Heritage Overlay so that it covers the Significant building.	Partially Nil	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
146 Dow Street	Port Melb	House	HO1	Precinct	The rear of this property has Significant, Contributory, Significant gradings carried over from the adjoining properties. This is a mapping error and a Contributory outside HO grading should apply across the whole site. See Section 2.4.	Partially Contributory outside HO / Significant / Contributory inside HO	Contributory outside HO
65 Draper St	Albert Park	House	HO440	Precinct	This site contains a c.1990s house (appears to have been constructed in the rear yard of a Significant graded house facing St Vincent Place). As it's on a separate lot a Nil grade is appropriate	Significant inside HO	Nil
1 Eildon Court	St Kilda	Flats	HO5	Precinct	The almost identical interwar flats at 1-4 Eildon Court were all built in 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO
2 Eildon Court	St Kilda	Flats	HO5	Precinct	As above.	Nil	Significant inside HO
3 Eildon Court	St Kilda	Flats	HO5	Precinct	As above.	Nil	Significant inside HO
4 Eildon Court	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
15 Eildon Road	St Kilda	House	HO5	Precinct	This is an interwar house, which is relatively intact. Comparable interwar houses are identified as Significant. A Significant grading is appropriate.	Nil	Significant inside HO
19 Eildon Road	St Kilda	Flats	HO5	Precinct	This is a c.1990s townhouse development that replaced an earlier building. A Nil grading is appropriate.	Contributory inside HO	Nil
23 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO
31 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
33 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
35 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
37 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
40 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
10 Elm Grove	Balaclava	House	HO7	Precinct	The only visible change has been the overpainting of the brickwork. The house is otherwise intact and forms part of an Edwardian semi-detached pair.	Contributory inside HO	Significant inside HO
21 Elm Grove	Balaclava	House	HO7	Precinct	One half of a semi-detached Edwardian house pair. Relatively intact, the other house in the pair is graded Significant.	Nil	Significant inside HO
27 Elm Grove	Balaclava	-	HO7	Precinct	A block of 1960's flats.	Significant inside HO	Nil
29 Elm Grove	Balaclava	House	HO7	Precinct	This forms part of an interwar duplex under a shared, gable-fronted roof. The duplex is intact and no.31 is graded Significant, so this is clearly an error.	Nil	Significant inside HO
33 Elm Grove	Balaclava	-	HO7	Precinct	A block of 1960's flats.	Contributory inside HO	Nil
39 Elm Grove	Balaclava	House	HO7	Precinct	Victorian single fronted timber cottage. Relatively intact (retains rendered chimney, slate roof, original wall cladding), the key visible change is the replacement of the front window – this may be restored using the identical house at no.37 as a guide. Contributory is usually only applied to places with very low integrity (chimneys lost, roof or wall cladding replaced). Significant is more appropriate here.	Contributory inside HO	Significant inside HO
43 Elm Grove	Balaclava	House	HO7	Precinct	Intact gable-fronted Edwardian brick house. No visible changes.	Contributory inside HO	Significant inside HO
45 Elm Grove	Balaclava	House	HO7	Precinct	Much altered Victorian or Edwardian house. Only the form remains.	Significant inside HO	Nil
190 Esplanade East	Port Melb	House	HO1	None	Demolished	Contributory inside HO	Nil
220 Esplanade West	Port Melb	House	HO1	641	Demolished. Citation has been updated.	Nil	No change
82 Evans Street	Port Melb	House	HO1	Precinct	Very intact Victorian bi-chrome brick cottage, one of an identical pair – no. 81 is Significant.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
85 Evans Street	Port Melb	House	HO1	Precinct	A relatively intact Victorian single fronted timber cottage – should be Significant (one of a row of three identical cottages and the most intact – the other two are both graded Significant, including no. 84 that has a very dominant/intrusive first floor addition, while no.83 has a non-original front window and verandah).	Nil	Significant inside HO
86 Evans Street	Port Melb	House	HO1	Precinct	An altered, but still recognisable Victorian timber corner shop and residence – should be Contributory.	Nil	Contributory inside HO
106 Evans Street	Port Melb	House	HO1	Precinct	This is a relatively intact Victorian timber house with a canted bay window. Verandah has been altered, but other features remain.	Contributory inside HO	Significant inside HO
110 Evans Street	Port Melb	House	HO1	Precinct	So altered that no heritage character remains (or may even be a new build).	Significant inside HO	Nil
118 Evans Street	Port Melb	House	HO1	Precinct	Demolished.	Contributory inside HO	Nil
122 Evans Street	Port Melb	House	HO1	Precinct	This is a relatively intact Federation cottage, part of a group of three originally identical houses at nos. 120, 122 & 123 – more intact than no. 123 which is graded Significant (however Significant grade is ok for 123). (No. 120 remains Contributory, as the front window has been changed).	Contributory inside HO	Significant inside HO
159 Evans Street	Port Melb	House	HO1	Precinct	Victorian timber terrace, modified in Edwardian period and very intact to that renovation.	Contributory inside HO	Significant inside HO
160 Evans Street	Port Melb	-	HO1	Precinct	1960s brick house.	Contributory inside HO	Nil
164 Evans Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
166 Evans Street	Port Melb	House	HO1	Precinct	Altered Victorian timber cottage, part of a pair with a steeply pitched shared roof that suggests an early (c1870s) or earlier construction date. Attached pair is Contributory.	Nil	Contributory inside HO
1 Eville Street	South Melb		HO440	Precinct	Demolished	Significant inside HO	Nil
61 Farrell St	Port Melb	House	HO1	Precinct	This is a relatively intact bi-chrome Victorian house, which is comparable to Significant buildings. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
63 Farrell St	Port Melb	House	HO1	2276	This place has an individual citation 2276 and there have been no significant changes to the property. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
14 Fawkner Street	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Significant inside HO	Nil
14A Fawkner St	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Significant inside HO	Nil
16 Fawkner Street	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Contributory inside HO	Nil
16A Fawkner St	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Contributory inside HO	Nil
26 Fawkner Street	St Kilda	House	HO5	Precinct	Demolished	Contributory inside HO	Nil
15 Ferrars Place	South Melb	House	HO441	987	This is an intact c.1870s house of individual significance. A Significant grading is appropriate.	Nil	Significant inside HO
129-161 Ferrars St	Southbank	Factory	HO4	Precinct	Demolished	Significant inside HO	Nil
137-139 Fitzroy Street	St Kilda	Shops and residence	HO5	Precinct	This is one of the few surviving late nineteenth century shops in Fitzroy Street. A Significant grading is appropriate.	Nil	Significant inside HO
28 Glen Eira Avenue	Balaclava	House	HO7	Precinct	This is a semi-detached pair of Edwardian timber houses. While it appears the windows to no.28 have been replaced, the houses otherwise have good integrity including verandah details, brick chimneys etc. and warrant a Significant grading.	Contributory inside HO	Significant inside HO
30 Glen Eira Avenue	Balaclava	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
Glen Eira Road	Ripponlea	Ripponlea Railway Station	HO137	329	The Ripponlea Railway Station and surrounding gardens are included on the Victorian Heritage Register. A Significant grading is appropriate.	Partially nil.	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
32 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	32-58 Glen Eira Road is a group of interwar shops within the Ripponlea Shopping Centre, which comprises a highly intact group of Edwardian and interwar shops. Nos. 56-58 is double storey, while all the others are single storey. While the shopfronts have been replaced the parapets remain intact and the shops are comparable to other interwar shops identified as Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
36 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
38 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
40 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
42-44 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
46 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
54 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
3, 3A, 3B and part 3C Glen Huntly Road	Elwood	Houses	HO8	Precinct	The original houses have been demolished and replaced with modern townhouses.	Contributory inside HO	Nil
57 Glen Huntly Road	Elwood	Shop and residences	HO8	Precinct	One of a row of four two storey Edwardian shops, this is the most intact and retains the original unpainted upper façade and an original shopfront. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
75 - 75A Glen Huntly Road	Elwood	Elwood Post Office, former	HO8	1992	Has individual PPHR citation - while additions have been made to the side and rear, the form and detailing of the former Post Office building remains legible. It is one of three key interwar buildings surrounding this intersection including 'The Alderley' and the former State Savings Bank. A Significant grading is appropriate.	Nil	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
51-55 Goldsmith Street	Elwood	Houses	HO8	None	Demolished. Change from Significant to Nil and since the site is at the edge of the HO8 precinct it should be removed from the HO.	Significant inside HO	Nil
428 Graham Street	Port Melbourne	Houses	HO2	Precinct	Relatively intact Dunstan Estate houses.	Contributory inside HO	Significant inside HO
430 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
432 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
434 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
58 Greig Street	Albert Park	House	HO442	Precinct	This is a contemporary two storey townhouse. A Nil grading is appropriate.	Contributory inside HO	Nil
16-18 Grey Street	St Kilda	Shops	HO5	Precinct	The pair of nineteenth century buildings has been fully demolished. The facades are to be accurately reconstructed using a combination of original and reconstructed material.	Significant inside HO	Nil
13 Griffin Crescent	Port Melb	Houses	HO2	Precinct	Relatively intact Dunstan Estate houses.	Contributory inside HO	Significant inside HO
14 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
15 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
16 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
2 Hartpury Avenue	Elwood	House	HO7	Precinct	Relatively intact Edwardian timber house.	Contributory inside HO	Significant inside HO
3 Havelock Street	St Kilda	House	HO5	Precinct	Site contains a carpark – house has presumably been demolished	Contributory inside HO	Nil
5 Havelock Street	St Kilda	House	HO5	Precinct	This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
11 Havelock St (2 Carlisle St)	St Kilda	House	HO5	Precinct	Site contains altered c.1960s flats (now part of the Motel complex)	Significant inside HO	Nil
14 Havelock St	St Kilda	Houses	HO5	Precinct	Demolished	Significant inside HO	Nil
14A Havelock St	St Kilda	House	HO5	Precinct	Demolished	Contributory inside HO	Nil
20 Havelock Street	St Kilda	House	HO5	Precinct	This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
21 Havelock St	St Kilda	House	HO5	Precinct	This property contains a relatively intact late Victorian timber house. However, only half the property is graded Significant, whilst the other half is graded Nil. A Significant grading across the whole property is appropriate.	Partially Nil	Significant inside HO
1 Hawsleigh Avenue	Balaclava	House	HO316	Precinct	Intact Edwardian semi-detached house.	Contributory inside HO	Significant inside HO
47 Heath Street	Port Melb	House	HO1	Precinct	This house is extant. While it has low integrity, it warrants a Contributory grading.	Nil	Contributory inside HO
6 Heather Street	South Melb	House	HO440	Precinct	Demolished	Significant inside HO	Nil
16 Heaton Avenue	Elwood	House	HO318	Precinct	This is an intact interwar house with no visible alterations (a rear addition is mostly concealed from the street). A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
11 Hotham Street	South Melb	House	HO440	Precinct	This Edwardian house is paired with no.13, and is less intact.	Nil	Contributory inside HO
12 Hotham Street	South Melb		HO440	Precinct	Demolished or altered beyond recognition.	Contributory inside HO	Nil
13 Hotham Street	South Melb	House	HO440	Precinct	This is a relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
14-16 Hotham Street	South Melb		HO440	Precinct	This is an intact interwar brick building.	Nil	Significant inside HO
66 Iffla Street	South Melb	House	HO442	Precinct	Demolished	Contributory inside HO	Nil
68 Iffla Street	South Melb	House	HO442	Precinct	Demolished	Contributory inside HO	Nil



Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
220 Ingles Street	Port Melb	J. Kitchen factory (former)	HO164	48	The land comprising HO164 has since been subdivided and the significant building is now contained on a separate lot (164 Ingles St). The balance of the land (220 Ingles St) has been cleared and townhouses are now being constructed. Accordingly, it is now appropriate to reduce the extent of HO164 to apply only to the significant building and its associated land at 164 Ingles Street and change 220 Ingles St from Significant to Nil	Significant inside HO	Nil
Jacka Boulevard	St Kilda	Bandstand	HO167	2030	This bandstand was demolished c.1996 at the time the Seabaths was redeveloped. No trace of it remains. A Nil grading is therefore appropriate, and the place should be removed from the schedule to the HO. Citation has been updated.	Significant inside HO	Nil
Jacka Boulevard	St Kilda	Brookes Jetty	-	2036	The timber section of the jetty has been removed, but the concrete section has been retained and the structure is of historic and social significance as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke's Jetty, which was an important local landmark until its removal. The citation for Brooke's Jetty should be updated and the recommendation is to change the PPHM heritage status to 'Contributory Outside of the HO'.	Nil	Contributory outside HO
Jacka Boulevard	St Kilda	St Kilda Sea Baths	HO168	2031	The former Seabaths was completely demolished and replaced by the current building. The only original fabric is the cupolas on the towers. Citation has been updated.	Nil	Contributory inside HO
30 Jacka Boulevard	St Kilda	Stokehouse	HO171	2033	This building was destroyed by fire and the site has been redeveloped. The grading should therefore be changed to Nil, and the place removed from the schedule to the HO. Citation has been updated.	Significant inside HO	Nil
33 Johnston Street	Port Melbourne	Colonial Sugar Company Store (fmr.)	HO442	55	Demolished. Since the site is at the edge of the HO442 precinct it should be removed from the HO. Citation has been updated.	Nil	No change

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
2 Lagoon Lane	Port Melbourne		HO1	Precinct	This is a c.2000s dwelling constructed at the rear of a Contributory graded dwelling. The new dwelling has been subdivided so a nil grading is appropriate.	Contributory inside HO	Nil
169 Liardet Street	Port Melbourne	House	HO1	Precinct	Demolished	Contributory inside HO	Nil
1 Little Graham St	Albert Park	House	HO442	Precinct	1 Little Graham Street is a relatively intact Victorian timber house and is comparable to Significant graded places within the precinct.	Nil	Significant inside HO
22 Little O'Grady Street	Albert Park	House	HO442	Precinct	Demolished	Significant inside HO	Nil
207 Little Page Street	Middle Park	House	HO444	Precinct	This is a Federation era house, relatively intact, should be Significant.	Nil	Significant inside HO
2 Lyell Street	South Melbourne	House	HO442	Precinct	The heritage building that was on this site has been demolished, and the grading should be changed from Contributory to Nil.	Contributory inside HO	Nil
2A Loch Street	St Kilda	Tudor Lodge	HO5	2045	Demolished. Citation has been updated. <i>*Note: this site now appears to be part of 38 Fitzroy Street, which has a Significant grading and therefore it may be appropriate to maintain this grading across the whole of the site if it is contained within one title.</i>	Significant inside HO	Nil*
1 Los Angeles Crt	Ripponlea	House	HO7	Precinct	Interwar house. Porch enclosed and overpainted but otherwise relatively intact. Original front fence.	Contributory inside HO	Significant inside HO
7 Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	Very intact interwar duplex pair with original front fences.	Contributory inside HO	Significant inside HO
7A Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
13 Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	Relatively intact Interwar Moderne duplex.	Contributory inside HO	Significant inside HO
13A Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
1 Maryville Street	Ripponlea	House	HO7	Precinct	Very intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
3 Maryville Street	Ripponlea	House	HO7	Precinct	Very intact interwar house with original front fence.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
5 Maryville Street	Ripponlea	House	HO7	Precinct	Relatively intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
9 Maryville Street	Ripponlea	House	HO7	Precinct	Intact interwar duplex with original front fences.	Contributory inside HO	Significant inside HO
9A Maryville Street	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
11 Maryville Street	Ripponlea	House	HO7	Precinct	Intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
12 Maryville Street	Ripponlea	Somerleyton Flats	HO7	Precinct	Intact interwar flats built on the site of the original Brunnings Nursery House of the same name. Comparable to Significant flats within precincts.	Contributory inside HO	Significant inside HO
54 McCormack St	Port Melb	House	HO1	Precinct	1990s townhouse built at rear of Contributory house	Contributory inside HO	Nil
57 McCormack	Port Melb	House	HO1	Precinct	1990s townhouse built at rear of Significant house.	Significant inside HO	Nil
59 McCormack St	Port Melbourne	House	HO1	Precinct	1990s townhouse built at rear of Significant house.	Significant inside HO	Nil
1A Mason Avenue	Elwood	House	HO7	Precinct	This is a c.1990s townhouse.	Significant inside HO	Nil
1 Mason Avenue	Elwood	House	HO404	Precinct	This is an Edwardian/interwar cottage, which is comparable to other Significant houses within HO7. A Significant grading is appropriate.	Nil	Significant inside HO
27 Mason Avenue	Elwood	House	HO404	Precinct	This an Edwardian/interwar cottage, which is comparable to other Significant houses within HO7. A Significant grading is appropriate.	Nil	Significant inside HO
7-13 Meaden Street	Southbank	Store	HO4	2181	Demolished. Change from Significant to Nil. Citation has been updated.	Significant inside HO	Nil
14 Meredith Street	Elwood		HO403	None	Demolished	Significant inside HO	Nil
16 Meredith Street	Elwood		HO403	None	Demolished	Contributory inside HO	Nil

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
39 Mitford Street	Elwood	Flats	HO7	Precinct	This is an intact interwar apartment block that forms part of an intact group around the intersection of Mitford and Dickens street. A Significant grading is appropriate.	Nil	Significant inside HO
47 Mitford Street	Elwood	Bridgeport Flats	HO7	Precinct	This is a relatively intact block of interwar flats. It is comparable to flats already in the HO. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
48 Mitford Street	Elwood	Houses	HO7	Precinct	This is an intact pair of Edwardian houses, comparable to similar houses graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
49 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
50 Mitford Street	Elwood	Houses	HO7	Precinct	This is an intact pair of Edwardian houses, comparable to similar houses graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
51 Mitford Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
59 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
61 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
161 Mitford Street	Elwood	Elwood Central School	-		Part of school site and contains the Significant former infants' school of 1926. New citation prepared. ADD TO HO260 – SEE SECTION 2.4	Nil	Significant inside HO
21 Monkstadt Avenue	Ripponlea	House	HO7	Precinct	Demolished	Significant inside HO	Nil
21A Monkstadt Avenue	Ripponlea	House	HO7	Precinct	Demolished	Significant inside HO	Nil
285A Moray Street	South Melb	-	HO440	Precinct	The site contains c.1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
287 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil
289 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
291 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil
113 Napier Street	South Melb	House	HO440	Precinct	Demolished.	Significant inside HO	Nil
115 Napier Street	South Melb	House	HO440	Precinct	Intact Victorian brick terrace house with ornate parapet and original front fence.	Contributory inside HO	Significant inside HO
141 Napier Street	South Melb	-	HO440	Precinct	Modern (c.2000s) townhouse. Revise grading from Significant to Nil.	Significant inside HO	Nil
143 Napier Street	South Melb	-	HO440	Precinct	Modern (c.2000s) townhouse. Revise grading from Significant to Nil.	Significant inside HO	Nil
154-58 Napier Street	South Melb		HO440	Precinct	This is the carpark facing Napier Street at the rear of 375-381 Clarendon Street and may be rated/attached to that property. It is on the opposite side of the lane and could/should be shown as Nil (retaining the heritage building at the corner of Napier and Clarendon as Significant).	Significant inside HO	Nil
128 Nelson Rd	South Melb	Houses	HO442	Precinct	Very unique attached dwellings (no.s 122-128).	Contributory inside HO	Significant inside HO
10 Neville St	Albert Park	House	HO444	Precinct	The grading should be changed from Contributory to Nil due to the much altered nature of the building and low integrity of streetscape.	Contributory inside HO	Nil
7 Normandy Rd	Elwood	House	HO8	Precinct	Demolished? Site now contains a post-war townhouse.	Contributory inside HO	Nil
9 Normandy Rd	Elwood	House	HO8	Precinct	Demolished. Site contains contemporary house constructed in 2011.	Contributory inside HO	Nil
6 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
8 Oak Grove	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
10 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
12 Oak Grove	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
14-16 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
2/28 Oak Grove	Ripponlea	House	HO7	Precinct	At some time in the post war era, this house has been constructed in the front yard of 28 Oak Grove (graded Significant) – a Nil grading should apply.	Significant inside HO	Nil
28 Oak Grove	Ripponlea	House	HO7	Precinct	This is an intact Federation/Edwardian house, which is of potential individual significance. The Significant grading should be applied to the whole property.	Partially Nil	Significant inside HO
30 Oak Grove	Ripponlea	House	HO7	Precinct	This is an asymmetrical Federation/Edwardian house. It is relatively intact – key visible changes have been the replacement of the window in the projecting bay, and a new front door. Integrity is comparable to Significant grade places.	Nil	Significant inside HO
32 Oak Grove	Ripponlea	House	HO7	Precinct	This is a 1960's block of interwar flats.	Significant inside HO	Nil
17-19 O'Grady Street	Albert Park	House	HO442	Precinct	This is a mapping error. The house should be Nil or Non-Contributory.	Significant inside HO	Nil
21 O'Grady Street	Albert Park	House	HO442	Precinct	This is an intact Victorian cottage. A significant grading is appropriate.	Nil	Significant inside HO
14 Orange Grove	Balaclava	House	HO392	Precinct	This is a c.1980s house – grading to be changed from Contributory to Nil.	Contributory inside HO	Nil
71 Ormond Road	Elwood	Surrey Court	HO220	362	The existing HO220 applies only to half the site and cuts through the middle of this Significant-graded building, Surrey Court Flats. The HO220 should be extended to include the whole property. The place name within the HO Schedule also requires correction from 'Surry' to 'Surrey'.	Significant inside HO	No change, extend to cover entire site.
95-103 Ormond Road	Elwood	House	N/A	2176	The house described in Citation 2176 has been demolished, and the grading should be changed from Contributory outside HO to Nil. Citation has been updated.	Partially contributory outside HO	Nil
173 Ormond Road	Elwood	Hatton	HO8	772	The house described in Citation 772 has been demolished and replaced with a contemporary building. The grading should therefore be changed from Significant to Nil. Citation has been updated.	Significant inside HO	Nil
6 Page Street	Albert Park	House	HO442	Precinct	Demolished	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
206 Page Street	Middle Park	Duplex	HO444	Precinct	An intact interwar duplex, comparable to other interwar flats in HO444. A Significant grading is appropriate.	Nil	Significant inside HO
39 Pakington Street	St Kilda	House	HO7	Precinct	Demolished	Significant inside HO	Nil
29 Pakington Street	St Kilda	House	HO7	Precinct	29-31 Pakington is a pair of late Victorian boom style terrace houses with similar integrity. However, while 31 is graded Significant, 29 is currently graded Nil and should be changed to Significant.	Nil	Significant inside HO
37 Pakington Street	St Kilda	House	HO7	Precinct	37 Pakington St is a gable fronted timber cottage. It is of comparable integrity to similar houses within HO7 and is partly shown as Significant. A Significant grading is appropriate.	Nil	Significant inside HO
335 Park Street	South Melb	House	HO442	Precinct	Demolished.	Contributory inside HO	Nil
418 Park Street	South Melb	House	HO440	2242	Currently graded Significant with Citation 2242, however no. 418 has been demolished.	Significant inside HO	Nil
1 Penny Lane	Balaclava	House	HO7	Precinct	Modern Dual Occ townhouse built in rear yard of heritage house and subdivided – should be graded from Contributory to Nil.	Contributory inside HO	Nil
93 Pickles Street	Port Melb	House	HO1	Precinct	This is a late interwar/postwar house within a Victorian streetscape, so low contribution.	Significant inside HO	Nil
48 Queens Road (now 1 Roy Street)	Melbourne	Mansion	N/A	2230	The heritage building has been demolished and replaced with a contemporary building. Already shown as Nil. Citation has been updated.	Nil	No change
70 Queens Road	Melbourne	Avalon	HO324	2244	The heritage building described in Citation 2244 has been demolished, and the grading should be changed from Significant to Nil. Given that HO324 is a site specific overlay, it should be removed from the Schedule to the Heritage Overlay. Citation has been updated.	Significant inside HO	Nil
82 Queens Road	Melbourne	Brooklawn	N/A	2130	The heritage building described in Citation 2130 has been demolished and replaced with a contemporary building. Citation has been updated.	Nil	No change

