



Maddocks

Date 21 October 2019

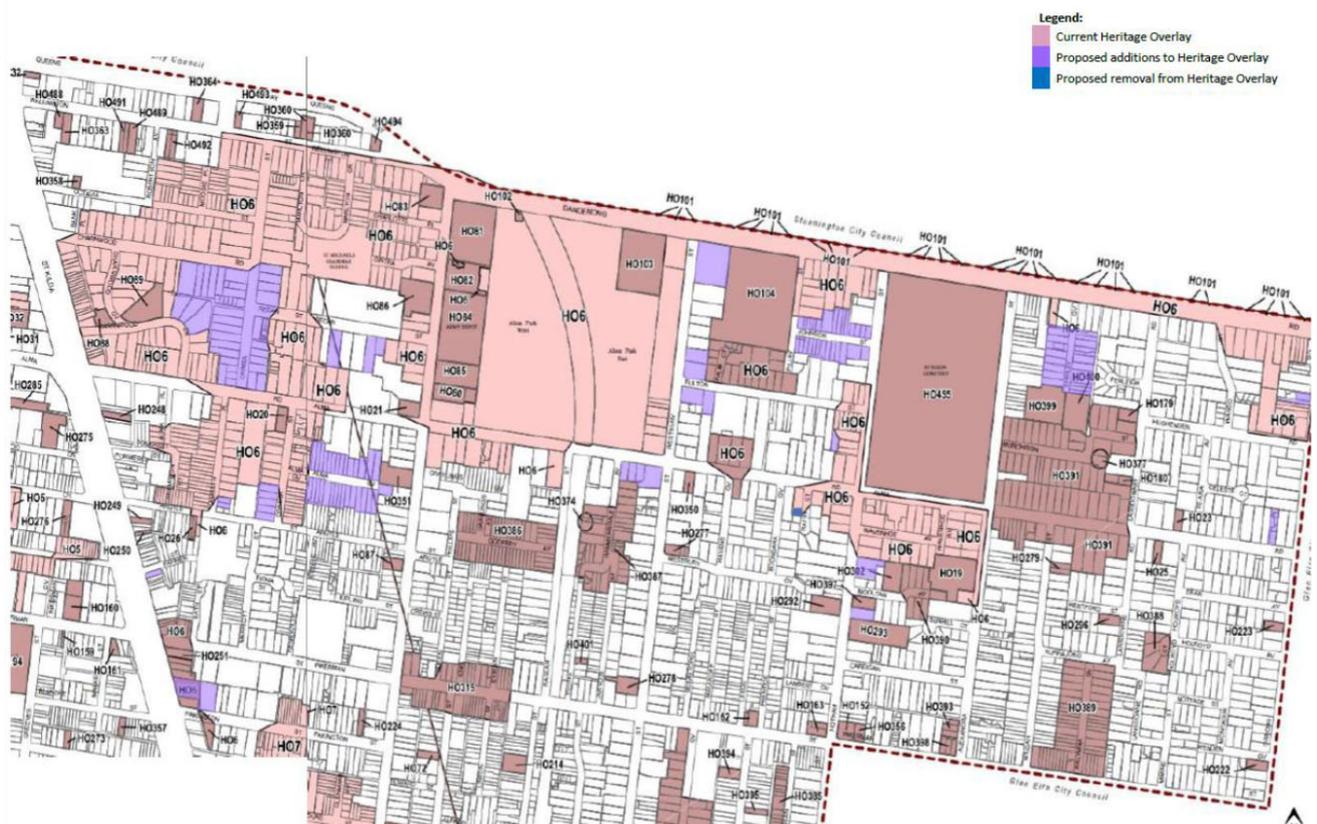
Submission on behalf of the Planning Authority
Amendment C142port to the Port Phillip Planning Scheme

Council's submission: Part A

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Introduction

1. These submissions are made on behalf of Port Phillip City Council (**Council**).
2. Council is the Planning Authority for Amendment C142port (**Amendment**) to the Port Phillip Planning Scheme (**Scheme**). Council has prepared and is the proponent of this Amendment.
3. The Amendment proposes to implement the recommendations of the *Heritage Overlay 6 St Kilda East Precinct Review* prepared by David Helms Heritage Planning on behalf of Council (**Review**).
4. Specifically, as exhibited the Amendment seeks to:
 - 4.1 apply the Heritage Overlay to 140 new properties in existing heritage precincts HO6 (St Kilda East Precinct) and HO391 (Murchison St/Alma Road Precinct), remove 14 Raith Court from the HO6 precinct on a permanent basis, and amend the schedule to clause 43.01 and maps 6HO and 7HO to the Scheme accordingly. The properties proposed for inclusion and removal are listed in **Attachment 1**;
 - 4.2 apply individual Heritage Overlays to each of:
 - 4.2.1 21 Redan Street, St Kilda (HO503);
 - 4.2.2 26 Alma Road, St Kilda (HO505); and
 - 4.2.3 264-266 St Kilda Road, St Kilda (HO506),
 on a permanent basis and amend the schedule to clause 43.01 maps 6HO and 7HO to the Scheme accordingly.
5. The proposed changes are shown on the map below (which also includes post-exhibition changes described below):



6. As shown in the above map, the existing precincts are:
 - 6.1 HO6 (St Kilda East Precinct), which is generally bound by Wellington Street / Dandenong Road to the north, Orrong Road to the east, Argyle and Inkerman Streets to the south and St Kilda Road to the west.
 - 6.2 HO391 (Murchison St/Alma Road Precinct), which is generally bound by Alma Road to the north, Alexandra Street to the east, Mooltan Avenue to the south and Hotham Street to the west.

7. Additionally, the Amendment seeks to:
 - 7.1 update the incorporated document *Port Phillip Heritage Review Volumes 1-6* (Version 28, September 2018) (**PPHR**) by:
 - 7.1.1 replacing the existing HO6 and HO391 heritage precinct citations with new citations;
 - 7.1.2 replacing 76 existing individual property citations with new citations;
 - 7.1.3 adding 5 new citations for individually significant properties in heritage precincts HO6 and HO391;
 - 7.1.4 adding 3 new citations for new individually significant properties HO503, HO505 and HO506;
 - 7.1.5 updating the grading of 63 existing properties in the Heritage Overlay; and
 - 7.1.6 transferring 34 existing HO properties from existing heritage precinct HO6 to HO391.
 - 7.2 amend the schedule to clause 72.04 to include three new incorporated documents, being the individual Statements of Significance for the new individually significant properties HO503, HO505 and HO506;
 - 7.3 update the incorporated *City of Port Phillip Neighbourhood Character Map* (Version 28 September 2018) (**Neighbourhood Character Map**) to show removal of 'Contributory outside HO' graded properties now included in the HO6 or HO391 precincts;
 - 7.4 include the Review as a background document in clause 22.04 (Heritage Policy); and
 - 7.5 make other consequential changes to clause 21.07 (Incorporated Documents), clause 22.04 (Heritage Policy) and the schedule to clause 72.04 to update the version number and date of the PPHR (including the *City of Port Phillip Heritage Policy Map* (**Heritage Policy Map**) and the Neighbourhood Character Map).

Panel directions

8. This submission responds to direction #2 of the Panel Directions issued on 1 October 2019 (**Panel Directions**) directing Council to publicly circulate its 'Part A' submission. It is arranged under the following headings, in accordance with the Panel Directions:
 - 8.1 Background to the Amendment;
 - 8.2 Strategic context and assessment; and
 - 8.3 Identification of submissions relating to a specific property and Council's response.