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
233 Richardson St	Middle Park	House	HO444	Precinct	233-41 Richardson St comprises (originally) identical Victorian cottages. While some have minor alterations, most are relatively intact. A Significant grading is appropriate.	Nil	Significant inside HO
235 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
237 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
239 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
241 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
243 Richardson St	Middle Park	House	HO444	Precinct	Whilst there are some alterations, this house remains much of its original form and fabric including the brick chimneys, ashlar boards to the façade and original windows. A Significant grading is appropriate.	Nil	Significant inside HO
328 Richardson Street	Middle Park	House	HO444	Precinct	This is a c.1980s dwelling and should be Nil graded.	Significant inside HO	Nil
15 Robe Street	St Kilda	House	HO5	791	This place has an individual citation. Recent renovations have not significantly changed the significant features of the building. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
209 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian brick terrace house.	Contributory inside HO	Significant inside HO
211 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian bi-chrome brick terrace house.	Contributory inside HO	Significant inside HO
226 Ross Street	Port Melb	House	HO1	Precinct	Altered, but still recognisable Edwardian gable-fronted cottage. Comparable to no.228 next door, graded Significant.	Nil	Significant inside HO
236 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian cottage.	Contributory inside HO	Significant inside HO



Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
245 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian cottage.	Contributory inside HO	Significant inside HO
246 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian cottage.	Contributory inside HO	Significant inside HO
252 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian terrace house with ornate parapet.	Contributory inside HO	Significant inside HO
254 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact terrace pair with parapet.	Contributory inside HO	Significant inside HO
256 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
274 Ross Street	Port Melb	House	HO1	Precinct	This is a c.1990s townhouse.	Contributory inside HO	Nil
293 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
295 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
297 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
299 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
301 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
303 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
1 Ruskin Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
3 Ruskin Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
116 Ruskin Street	Elwood	Houses	HO8	Precinct	This is one of an attached pair of Interwar houses. It has seen minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
118 Ruskin Street	Elwood	Houses	HO8	Precinct	This is one of an attached pair of Interwar houses. It has seen minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
128 Ruskin Street	Elwood	House	HO8	Precinct	This is a relatively intact interwar bungalow, comparable with others that are graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
130 Ruskin Street	Elwood	House	HO9	Precinct	This is a relatively intact interwar bungalow, comparable with others, which are graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
131 Ruskin Street	Elwood	House	HO10	Precinct	No. 131 is a relatively intact interwar bungalow comparable with nearby Significant houses. No. 129 on the other hand is far less intact (non-original windows, porch removed). A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
480 St Kilda Road	Melbourne	Colonial Gas Office (former)	N/A	1093	The heritage building described in Citation 1093 has been demolished and replaced with a contemporary building. Already shown as Nil. Citation has been updated	Nil	No change
521 St Kilda St (former 150 Glen Huntly Rd)	Elwood	Houses	N/A	930 and 1995	The two houses described in Citations 930 and 1955 have been demolished and the site consolidated with a single address (521 St Kilda St) and a multi-dwelling development constructed. Change the grading for 521 St Kilda St from Contributory outside of the Heritage Overlay to Nil. Citations have been updated.	Contributory outside HO	Nil
13 Selwyn Avenue	Elwood	House	HO8	Precinct	Demolished	Contributory inside HO	Nil
18 Shelley Street	Elwood	House	HO8	Precinct	This is an intact and legible interwar building and makes an important contribution to the heritage streetscape.	Contributory inside HO	Significant inside HO
24 Shelley Street	Elwood	House	HO8	Precinct	This is an intact and legible interwar building and makes an important contribution to the heritage streetscape.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
39 Shelley Street	Elwood	L'Espoir Flats	HO8	Precinct	This is a relatively intact interwar apartment block with interesting details by noted architect J. Esmond Dorney. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
47 Shelley Street	Elwood	House	HO8	Precinct	One of an attached pair of interwar houses with No.49. Both are very intact. A Significant grading is appropriate.	Nil	Significant inside HO
49 Shelley Street	Elwood	House	HO8	Precinct	One of an attached pair of interwar houses with No.47. Both are very intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
55 Shelley Street	Elwood	House	HO8	Precinct	An attached pair of late Edwardian/interwar houses, both are relatively intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
57 Shelley Street	Elwood	House	HO8	Precinct	An attached pair of late Edwardian/interwar houses, both are relatively intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
3 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
5 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
7 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
1 Southward Avenue	Port Melb	House	HO2	Precinct	Dunstan Estate houses, windows replaced, but otherwise intact.	Contributory inside HO	Significant inside HO
2 Southward Avenue	Port Melb	House	HO2	Precinct	Dunstan Estate houses, windows replaced, but otherwise intact.	Contributory inside HO	Significant inside HO
8 Southward Avenue	Port Melb	House	HO2	Precinct	Relatively intact Dunstan estate houses.	Contributory inside HO	Significant inside HO
10 Southward Avenue	Port Melb	House	HO2	Precinct	Relatively intact Dunstan estate houses.	Contributory inside HO	Significant inside HO
56 Spray Street	Elwood	House	HO434	2343	For consistency and completeness, the Significant grading should apply to the whole of 56 Spray Street.	Part Contributory outside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
24 Tennyson Street	Elwood	Flats	HO7 (Part)	Precinct	The building at the front is a largely intact interwar apartment block. At the rear of this building, and connected to it, is another block of 20 flats, which was added in 1961. A Significant grading across the site is appropriate, as these buildings make an important contribution to the significance of the area.	Contributory outside HO	Significant inside HO
289 The Boulevard	Port Melb	House	HO2	Precinct	Dwelling demolished or altered to the extent that it is no longer legible.	Significant inside HO	Nil
291 The Boulevard	Port Melb	House	HO2	Precinct	Very altered but traces of the original dwelling remain.	Significant inside HO	Contributory inside HO
293 The Boulevard	Port Melb	House	HO2	Precinct	Very altered but traces of the original dwelling remain.	Significant inside HO	Contributory inside HO
15-21 Union Street	South Melbourne	Car park	HO440	Precinct	This site is vacant and contains no significant fabric. A Nil grading is appropriate.	Significant inside HO	Nil
23 Union Street	South Melbourne	Warehouse /factory, former	HO440	Precinct	This is an intact Edwardian/interwar warehouse/factory building, which is comparable to other Significant buildings in HO440. A Significant grading is appropriate.	Nil	Significant inside HO
6 Victoria Street	St Kilda	Baymor Flats	HO5	948	Demolished. Change from Significant to Nil. Citation has been updated. <i>*Note this site is part of 6 The Esplanade which has a Significant grading and therefore it may appropriate to maintain this grading across the whole of the site if it is contained within one title.</i>	Significant inside HO	Nil*
19 Victoria Avenue	Albert Park	Shop	HO443	Precinct	This building was built as part of 'Roxburgh Terrace', a row of six two-storey terrace houses. At some time in the interwar period the house on this property (and no.17) were extended at the front to create shops. As such the building is of historic interest as evidence of the transition of Vic Ave to a commercial centre in the twentieth century. Although very altered, fabric associated with both the nineteenth and twentieth century survives and it is comparable to other Contributory buildings within the precinct.	Nil	Contributory inside HO
4 West Beach Road	St Kilda West		HO444	Precinct	Demolished.	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
122 Westbury Close	Balaclava	Houses	HO7	908	Westbury Close (south of Carlisle St) is a very intact enclave of interwar houses (and one block of interwar flats/duplex at no.145). The houses themselves are all highly intact and most are complemented by the original front fences. However, currently they are inconsistently graded with some identified as Significant and some as Contributory, regardless of the level of intactness. The houses proposed to be changed from Contributory to Significant are all very intact and one (No.122) has an individual citation in the PPHR	Contributory inside HO	Significant inside HO
126 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
128 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
130 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
139 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
141 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
135 Westbury Close	Balaclava	Houses	HO7	Precinct	Although altered, this house retains a high gabled tiled roof, clinker brick accent details and timber eaves brackets and makes a contribution to the precinct character.	Nil	Contributory inside HO
137 Westbury Close	Balaclava	Houses	HO7	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
526 Williamstown Road	Port Melb	House	HO1	Precinct	Altered Edwardian house, retains form and chimney and still recognisable.	Nil	Contributory inside HO
528 Williamstown Road	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
5 Wimbledon Avenue	Elwood	Flats	HO7	911	This is an interwar apartment block that forms part of a remarkably intact group of flats in Wimbledon Avenue. A Significant grading is appropriate.	Nil	Significant inside HO
2 Young Street	Albert Park		HO444		This is a contemporary building. A nil grading is appropriate.	Significant inside HO	Nil

## **PORT PHILLIP PLANNING SCHEME**

### **AMENDMENT C161port**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

This Amendment has been prepared by the Port Phillip City Council, who is the Planning Authority for this Amendment.