9. We also attach the following documents showing Council's proposed post-exhibition changes in track-changes formatting at **Attachment 3**:
 - 9.1 the Explanatory Report and instruction sheet;
 - 9.2 proposed clauses and schedules:
 - clause 21.07 – Incorporated Documents;
 - clause 22.04 – Heritage Policy;
 - schedule to clause 43.01 (Heritage Overlay);
 - schedule to clause 72.04.
 - 9.3 revised maps to reflect the above ordinance (6HO and 7HO);
 - 9.4 *Port Phillip Heritage Review – October 2019* (extract);
 - 9.5 *Port Phillip Heritage Policy Map – July 2019* (extract);
 - 9.6 revised Citation – HO6 – October 2019;
 - 9.7 heritage citations for the following individually significant properties:
 - citation no. 2388 - Marlton Cres & 25-27 Chapel Street, St Kilda; and
 - citation no 78 - 4 Chapel Street, St Kilda East;
 - citation no. 2015 – 42 Hotham Street, St Kilda East
 - 9.8 statements of significance for each of:
 - 9.8.1 21 Redan Street, St Kilda "Maisonettes" – May 2019;
 - 9.8.2 226 Alma Road, St Kilda East – May 2019; and
 - 9.8.3 264-266 St Kilda Road, St Kilda – May 2019.

10. Council also notes the *HO6 St Kilda East Precinct Review Report – Final Report* prepared by David Helms Heritage Planning, September 2018 will require amending in response to the proposed changes. Council intends to do so following the released of the Panel's report and prior to seeking the Minister's approval of the Amendment. For completeness, however, a summary of the changes currently proposed is provided as part of **Attachment 3**.

11. Council's 'Part B' submission, will be made during the hearing will address, as appropriate, the remaining directions of the Panel, Council's responses to the matters raised in expert evidence called, and submissions made by the parties during the hearing.

Background to Amendment

12. The relevant background is described below. A chronology of events is also set out in **Attachment 2**.

HO6 St Kilda East Precinct Review

13. Heritage precincts HO6 and HO391 (**Precincts**) are identified in the PPHR, an incorporated document under clause 72.04 of the Scheme.

1998 Review

14. The HO6 precinct was one of the original heritage precincts introduced by the *Port Phillip Heritage Review 1998 (1998 Review)*. The 1998 Review built on a number of previous heritage studies undertaken by the former municipalities of Port Melbourne, South Melbourne and St Kilda and sought to establish a consistent approach to heritage conservation across Port Phillip.
15. The 1998 Review identified heritage precincts and individual heritage places including statements of significance for each, and classified all heritage places in the municipality based on three grading categories defined in the following terms:

“Significant Heritage Place” include buildings and surrounds that are individually important places of either State, regional or local heritage significance or 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 a Heritage Overlay. 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.”

16. The 1998 Review consists of 6 volumes and 2 maps:
 - 16.1 Volume 1 outlines the methodology employed for the study, provides a thematic environmental history and makes recommendations for the protection of identified heritage places. This volume also contains citations for heritage precincts.
 - 16.2 Volumes 2-6 contain citations for 1,026 individual heritage places, observing not all significant places that form part of a heritage precinct have individual citations.