##### **Land affected by the Amendment**

The amendment applies to various parcels of land throughout the municipality. Affected properties are listed in Attachment 1.

A mapping reference table is attached at Attachment 2.

##### **What the Amendment does**

The amendment proposes to make a series of updates and technical corrections to the Port Phillip Planning Scheme, including zoning and overlay mapping changes.

The amendment also makes changes to the heritage provisions of the Scheme, giving statutory effect to the recommendations of *Port Phillip Heritage Review Update (February 2019)* by David Helms Heritage Planning, *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd, May 2017), *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017) and *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).

Specifically, the amendment proposes the following changes to the Port Phillip Planning Scheme:

##### Align zones to title boundaries

1. Amends Planning Scheme Maps 2, 3, 4, 6, 7, 8 and 9 to:

- Rezone part of 9 Charles Street, St Kilda from the Mixed Use Zone (MUZ) to the Neighbourhood Residential Zone - Schedule 1 (NRZ1).
- Rezone the following properties from the Commercial 1 Zone (C1Z) to the General Residential Zone - Schedule 1 (GRZ1):
  - Part of 210-218 Dorcas Street, South Melbourne.
  - Part of 31 and 31A Prentice Street, St Kilda East.
  - Part of 36 Leslie Street, St Kilda East.
- Rezone the following properties from the General Residential Zone – Schedule 1 (GRZ1) to the Commercial 1 Zone (C1Z):
  - Part of 248-250 Dorcas Street, South Melbourne.
  - Part of 1/99 Carlisle Street, St Kilda.
  - Part of 204-206 St Kilda Road, St Kilda.
- Rezone part of 350-370 Kings Way, South Melbourne from the Public Park and Recreation Zone (PPRZ) to the Public Use Zone 2 (PUZ2).
- Rezone part of 35 Lakeside Drive, Albert Park from the Public Use Zone 2 (PUZ2) to the Public Park and Recreation Zone (PPRZ).
- Rezone part of the Westgate Freeway, Port Melbourne (part of Citylink ramp near junction with Graham Street) from the Industrial 1 Zone to the Road Zone Category 1.
- Rezone part of 146 Dow Street, Port Melbourne from the Neighbourhood Residential Zone – Schedule 2 (NRZ2) to the General Residential Zone – Schedule 1 (GRZ1).

### Align zones to land use

- Rezone properties at 2, 4, 6 and 8 Milton Street, Elwood from the Commercial 1 Zone (C1Z) to the General Residential Zone (GRZ1).

### Update heritage provisions

2. Update the Schedule to Clause 43.01 (schedule to the Heritage Overlay) and corresponding planning scheme maps 2HO, 3HO, 6HO, 7HO, 8HO, 9HO to:
  - Apply new individual Heritage Overlays to the following properties:
    - 110-118 Barkly Street, St Kilda, and 2-6 Blanche Street, St Kilda (HO507).
    - 588-590 City Road, South Melbourne (HO509)
    - 12 Marine Parade, St Kilda (HO510)
    - 152-154 Mitford Street, Elwood (HO511)
    - 58-60 Queens Road, Melbourne (HO512)
  - Apply HO5 (St Kilda Hill Precinct) to an additional 3 properties (refer to Table C).
  - Apply HO7 (Elwood, St Kilda, Balacava, Ripponlea Precinct) to an additional 17 properties (refer to Table C).
  - Extend HO260 (State School) to 161 Mitford Street, Elwood.
  - Extend HO220 (Surrey Court) to all land at 71 Ormond Road, Elwood.
  - Delete HO164 from the land bounded by Boundary Road, Munro Street, Ingles Street and Woodruff Street, apart from 164 Ingles Street and 14 Woodruff Street, Port Melbourne (refer to Table E).
  - Delete HO215 from the Rail over Road Bridge at Nightingale Street, Balacava, remove HO7 from the Rail over Road bridge at Carlisle Street, Balacava.
  - Apply HO147 to the Rail over Road Bridges at Carlisle Street and Nightingale Street, Balacava.
  - Delete HO1 (Port Melbourne) from the rear of 146 Dow Street, Port Melbourne.
  - Make corrections to the Schedule to the Heritage Overlay (Clause 43.01) for 15 heritage places (HO215, HO147, HO129, HO150, HO164, HO301, HO260, HO220, HO232, HO282, HO255) (refer to Table F).
3. Update the incorporated *Port Phillip Heritage Review* to:
  - Introduce four new citations (refer to Table L).
  - Update 49 existing citations (refer to Table K).
4. Update the incorporated *City of Port Phillip Heritage Policy Map* to show:
  - a. 257 properties as a 'Significant Heritage Place' inside a Heritage Overlay grading (refer to Table G).
  - b. 17 properties as a 'Contributory Heritage Place' inside a Heritage Overlay grading (refer to Table H).
  - c. 25 properties as 'Non-contributory Heritage Place' inside a Heritage Overlay grading (refer to Table J).
5. Update the *City of Port Phillip Neighbourhood Character Map* (Incorporated Document) to show:
  - a. Five (5) additional properties as a 'Contributory Heritage Place outside the Heritage Overlay' grading (Refer to Table I).
  - b. One (1) property as 'Non-contributory Heritage place outside the Heritage Overlay' grading (refer to Table J).
  - c. Consequential changes to remove 'Contributory Heritage Place outside the Heritage Overlay' grading where properties are being regraded (refer to Tables B, C, G & H).
6. Amend Clause 22.04 (Heritage Policy) to reference the following documents:
  - a. *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd, May 2017).
  - b. *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).



- c. *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).
  - d. *Port Phillip Heritage Review Update* (David Helms Heritage Planning, February 2019).
7. Make consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 72.04 (Documents incorporated in this scheme) to update the version number and date of the *Port Phillip Heritage Review* (including the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*).
  8. Amends the Schedule to Clause 72.04 (Documents incorporated in this scheme) include four new incorporated documents, being the individual Statements of Significance for new individually significant properties HO507, HO509, HO510, HO511 and HO512.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The amendment is required to give effect to a series of updates and technical corrections to the Port Phillip Planning Scheme, to remove redundant provisions and to ensure the Scheme remains current and provides a clear basis for decision making. To that effect, the amendment proposes to:

- update and align zoning boundaries to title boundaries to ensure clear and consistent planning scheme provisions
- correct an historic zoning anomaly where houses of heritage significance and in a predominantly residential area are located within the Commercial 1 Zone.

The amendment will also give effect to the findings of the *Port Phillip Heritage Review Update* (David Helms Heritage Planning, February 2019) which reviewed a list of anomalies and outdated heritage provisions identified by Council officers and members of the community over a period of time. The Amendment will respond to these findings and address a number of heritage gaps identified by the study by:

- applying the Heritage Overlay to identified properties found to be significant
- removing the Heritage Overlay from select properties following redevelopment
- changing the grading of identified properties found to be significant, contributory or of no significance
- updating or introducing new citations for places of heritage significance
- making minor corrections to existing significant places in the schedule to the Heritage Overlay (Clause 43.01)
- introducing new Statements of Significance for proposed new heritage places in the schedule to Clause 43.01 and the schedule to Clause 72.04.

The amendment will also give statutory effect to the findings of the following reports:

- *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd, May 2017).
- *Heritage Assessment, 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).
- *Heritage Assessment, 58 - 60 Queens Road, Melbourne* (Peter Andrew Barrett, November 2017).

New and updated heritage places have been assessed in accordance with the Burra Charter, Heritage Victoria guidelines and the *Planning Practice Note 1: Applying the Heritage Overlay*.

Justification for the specific changes proposed are described in detail in the tables of this report and the background reports.

### **How does the Amendment implement the objectives of planning in Victoria?**

The amendment is considered to implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use and development of land, securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria, to facilitate development in accordance with these objectives, and balancing the present and future interest of all Victorians.

### **How does the Amendment address any environmental, social and economic effects?**

The amendment will have a positive environmental impact through protecting places of historic significance and allowing the reuse and recycling of existing building stock. The Victorian heritage strategy, *Victoria's Heritage, strengthening our community* (DSE, 2006), details the environmental benefits of conservation in Chapter 2, specifically:

- *"Heritage policies and programs can help achieve the broader goals of sustainability. Conserving heritage places and giving them new life supports sustainability. It recognises the embodied energy and life-cycle value of traditional materials, and reduces the waste associated with demolition and new buildings."* (p21)

The amendment will have a positive social and economic effect through the preservation of historically significant places often which reflect social history, for the benefit of current and future generations.

The amendment will not have significant economic effects on the wider community. However, it is likely to impose some additional costs on the owners or developers of the properties to be included in the Heritage Overlay for the first time through increased planning permit requirements. The economic effects of requiring a planning permit may be reduced through the availability of Port Phillip's heritage, urban design and planning officers' free-of-charge at any time prior to, during, or following the planning permit application process to assist in the planning permit process.

### **Does the Amendment address relevant bushfire risk?**

The municipal area of Port Phillip does not have any designated bushfire prone areas.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with *The Form and Content of Planning Schemes* Ministerial Direction under Section 7(5) of the Planning and Environment Act.

The amendment is consistent with Ministerial Direction 9 which requires planning scheme amendments to have regard to the Metropolitan Planning Strategy. The amendment is consistent with Direction 4.4 of the *Plan Melbourne 2017-2050* in seeking to *"respect our heritage as we build for the future"* as it proposes to make changes to ensure the Planning Scheme continues to guide appropriate development in the municipality, and that the built heritage of the municipality is retained and respected. Specifically, it is consistent with the following:

- 4.4.1 - Recognise the value of heritage when managing growth and change.
- 4.4.3 - Stimulate economic growth through heritage conservation.
- 4.4.4 - Protect Melbourne's heritage through telling its stories.

The amendment has complied with Ministerial Direction 11 which requires a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

### **How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports the Planning Policy Framework objective to ensure the conservation of places of heritage significance (Clause 15.03-1S). The heritage assessment for the updates and corrections has been conducted by a suitably qualified, independent consultant and confirms that the new heritage controls are of local significance which warrants the application of strengthened heritage controls in the Port Phillip Planning Scheme.

### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

This amendment is consistent with the objectives and strategies outlined in the Local Planning Policy Framework of the Port Phillip Planning Scheme, particularly the vision set out at Clause 21.05-1 (Built Form, Heritage) of the Municipal Strategic Statement and policy to guide the application of discretion at Clause 22.04 (Heritage Policy). More specifically, Clause 21.05-1 seeks the conservation and enhancement of the architectural and cultural heritage of Port Phillip, with policy seeking to:

- protect, conserve and enhance all identified significant and contributory places, including buildings, trees and streetscapes;
- Protect the original subdivision patterns within heritage places;
- support the restoration and renovation of heritage buildings and discourage their demolition;
- encourage high quality design that positively contributes to identified heritage values;
- ensure that new development respects and enhances the scale, form and setbacks of nearby heritage buildings;
- encourage urban consolidation only where it can be achieved without affecting heritage significance;
- maintain the visual prominence of historic buildings, local landmarks and icons.

### **How does the amendment support or implement the Municipal Planning Strategy?**

This strategic consideration only applies if the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02. The Port Phillip Planning Scheme does not contain an MPS.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The Schedule to the Heritage Overlay is the appropriate Victoria Planning Provision tool for the introduction of heritage controls to properties identified as being of local heritage significance. The proposed application of the Heritage Overlay is consistent with *Planning Practice Note 1: Applying the Heritage Overlay*.

The Amendment will address zoning anomalies. Where a site is in two zones, the most appropriate zone is applied to the entire site.

### **How does the Amendment address the views of any relevant agency?**

The relevant agencies affected by the amendment are the Department of Transport, Department of Health and Human Services, Department of Education and Early Childhood Development, Parks Victoria, CitiPower / Powercor Australia Ltd, Melbourne Water, and Fishermans Bend Taskforce.

The relevant agencies have been informed of the Amendment.

### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not likely to have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010*.

### **Resource and administrative costs**

The City of Port Phillip has the capacity to accommodate any additional planning permit applications that are triggered by this amendment. A total of 14 additional properties will have a Heritage Overlay applied. In the context of the heritage controls across the municipality, this is a minor increase of properties affected by a Heritage Overlay.

The proposed changes to the gradings do not affect the number of planning permit applications, as the Port Phillip Heritage Review Incorporated Document does not trigger a planning permit, it provides guidelines for assessment of planning permit applications.

The amendment will not require additional planning staff resources, nor will it create unreasonable considerations that would cause delays for the application to be considered within the prescribed timeframe.

The amendment will streamline planning permit applications on sites that are currently in two zones. Addressing these zoning anomalies will increase the clarity of the Planning Scheme to external key stakeholders and will assist with a streamlined planning assessment by the Responsible Authority.

### **Where you may inspect this Amendment**

The amendment may be viewed online at the City of Port Phillip website: <http://www.portphillip.vic.gov.au/planning-scheme-amendments.htm>.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

*Note: The Victorian Government has introduced the COVID-19 Omnibus (Emergency Measures) Bill 2020 which includes temporary changes to the Planning and Environment Act 1987. The changes ensure that the planning process in Victoria can continue, despite the closure of many state and local government offices and public health measures that include physical distancing requirements.*

*The changes mean that planning documents previously required to be physically available to view at state and local government offices are now only required to be available for online inspection. This includes copies of planning scheme amendment documentation.*

### **Submissions**

Any person who may be affected by the Amendment may make a submission to the Planning Authority. Submissions about the Amendment are proposed to be received by **24 July 2020**.

A submission must be sent to:

Head of City Policy  
Private Bag 3  
PO St Kilda VIC 3182

Or by email to: [strategicplanning@portphillip.vic.goc.au](mailto:strategicplanning@portphillip.vic.goc.au)

### **Panel hearing dates**

In accordance with clause 4(2) of *Ministerial Direction No.15* the following panel hearing dates have been pre-set for this amendment:

- directions hearing: Week of Monday 26<sup>th</sup> October 2020
- panel hearing: Week of Monday 23<sup>rd</sup> November 2020

**ATTACHMENT 1 - Mapping reference table**

<b>Location</b>	<b>Land /Area Affected</b>	<b>Mapping Reference</b>
St Kilda	1/99 Carlisle Street	Port Phillip C161 001znMap06 Exhibition
St Kilda	9 Charles Street (Units 1-8) 204-206 St Kilda Road	Port Phillip C161 002znMap06 Exhibition
South Melbourne	210-218 Dorcas Street 248-250 Dorcas Street	Port Phillip C161 003znMap03 Exhibition
Port Melbourne	146 Dow Street	Port Phillip C161 026znMap02 Exhibition Port Phillip C161 027d-hoMap02 Exhibition
Elwood	2 Milton Street 4 Milton Street 6 Milton Street 8 Milton Street	Port Phillip C161 004znMap09 Exhibition
St Kilda East	31 Prentice Street 31A Prentice Street 36 Leslie Street	Port Phillip C161 005znMap07 Exhibition
South Melbourne	350-370 Kings Way 35 Lakeside Drive	Port Phillip C161 008znMap04 Exhibition
Port Melbourne	Part of West Gate Freeway ramp	Port Phillip C161 009znMap02 Exhibition
Port Melbourne	Land bounded by Boundary Street, Munro Street, Ingles Street and Woodruff Street.	Port Phillip C161 011d-hoMaps02_03 Exhibition
Elwood	161 Mitford Street 71 Ormond Road (Units 1-12) 152 Mitford Street 154 Mitford Street	Port Phillip C161 012hoMaps08_09 Exhibition
Elwood	41 Dickens Street (Units 1-4) 43 Dickens Street (Units 1-4) 45 Dickens Street 47 Dickens Street (Units 1-4) 49 Dickens Street 51 Dickens Street 53 Dickens Street 55 Dickens Street 57 Dickens Street 49 Mitford Street 51 Mitford Street (Units 1-3) 59 Mitford Street 61 Mitford Street 1 Ruskin Street (Units 1-8)	Port Phillip C161 015hoMap08 Exhibition

	3 Ruskin Street (Units 1-6) 1 Addison Street	
Elwood	24 Tennyson Street (Units 1-26)	Port Phillip C161 016hoMap08 Exhibition
St Kilda	12 Marine Parade (Units 1A to 12H)	Port Phillip C161 017hoMap06 Exhibition
St Kilda	37 Acland Street (Units 3-8) 35A Acland Street	Port Phillip C161 019hoMap06 Exhibition
St Kilda	110 Barkly Street 112 Barkly Street 114 Barkly Street 116 Barkly Street 118 Barkly Street 2 Blanche Street 2A Blanche Street 4 Blanche Street 6 Blanche Street 9 Charles Street (Units 1-8) 96 Grey Street (Units 1-4)	Port Phillip C161 020hoMap06 Exhibition
Melbourne	58-60 Queens Road (Units 1-18)	Port Phillip C161 022hoMaps04_06 Exhibition
South Melbourne	588 City Road 590 City Road	Port Phillip C161 024hoMap03 Exhibition
Balaclava	Carlisle Street, Nightingale Street, Grosvenor Street (Rail over Road Bridges)	Port Phillip C161 028d-hoMaps07_09 Exhibition Port Phillip C161 029hoMaps07_09 Exhibition

**TABLE A – Properties to be rezoned**

<b>Address</b>	<b>Current Zone</b>	<b>Proposed Zone</b>	<b>Reason</b>
1/99 Carlisle Street, St Kilda	GRZ1 (part)	C1Z	Rezone part of the site to align the zone to the title boundary and reflect the commercial land use.
9 Charles Street, St Kilda	MUZ (part)	NRZ1	Rezone part of the site to the primary zone that reflects the land use (residential).
210-218 Dorcas Street, South Melbourne (St Lukes Anglican Church)	C1Z (part)	GRZ1 (part)	Rezone part of the site to residential to more accurately reflect the demarcation of the church use. Align the zone boundary with the existing individual Heritage Overlay (HO108) and Design and Development Overlay (DDO8) boundaries.
248-250 Dorcas Street, South Melbourne (Former Baptist Church)	NRZ2 (part), C1Z (part)	C1Z	Rezone part of the site to reflect the commercial land use of the church. This is consistent with adjacent commercial land uses and the broader vision for the South Melbourne Central Structure Plan to support retail and employment activity. The Church remains an individually significant heritage building within HO110.
350-370 Kings Way, South Melbourne (MacRobertson Girls High School)	PPRZ (part)	PUZ2 (part) PPRZ	Update the zone boundary to align with the title boundary of the school.
35 Lakeside Drive, Albert Park	PUZ2 (part)		Update the zone boundary to align with the title boundary around the school.
2, 4, 6 and 8 Milton Street, Elwood	C1Z	GRZ1	Rezone from commercial to residential to reflect the historic and ongoing residential use of this land, with the row of terraces built circa 1890 which are significant heritage places. This zone is compatible with the predominantly residential character of Milton Street.
31 and 31A Prentice Street, St Kilda East	C1Z (part), GRZ1 (part)	GRZ1	Rezone part of each site to align the zone to the title boundaries and reflect the residential land use.
36 Leslie Street, St Kilda East			
204-206 St Kilda Road, St Kilda	C1Z (part) GRZ1(part)	C1Z	Rezone part of the site to align the zone to the title boundary and reflect the

			commercial land use.
West Gate Freeway, Port Melbourne (part of Citylink ramp near junction with Graham Street)	IN1Z (part) RDZ1 (part)	RDZ1	Rezone to reflect the land use (M1 Freeway).
146 Dow Street, Port Melbourne	NRZ2 (part)	GRZ1	Rezone part of the site to align the primary residential zone to the title boundary.