- 16.3 The Heritage Policy Map identifies all properties affected by the Heritage Overlay within the municipality. Properties affected by the Heritage Overlay are coloured according to classification – ‘significant heritage places’ are coloured red, ‘contributory heritage places’ are coloured green and ‘non-contributory properties’ have no colour applied.
- 16.4 The Neighbourhood Character Map identifies ‘Contributory Heritage Places’, being outside areas deemed to be sufficiently intact to warrant a Heritage Overlay. These properties have not been classified for their heritage value but do contribute to neighbourhood character. They are coloured yellow. Properties are removed from the Neighbourhood Character Map when they are included in a Heritage Overlay and are then represented on the Heritage Policy Map.
17. The 1998 Review was one of the first heritage reviews to be implemented using the VPP Heritage Overlay. It was introduced as an incorporated document in the Scheme via planning scheme amendment C5, gazetted on 21 December 2000. Amendment C5 also implemented the 1998 Review by inserting:
- 17.1 the Port Phillip Heritage Policy at clause 22.04 of the LPPF;
- 17.2 the schedule to the Heritage Overlay (clause 43.01) and associated planning scheme maps to reflect the findings and recommendations of the study undertaken by Andrew Ward and Associates; and
- 17.3 the Heritage Policy Map and the Neighbourhood Character Map as incorporated documents.
18. The HO6 Precinct has been considered in 2 subsequent heritage studies undertaken by Council and the former St Kilda Council being:
- 18.1 *East St Kilda Heritage Study, 2004 (2004 Study)*; and
- 18.2 *Heritage Review, Wellington, Crimea and Redan Streets, St Kilda, 2015*, Lovell Chen (**2015 Review**).
19. The 2004 Study did not directly review the HO6 precinct but assessed several new small precincts and individual places in the St Kilda East area, including the HO391 precinct adjoining the HO6 Alma & Hotham sub-precinct. The 2004 Study was implemented via planning scheme amendment C46, gazetted on 7 September 2007.
20. The 2015 Review considered the need for precinct based heritage controls in Wellington Street, and reviewed places of potential individual significance in Wellington, Crimea and Redan streets. The 2015 Study made the following relevant recommendations in relation to the HO6 precinct:
- 20.1 Wellington Street was not recommended for the application of a precinct-based HO (including an extension to the HO6 precinct);
- 20.2 Redan Street was recommended for inclusion in an extended HO6; and
- 20.3 the section of Crimea Street not currently included in the HO6 precinct should be reviewed, as it contains dwellings of heritage value to the street and precinct. The Crimea Street properties identified for inclusion in an extended HO6 precinct were nos. 21, 23, 27, 28, 29, 30, 31, 35, 39, 41, 43 and 45.
21. Planning scheme amendment C122 was gazetted on 18 October 2018 and sought to implement the recommendations and findings of the 2015 Review. Ultimately however, the 2015 Review was amended to focus only on Wellington Street. A revised review was prepared in the form of the *Heritage Review – Wellington Street, St Kilda, 2017*, Lovell Chen.

22. The panel report relevantly notes:¹

Draft Heritage Review, Wellington, Crimea and Redan Streets, St Kilda (October 2015) which reviewed the heritage significance of specific properties in those streets and assessed the merits of precinct based heritage controls in Wellington Street, recognising the role of the street as a former tram route. Properties in Crimea and Redan streets that were identified as warranting consideration for inclusion in the HO will be the subject of a separate future Planning Scheme amendment.

23. It follows the recommendations set out above were not implemented.

Review

24. In 2016 Council engaged David Helms Heritage Planning to undertake a review of the HO6 precinct.

25. David Helms Heritage Planning was instructed to:

- 25.1 prepare updated citations and statement of significance for the HO6 precinct;
- 25.2 review and make recommendations in relation to the HO6 precinct boundaries (providing appropriate strategic justification for any changes proposed);
- 25.3 review and update the heritage grading (significant, contributory, non-contributory) of places within the HO6 precinct (where necessary);
- 25.4 review and update the citations for individually significant places within the HO6 precinct (where necessary);
- 25.5 identify and assess new places of potential individual significance; and
- 25.6 support the conservation and management of the HO6 precinct in the future.

26. The Review was prepared in accordance with (among other things):

- 26.1 *the Australia ICOMOS Charter for Place of Cultural Significance, 2013 (Burra Charter)* and relevant practice notes;
- 26.2 *Planning Practice Note 1: Applying the Heritage Overlay, 2015 (PPN1)*;²
- 26.3 *Review of Heritage Provisions in Planning Schemes, Advisory Committee Report, 2007*; and
- 26.4 Victorian Heritage Register Criteria and Threshold Guidelines, Heritage Council.

27. While the focus of the Review concerned the HO6 precinct, the investigation and analysis also identified the need for consequential changes to the HO391 precinct.

28. The Review was undertaken in 2 stages.

29. Stage 1 was completed in June 2016 and following extensive fieldwork. It identified a series of key issues associated with the existing heritage citation and statement of significance for the HO6 precinct. In summary, the specific issues were:

¹ Page 73.

² Observing this has since been superseded by the August 2018 version.