**TABLE B – Properties to be included in an individual Heritage Overlay**

<b>Address</b>	<b>Current Grading</b>	<b>Proposed new Heritage Overlay</b>	<b>Citation Reference</b>	<b>Reason</b>
110-118 Barkly Street and 2-6 Blanche Street, St Kilda	Contributory outside the Heritage Overlay  No Heritage Overlay	HO507	2409 (new)	These properties have been identified as individually significant heritage places.  Refer to Citation 2409 and the report; <i>Heritage Assessment, 2-6 Blanche Road and 110-118 Barkly Street, St Kilda (21 December 2017)</i> , prepared by Context.
588-590 City Road, South Melbourne	Nil grade  No Heritage Overlay	HO509	2410 (new)	These properties have been identified as individually significant heritage places.  Refer the new Citation 2410 and the report: <i>Heritage Assessment, 588-590 City Road, South Melbourne (25 May, 2017)</i> , prepared by Context.
12 Marine Parade, St Kilda	Nil grade  No Heritage Overlay	HO510	2049 (existing updated)	This property has been identified as an individually significant heritage place. Refer to the updated Citation 2049.
152-154 Mitford Street, Elwood	Contributory outside the Heritage Overlay  No Heritage Overlay	HO511	2412 (new)	These properties have been identified as individually significant heritage places.  Refer to the new citation.
58-60 Queens Road, Melbourne	Nil grade  No Heritage Overlay	HO512	2226	These properties have been identified as individually significant heritage places.



				Refer to amended Citation 2226 and the report: 58, 59 & 60 Queens Road, Melbourne Heritage Assessment, prepared by Peter Andrew Barrett (November 2017).
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**TABLE C – Properties to be added to an existing precinct Heritage Overlay as identified in the Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)**

Address	Current grading	Proposed grading	Proposed Heritage Overlay
35A and 37 Acland Street, St Kilda	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO5
1 Addison Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
9 Charles Street, St Kilda	Contributory outside Heritage Overlay	Contributory within Heritage Overlay	HO5
41, 43, 45, 47, 51, 53, 55 and 57 Dickens Street, Elwood	Nil	Significant within Heritage Overlay	HO7
49 Dickens Street, Elwood	Nil	Contributory within Heritage Overlay	HO7
96 Grey Street, St Kilda	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO5
49, 59 and 61 Mitford Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
51 Mitford Street, Elwood	Nil	Significant within Heritage Overlay	HO7
1 and 3 Ruskin Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
24 Tennyson Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7

**TABLE D – Properties to be added to an existing Heritage Overlay as identified in the Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)**

Address	Current grading	Proposed grading	Proposed Heritage Overlay
161 Mitford Street, Elwood	Nil	Significant within Heritage Overlay	HO260
71 Ormond Road, Elwood	Part Significant	Significant within	HO220

	within HO220, Part Nil	Heritage Overlay	
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**TABLE E – Properties to be removed from the Heritage Overlay (HO164) and to be shown as a Non-contributory Heritage Place on the *Port Phillip Heritage Policy Map* and to have an updated Citation (#48)**

Address	Reason
Boundary Road, Port Melbourne No: 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 115, 117, 119, 121, 123, 125, 127, 129, 131, 135, 137, 139, 141, 143, 145, 147, 149	To remove the Heritage Overlay from a number of properties in Port Melbourne to reduce the extent of HO164, following redevelopment of the former industrial site to a new residential estate.
Bruford Road, Port Melbourne No: 1 to 22	HO164 will remain applied to the remaining significant buildings at 164 Ingles Street and 14 Woodruff Street, Port Melbourne.  Refer to the <i>Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)</i>
Candle Road, Port Melbourne No: 1 to 18, 20, 22, 24	
Drake Road, Port Melbourne No: 2, 4, 6, 8, 10	
Ingles Street, Port Melbourne No: 150, 152, 154, 156, 158, 162, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 220	
Jago Road, Port Melbourne No: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25,	
Kitchen Road, Port Melbourne No: 1 to 21, 23, 25, 27	
Munro Street, Port Melbourne No: 130, 132, 134, 136, 138, 140, 142, 144	
Quinn Road, Port Melbourne No: 1 to 18	
Sunlight Road, Port Melbourne No: 1 to 24	
Tomkins Road, Port Melbourne No: 1 to 20	
Velvet Road, Port Melbourne No: 2, 4, 8, 10, 12, 14, 18, 6, 16	
Woodruff Street, Port Melbourne No: 2, 2A, 4, 4A, 6, 6A, 8, 8A, 10, 12	
Workers Street, Port Melbourne No: 2, 4, 6, 8, 10, 12,	

**TABLE F – Heritage Places to be altered in the Schedule to the Heritage Overlay**

Address	Schedule	Change
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava.	HO215 and HO147	Update schedule to HO to delete HO215 and revise HO147 to include reference to all three bridges.
171 Fitzroy Street, St Kilda	HO129	The significant elements of the interior of this site are limited to the original decorative schemes in the foyer and the lift shaft (but not the lift car, which has been replaced). Amend the schedule to the Heritage Overlay to change 'Internal alteration controls apply' by replacing 'Yes' with 'Yes, public foyers and lift only'.
Hotham St, Ripponlea	HO150	Update property address and place name by changing the suburb from 'Elsternwick' to 'Ripponlea' and changing the Place name from 'Road overbridge' to 'Road over Rail Bridge'.
164 Ingles Street, Port Melbourne 14 Woodruff Street	HO164	Update property address from 'Ingles St', to '164 Ingles Street and 14 Woodruff Street Port Melbourne.'
77 Marine Parade, Elwood	HO301	Change the property name from 'House' to 'Flats'.
161 Mitford Street, Elwood	HO260	Update the property address to include '161 Mitford Street, Elwood' and change the name from 'State School, 201 Tennyson Street' to 'Elwood Central School No.3942.'
71 Ormond Road,	HO220	Change the property name from 'Surry Court' to 'Surrey

Elwood		Court'.
14 Punt Road, St Kilda	HO232	The interiors of this building are not significant and the internal alterations control should be removed. No revisions to the citation are necessary. Amends schedule to the Heritage Overlay to change 'Internal alteration controls apply' by removing 'Yes' and inserting 'No'.
2 Salmon Street, Port Melbourne	HO282	Change the property address from 339 Williamstown Road, Port Melbourne, to 2 Salmon Street, Port Melbourne.
615 St Kilda Road, St Kilda	HO255	Change place name from 'Former Gas Valve House' to Gas Valve House (former), change address from '617 St Kilda Rd, Melbourne' to 615 St Kilda Road, Melbourne'.

**TABLE G – Properties to be shown as a 'Significant Heritage Place' inside a Heritage Overlay as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

Address	Heritage Overlay No.	Current grading
Acland Street, St Kilda No: 30, 32, 34, 36, 38, 40, 42, 44,	HO5	Contributory inside HO
Acland Street, St Kilda No: 35A & 37	Nil	Contributory outside HO
Acland Street, St Kilda No: 47, 49, 51	HO5	Nil
Acland Street, St Kilda No: 133	HO7	Nil
Addison Street, Elwood No: 1	Nil	Contributory outside HO
Addison Street, Elwood No: 110, 112, 117	HO8	Contributory inside HO
Addison Street, Elwood No: 119, 121	HO9	Contributory inside HO
Albert Road Drive, South Melbourne No: 29A	HO489	Nil
Albert Street, St Kilda No: 9	HO5	Nil
Albion Street, Balaclava No: 5, 6, 8, 10, 10A, 18, 20, 20A, 23	HO7	Contributory inside HO
Bank Street, South Melbourne No: 159, 161, 163	HO440	Contributory outside HO
Barkly Street, St Kilda No: 110, 112, 114, 116, 118	HO507 (new)	Contributory outside HO
Beaconsfield Parade, St Kilda West No: 319-320	HO444	Contributory outside HO
Blanche Street, St Kilda No: 2, 2A, 4, 6	HO507 (new)	Contributory outside HO
Bluff Avenue, Elwood No: 1, 2, 6, 13	HO8	Contributory inside HO
Broadway, Elwood No: 43, 90, 94	HO8	Contributory inside HO
Brunning Street, Balaclava No: 7, 14, 25, 27, 37, 39	HO7	Contributory inside HO
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava, Rail over Road Bridges (Grosvenor St Bridge)	HO7, HO147, HO215	Part Nil
Carter Street, Middle Park No: 86	HO444	Nil
Cecil Street, South Melbourne No: 1/260, 3/260	HO444	Nil
Church Square, St Kilda: 4	HO5	Nil and part Contributory inside

		HO
City Road, South Melbourne No: 588, 590	HO509 (new)	Nil
Clark Street, Port Melbourne No: 107, 110-112, 121, 130,	HO1	Contributory inside HO
Clark Street, Port Melbourne No: 199	HO1	Nil
Clyde Street, St Kilda No: 24, 56	HO5	Nil
Cobden Street, South Melbourne No: 111	HO440	Contributory inside HO
Cobden Street, South Melbourne No: 113-115	HO440	Nil
Coventry Street, South Melbourne No: 281	HO440	Nil
Crimea Street, St Kilda No: 2	HO6	Nil
Dandenong Road, St Kilda East No: 254-256	HO6	Nil
Derham Street, Port Melbourne No: 36, 37, 40, 110, 114	HO1	Contributory inside HO
Dickens Street, Elwood No: 41, 43, 45, 47, 51, 53, 55, 57	Nil	Nil
Dickens Street, Elwood No: 41A	HO7	Nil
Dorcas Street, South Melbourne No: 254-256B	HO440	Nil (part)
Dow Street, Port Melbourne No: 95	HO457	Nil (part)
Eildon Court, St Kilda No: 1, 2, 3, 4	HO5	Nil
Eildon Road, St Kilda No: 15, 23, 40	HO5	Nil
Eildon Road, St Kilda No: 31, 33, 35, 37	HO5	Contributory inside HO
Elm Grove, Balaclava No: 10, 39, 43	HO7	Contributory inside HO
Elm Grove, Balaclava No: 21, 29	HO7	Nil
Evans Street, Port Melbourne No: 82, 106, 122, 159, 164	HO1	Contributory inside HO
Evans Street, Port Melbourne No: 85	HO1	Nil
Farrell Street, Port Melbourne No: 61, 63	HO1	Contributory inside HO
Ferrars Place, South Melbourne No: 15	HO441	Nil
Ferrars Place, South Melbourne No: 30A, 31A	HO440, HO441	Nil
Ferrars Street, South Melbourne No: 204/333, 335, 341, 343, 345, 347, 349, 351	HO440, HO441	Nil
Fitzroy Street, St Kilda No: 137-139	HO5	Nil
Glen Eira Road, Ripponlea No: 11-13	HO137	Nil (part)
Glen Eira Avenue, Ripponlea No: 28, 30	HO7	Contributory inside HO
Glen Eira Road, Ripponlea No: 32, 36, 38, 40, 42-44, 46, 54	HO7	Contributory inside HO

Glen Huntly Road, Elwood No: 57	HO8	Contributory inside HO
Glen Huntly Road, Elwood No: 75-75A	HO8	Nil
Graham Street, Port Melbourne No: 428, 430, 432, 434	HO2	Contributory inside HO
Grey Street, St Kilda No: 96	Apply HO5	Contributory outside HO
Griffin Crescent, Port Melbourne No: 13, 14, 15, 16	HO2	Contributory inside HO
Harpury Avenue, Elwood No: 2	HO7	Contributory inside HO
Havelock Street, St Kilda No: 5, 20	HO5	Contributory inside HO
Havelock Street, St Kilda No:21	HO5	Half Significant, Half Nil
Hawsleigh Avenue, Balaclava No: 1	HO316	Contributory inside HO
Heaton Avenue, Elwood No: 16	HO318	Contributory inside HO
Hotham Street, South Melbourne No: 13	HO440	Contributory inside HO
Hotham Street, South Melbourne No: 14-16	HO440	Nil
Little Graham Street, Albert Park No: 1	HO442	Nil
Little Page Street, Middle Park No: 207	HO444	Nil
Los Angeles Court, Ripponlea No: 1, 7, 7A, 13, 13A	HO7	Contributory inside HO
Marine Parade, St Kilda No: 12	HO510	Nil
Maryville Street, Ripponlea No: 1, 3, 5, 9, 9A, 11, 12	HO7	Contributory inside HO
Mason Avenue, Elwood No: 1, 27	HO404	Nil
Mitford Street, Elwood No: 39	HO7	Nil
Mitford Street, Elwood No: 47, 48, 50	HO7	Contributory inside HO
Mitford Street, Elwood No: 51, 161	Nil	Nil
Mitford Street, Elwood No: 49, 59, 61, 152, 154	Nil	Contributory outside HO
Napier Street, South Melbourne No: 115	HO440	Contributory inside HO
Nelson Road, South Melbourne No: 128	HO442	Contributory inside HO
Oak Grove, Ripponlea No: 6, 8, 10, 12, 14, 16	HO7	Contributory inside HO
Oak Grove, Ripponlea No: 28	HO7	Part Nil, Part Significant
Oak Grove, Ripponlea No: 30	HO7	Nil
O'Grady Street, Albert Park No: 21	HO442	Nil
Ormond Road, Elwood No: 71	HO220	Part significant inside HO, part Contributory outside HO
Page Street, Middle Park No: 206	HO444	Nil
Pakington Street, St Kilda No: 29	HO7	Nil
Pakington Street, St Kilda No: 37	HO7	Part Nil, Part Significant

Park Street, South Melbourne No: 332A	HO440, HO441	Nil
Queens Road, Melbourne No: 58-60	No	Nil
Richardson Street, Middle Park No: 233, 235, 237, 239, 241, 243	HO444	Nil
Robe Street, St Kilda No: 15	HO5	Contributory inside HO
Ross Street, Port Melbourne No: 209, 211, 236, 245, 246, 252, 254, 256, 293, 295, 297, 299, 301, 303,	HO1	Contributory inside HO
Ross Street, Port Melbourne No: 226	HO1	Nil
Ruskin Street, Elwood No: 1, 3	HO8	Contributory outside HO
Ruskin Street, Elwood No: 116, 118, 130, 128, 131	HO8	Contributory inside HO
Shelley Street, Elwood No: 18, 24, 39, 49, 55, 57	HO8	Contributory inside HO
Shelley Street, Elwood No: 47	HO8	Nil
Somers Street, Balaclava No: 3, 5, 7	HO7	Nil
Southward Avenue, Port Melbourne No: 1, 2, 8, 10	HO2	Contributory inside HO
Spray Street, Elwood No: 56	HO434	Part Contributory outside HO
Tennyson Street, Elwood No: 24	HO7 (part)	Contributory outside HO
Union Street, South Melbourne No: 23	HO440	Nil
Westbury Close, Balaclava No: 122, 126, 128, 130, 137, 139, 141	HO7	Contributory inside HO
Wimbledon Avenue, Elwood No: 5	HO7	Nil
Williamstown Road, Port Melbourne No: 528	HO1	Contributory inside HO

**TABLE H – Properties to be shown as a ‘Contributory Heritage Place inside the Heritage Overlay’ as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

<b>Address</b>	<b>Heritage Overlay No.</b>	<b>Current grading</b>
Addison Street, Elwood No: 48	HO403	Significant inside HO
Barak Road, Port Melbourne No: 23	HO2	Significant inside HO
Bridge Street, Port Melbourne No: 273	HO1	Nil
Cecil Street, South Melbourne No: 113	HO440	Nil and Part Contributory outside the HO
Charles Street, St Kilda No: 9	HO5	Contributory outside HO
Derham Street, Port Melbourne No:112	HO1	Nil
Dickens Street, Elwood No: 49	Nil	Nil
Evans Street, Port Melbourne No: 86, 166	HO1	Nil
Heath Street, Port Melbourne No: 47	HO1	Nil

Hotham Street, South Melbourne No: 11	HO440	Nil
Jacka Boulevard, St Kilda No: 10-18	HO168	Nil
The Boulevard, Port Melbourne No: 291, 293	HO2	Significant inside HO
Victoria Avenue, Albert Park No: 19	HO443	Nil
Westbury Close, Balaclava No: 135	HO7	Nil
Williamstown Road, Port Melbourne No: 526	HO1	Nil

**TABLE I – Properties to be shown as a 'Contributory Heritage Place outside the Heritage Overlay' on the Neighbourhood Character Map as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

<b>Address</b>	<b>Heritage Overlay No.</b>	<b>Current grading</b>
Dow Street, Port Melbourne No: 146	HO1	Part Significant inside HO, part contributory inside HO and part Contributory outside HO.
Jacka Boulevard, St Kilda (Brookes Jetty)	Nil	Nil
Orrong Road, St Kilda East No 1/315 and 2/315	Nil	Nil

**TABLE J – Properties to be a Non-contributory/Nil Heritage Place as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

<b>Address</b>	<b>Heritage Overlay No.</b>	<b>Current grading</b>
Barak Road, Port Melbourne No. 3, 3A, 15, 17, 19	HO2	Significant inside HO
Bay Street, Port Melbourne No 342	HO1	Significant inside HO
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava, Rail over Road Bridges (Nightingale St Bridge)	HO7, HO147, HO215	Part Significant inside HO
Carlisle Street, St Kilda No. 2	HO5	Part Significant
Carlisle Street, St Kilda No: 1/99,	Nil	Contributory outside HO
Dandenong Road, St Kilda East No: 250-252	HO6	Significant inside HO
Elm Grove, Balaclava No: 27, 45	HO7	Significant inside HO
Elm Grove, Balaclava No: 33	HO7	Contributory inside HO
Evans Street, Port Melbourne No: 110	HO1	Significant inside HO
Evans Street, Port Melbourne No: 160	HO1	Contributory inside HO
Hotham Street, South Melbourne No: 12	HO440	Contributory inside HO
Mason Avenue, Elwood No: 1A	HO7	Significant inside HO
Neville Street, Albert Park No: 10	HO444	Contributory inside HO
Oak Grove, Ripponlea No: 2/28, 32	HO7	Significant inside HO
Normandy Road, Elwood No:7	HO8	Significant inside HO
O'Grady Street, Albert Park No: 17-19	HO442	Significant inside HO
Park Street, South Melbourne	HO440	Significant inside HO

No: 418		
Pickles Street, Port Melbourne No: 93	HO1	Significant inside HO
The Boulevard, Port Melbourne No:289	HO2	Significant inside HO

**TABLE K – Properties to have updated/corrected Citations in the Port Phillip Heritage Review as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)***

Address	Citation Number	Change to Citation
53 Acland Street, St Kilda	57	Full review. Substantial changes to Statement of Significance. Update the place name, designer name, and include the Victorian Heritage Register number.
133 and 135 Acland Street, St Kilda	95	Minor updates. Relocate the citation from 135 Acland Street (incorrect site) to 133 Acland Street (the correct site) to address a mapping error.
29A Albert Road Drive, South Melbourne	2152	Full review. Update the citation map to accurately reflect the property boundaries.
208-220 Bank Street, South Melbourne	1100	Full review. Include details of recent changes to the building.
Railway cutting and bridges: 322A Park Street, South Melbourne 30A, 31A, 204-333 Ferrars Place, South Melbourne 335, 341, 343, 345, 347, 349, 351 Ferrars Street, South Melbourne	2311	Full review. Update the citation map to accurately reflect the three bluestone bridges and update the grading and refer to the correct Heritage Overlay.
150-152 Brighton Road, Ripponlea	441	Revised - not significant at the local level.
99A Carlisle Street, St Kilda	68	Full review. Update the citation to refer to recent changes to the building, and update citation map to accurately reflect the property boundaries.
Carlisle Street, Grosvenor Street & Nightingale Street, Balaclava	314, 2107, 2108 and 2109.	Full review. The Citations for the bridges have been revised and consolidated into one Citation.
113 Cecil Street, South Melbourne	26	Full review. Update the citation to refer to the change in the place's grading from part Contributory outside the Heritage Overlay and part Nil to Contributory inside the Heritage Overlay and update the map.
2 Crimea Street, St Kilda	881	Full review. Update the citation to include more detailed information about the property.
131 & 133 Cobden Street, South Melbourne	976	Full review. Extension of citation 976 to both properties. Update map.
254-256 Dandenong Road, St Kilda East	888	Full review. Change the citation map to accurately reflect the property boundaries.
331 Esplanade East, Port Melbourne.	640	Full review. Update the citation to amend the history of the site.
15 Ferrars Place, South Melbourne	987	Full review. Update the citation to include updated site description and history.
171 Fitzroy Street, St Kilda	1486	Full review. Update the designer name, description and history.
11-13 Glen Eira Road, Ripponlea	1495 and 329	Full review. Update the description, map, history, and include VHR number H1588 in Citation 329.
75 Glen Huntly Road, Elwood	1992	Full review. Update the designer name, description and history.
85-87 Glen Huntly Road, Elwood	1993	Revised - not significant at the local level. Update



		map.
96 Grey Street, St Kilda	2002	Full review. The significant of the place has been reassessed and updated.
68 Goldsmith Street, Elwood	1997	Revised - not significant at the local level.
Hotham Street Hotham Gr to Quat Quatta Av (Road over Rail Bridge)	338	Full review. Details in the citation are updated, such as the place name, other names, address, category, year construction, statement of significance and history
164 Ingles Street and 14 Woodruff Street, Port Melbourne	48	Full review. Update citation. Update map.
Jacka Boulevard, St Kilda (Brooks Jetty)	2036	Update the citation to refer to the removal of part of structure and change heritage status.
10-18 Jacka Boulevard, St Kilda	2031	Formatting changes and nominating the site as Contributory.
350-370 Kings Way, South Melbourne	1112	Minor updates. Changes include updating address, adding VHR number, but no substantive changes to the other information apart from changing the occasional incorrect 'Robinson' to 'Robertson' throughout.
12 Marine Parade, St Kilda	2049	Full review. Update the citation to reflect the site's inclusion in the HO and its classification as a new place of individual significance.
23 Marine Parade, St Kilda	2051	Revised - not significant at the local level.
69 Marine Parade, St Kilda	2053	Revised - not significant at the local level. Update map in citation to show the correct address.
77 Marine Parade, Elwood	2055	Full review. Update the place name.
161 Mitford Street and 49 Scott Street, Elwood	801	Full review. Update the citation to reflect the site's inclusion in the HO and include updated site description and history.
23 Nelson Street, Balaclava	746	Full review. Update the description to reflect recent changes to the building.
71 Ormond Road, Elwood	362	Full review. Update the citation map to accurately reflect the property boundaries, and update the place name.
143-149 Ormond Road, Elwood	768	Revised - not significant at the local level. Update property address and the history of the site.
1/315 and 2/315 Orrong Road, St Kilda East	775	Update citation to include grading change and update the Map.
18 Queens Road, Melbourne	2223	Updates to History and the Statement of Significance to delete incorrect information about the architect.
58-60 Queens Road, Melbourne	2226	Minor changes to detail in the citation.
194 Richardson Street, Middle Park	1106	Minor updates. Corrections to the place name, address and school number. A new detailed thematic context section is included.
241-265 Rouse Street, 1-53 Stokes Street, Port Melbourne	684 and 712	Minor updates. Combine two citations into one. Update the citation map and address. Change to the Statement of Significance and Comparative analysis.
15 Robe Street, St Kilda	791	Full review. Minor changes to detail in the citation.
2 Salmon Street, Port Melbourne	8	Full review. Update the citation to include updated site description and history.
615 St Kilda Road, St Kilda	219	Minor Updates. Updates to the description of the place, including the address and VHR reference.
26-28 The Esplanade, St Kilda	2141	Full review. Update the Statement of Significance and the name of the designer.
5 Wimbledon Avenue, Elwood	911	Full review. Update the citation to include updated site description and history.

**TABLE L – Properties to have new Citations**

<b>Address</b>	<b>Citation Number</b>	<b>Justification</b>
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110-118 Barkly Street and 2-6 Blanche Street, St Kilda	2409	<i>Heritage Assessment, 2-6 Blanche Road and 110-118 Barkly Street, St Kilda (21 December 2017), prepared by Context.</i>
588-590 City Road, South Melbourne	2410	<i>Heritage Assessment, 588-590 City Road, South Melbourne (25 May, 2017), prepared by Context.</i>
324 Esplanade East, Port Melbourne	2411	<i>Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)</i>
152-154 Mitford Street, Elwood	2412	<i>Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019).</i>

## Splitting of Amendment C161port – rationale

Council officers recommended Amendment C161port be split into two parts to enable the processing of Amendment C161port to continue in the most timely and efficient manner.

The splitting of an Amendment in the manner proposed is allowable under Section 29 of the *Planning and Environment Act 1987* and is appropriate for an Amendment such as this, which proposes numerous changes that do not necessarily relate to each other.

- Amendment C161port - Part 1 – Includes the proposed planning scheme changes and underlying strategic work where no submission has been made and where submissions have been made in support (and no objections). Part 1 is recommended for adoption.
- Amendment C161port – Part 2 – Includes all changes and underlying strategic work that is subject to unresolved objecting submissions. Submissions related to Part 2 are recommended to be referred to a Planning Panel.

Note: There are some proposed planning scheme changes that have received support through the exhibition process, or whereby Council officers are recommending changes that seek to resolve the concerns of the submitter. However, where those proposals are supported by the same underlying strategic work as proposals that have been objected to, they will need to be referred to a Panel for consideration.

## Amendment C161port Part 1 – Properties / changes included for adoption

Amendment C161port will now proceed to the Minister for Planning for final adoption – Part 1 proposes to:

- Introduce a new site-specific heritage overlay (HO509) and associated controls (including new Citation and Statement of Significance incorporated documents) to 588-590 City Road, South Melbourne.
- Rezone part of 9 Charles Street, St Kilda from the Mixed Use Zone (MUZ) to the Neighbourhood Residential Zone - Schedule 1 (NRZ1).
- Rezone the following properties from the Commercial 1 Zone (C1Z) to the General Residential Zone - Schedule 1 (GRZ1):
  - Part of 31 and 31A Prentice Street, St Kilda East.
  - Part of 36 Leslie Street, St Kilda East.
- Rezone the following properties from the General Residential Zone – Schedule 1 (GRZ1) to the Commercial 1 Zone (C1Z):
  - Part of 248-250 Dorcas Street, South Melbourne.
  - Part of 1/99 Carlisle Street, St Kilda.
    - Part of 204-206 St Kilda Road, St Kilda.
- Rezone part of the Westgate Freeway, Port Melbourne (part of Citylink ramp near junction with Graham Street) from the Industrial 1 Zone to the Road Zone Category 1.

## **Submissions to form part of Amendment C161port - Part 1**

- Submission in support relating to site-specific proposals for the following properties:
- 2, 4, 6, 8 Milton Street, Elwood (Submission 97)

## **Amendment C161port Part 2 – Properties / changes to be referred to Planning Panel**

Amendment C161port - Part 2 will be referred to a Planning Panel and includes the following proposed planning scheme changes:

- Proposed rezoning of:
  - 210-218 Dorcas Street, South Melbourne from Commercial 1 Zone to General Residential Zone – Schedule 1 (Objecting submission received).
  - 146 Dow Street, Port Melbourne (Relates to objecting submission).
  - Rezone part of 350-370 Kings Way, South Melbourne from the Public Park and Recreation Zone (PPRZ) to the Public Use Zone 2 (PUZ2) (Relates to objecting submission)
  - Rezone part of 35 Lakeside Drive, Albert Park from the Public Use Zone 2 (PUZ2) to the Public Park and Recreation Zone (PPRZ) (Relates to objecting submission).
  
- Proposed new heritage overlays to:
  - 58-60 Queens Road, Melbourne (Supporting and objecting submissions received)
  - 110-118 Barkly Street, St Kilda, and 2-6 Blanche Street, St Kilda (Objecting submission received)
  
- All planning scheme changes proposed to implement the *Port Phillip Heritage Review Update* (David Helms Heritage Planning, 2019). Those with submissions are outlined below:
  - Proposed new heritage overlay to:
    - 152-154 Mitford Street, Elwood (Objecting submissions received)
    - 12 Marine Parade, St Kilda (Supporting submissions received)
  - Changes to the heritage overlay and associated heritage controls affecting 14 Woodruff Street and 289 Ingles Street, Port Melbourne (Objecting submission received)
  - Changes to the heritage overlay and associated heritage controls affecting Elwood Primary School, Middle Park Primary School, South Melbourne Park Primary School and MacRobertson Girls' High School (Objecting submission)
  - Extending Heritage Overlay 5 to 96 Grey Street, St Kilda (Objecting submission received)
  - Extending Heritage Overlay 7 to 41, 43, 45, 47, 51, 53, 55 and 57 Dickens Street, Elwood (Supporting submissions received)
  - Proposed changes to the heritage grading of the following properties that are already within the heritage overlay:
    - 61 Farrell Street, Port Melbourne (Objecting submission received)
    - 10-18 Jacka Boulevard (St Kilda Sea Baths) (Objecting submission received)
    - 273 Bridge Street South Melbourne (Objecting submission received)
    - 9 Maryville Ripponlea (Objecting submission received)
    - 2 Carlisle Street and 3, 5 and 9 Havelock Street, St Kilda (Cosmopolitan Hotel site) (Objecting submission received)
    - 137-139 Fitzroy Street, St Kilda (Objecting submission received)
    - 341 Ferrars Street, South Melbourne (Changes recommended to resolve submitters concerns)
    - 355 Ferrars Street, South Melbourne (Changes recommended to resolve submitters concerns)
    - 146 Dow Street, Port Melbourne (Changes recommended to resolve submitters concerns)
    - 293 The Boulevard, Port Melbourne (Changes recommended to resolve submitters concerns)
    - 207 Little Page Street, Middle Park (Supporting submissions received)

## **Submissions to form part of Amendment C161port – Part 2**

Submissions in support relating to site-specific proposals for the following properties:

- 58-60 Queens Road, Melbourne (Submissions 6-9, 11, 12, 14-32, 34-51, 54-65, 67-92, 94-96, 98-107, 110-113, 115-118, 120-122, 126, 128, 134, 137-140, 144-150)
- 45 and 47 Dickens Street, Elwood (Submission 2)
- 45, 47 and 49 Dickens Street, Elwood (Submission 4)
- 47 Dickens Street, Elwood (Submission 5)
- 47 Dickens Street, Elwood (submission 33)
- 207 Little Page Street, Middle Park (Submissions 13, 130)
- 12 Marine Parade, St Kilda (Edgewater towers) (Submissions 25, 52 and 53)
- 210-218 Dorcas Street, South Melbourne (Submission 135)

Submissions with objections and requesting site-specific changes related to the following properties:

- 146 Dow Street, Port Melbourne (Submission 1)
- 58-60 Queens Road, Melbourne (Submissions 3, 10 and 132)
- 335 Ferrars Street, South Melbourne (Submission 66)
- 61 Farrell Street, Port Melbourne (Submission 93)
- 10-18 Jacka Boulevard, St Kilda (St Kilda Sea Baths) (Submission 108)
- 273 Bridge Street, South Melbourne (Submission 109)
  - 9 Maryville Street, Ripponlea (Submission 114)
- 341 Ferrars Street, South Melbourne (Submission 123)
- 14 Woodruff Street, Port Melbourne (submission 124)
- 154 Mitford Street, Elwood (Submission 125)
- 152 Mitford Street, Elwood (Submission 129)
- 2 Carlisle Street, St Kilda 3, 5 and 9 Havelock Street, St Kilda (Cosmopolitan Hotel) (Submission 131)
- 137-139 Fitzroy Street, St Kilda (Submission 133)
- 118 Barkly Street and 2A Blanche Street, St Kilda (submission 141)
- Various schools – Victorian School Building Authority (Submission 142)
- 96 Grey Street, St Kilda (Submission 143)