- 29.1 Many of the citations for individually significant places within or near the HO6 precinct contain incomplete historic and descriptive information, and inadequate statements of significance not in accordance with the format recommended in PPN1.
- 29.2 The statement of significance appears to apply only to the western residential section of the precinct and not to the sub-precincts.
- 29.3 Some of the HO6 sub-precincts could be joined to adjoining precincts including the HO391.
- 29.4 The significance of some places within the HO6 precinct and shown on the Heritage Policy Map may be incorrect. There may be additional places of individual significance, including some places outside of the HO6 precinct.
- 29.5 The historical description focuses on the nineteenth century and includes specific detail about several individually significant places but very little information about the development of the precincts more generally. Much of the history also comprises descriptions of historic buildings or areas that should be in the description. For example, there is limited or no information about:
 - 29.5.1 the commercial development along the east side of St Kilda Road;
 - 29.5.2 the development of the sub-precincts to the east of Westbury Street;
 - 29.5.3 the recovery, subdivision and development in the Federation / Edwardian and interwar eras; and
 - 29.5.4 the boom in flat buildings and the reasons why this area was so popular are not well explained.
- 29.6 The description focuses very much on nineteenth century development with a lot of information about individually significant places (that have their own detailed citation), but limited detail about the various sub-precincts within the precinct.
- 30. Field-work and site inspections were carried out during Stage 1 and again in Stage 2 together with extensive historic research, assessment and analysis.
- 31. This culminated in the preparation of the Review.
- 32. The key outcomes and recommendations of the Review are summarised as:
 - 32.1 update the HO6 and HO391 precinct citations, as well as 76 existing individual citations for sites within the HO6 and HO391 precincts;
 - 32.2 extend the boundaries of the HO6 precinct to include properties that meet the test for a 'significant' or 'contributory' heritage place, resulting in the inclusion of 140 new properties within HO6 and HO391;
 - 32.3 transfer some properties between Hotham and Alexandra Streets from HO6 to HO391 on the basis they have a stronger relationship to that precinct;
 - 32.4 the identification of eight new individually significant heritage places. Of these, four are already within HO6, one is within HO391 and three others are outside the HO and are proposed to have a site-specific heritage overlay applied, being:
 - 32.4.1 HO503: 21 Redan Street, St Kilda;

- 32.4.2 HO505: 226 Alma Road, St Kilda East; and
- 32.4.3 HO506: 264-266 St Kilda Road, St Kilda; and
- 32.5 change the heritage grading for 63 properties in HO6 and HO391, as well as the St Kilda Cemetery in HO455 from 'non-contributory' to 'significant'.
- 33. Preliminary public consultation was undertaken on a draft form of the Review from 1 to 25 June 2018 in the form of:
 - 33.1 sending approximately 4,000 tailored letters sent to owners and occupiers of affected properties, and key community groups;
 - 33.2 hosting drop-in session for interested parties (approximately 30 attendees);
 - 33.3 providing project information on Council's website; and
 - 33.4 inviting written submissions.
- 34. A total of 31 submissions were received. Of these, one submission was entirely supportive of the review, five submissions were broadly supportive of the review but had specific questions, and 25 submissions raised issues with the review generally in relation to specific sites.
- 35. In summary, submitters:
 - 35.1 requested removing individual properties because the heritage fabric had been significantly altered;
 - 35.2 requested changes in grading;
 - 35.3 submitted additional historical information relating to individual properties; and
 - 35.4 expressed concern about reduction in property value of individual properties because of heritage grading.
- 36. In response to submissions, a number of changes were made to the Review, including:
 - 36.1 updating the individual heritage citations to (among other things) correct minor administrative errors and include additional information provided by submitters;
 - 36.2 altering the gradings of individual properties;
 - 36.3 adding one 'non-contributory' graded site to the HO6 precinct, 26 Charnwood Crescent (St Kilda);
 - 36.4 removing four sites originally included in the Review following consultation and additional assessment (2-8 Somerset St, St Kilda); and
 - 36.5 removing 14 Raith Court (East St Kilda) from the existing Heritage Overlay based on further assessment of the site.
- 37. A detailed summary of the submissions and Council's response to submissions is set out in Council's meeting minutes dated 12 December 2018.

Council resolution

38. At its meeting on 12 December 2018, Council's Planning Committee resolved to (among other things):
- 38.1 endorse the Review as the strategic basis for proposing modified heritage controls within the St Kilda East area;
 - 38.2 request authorisation from the Minister for Planning (**Minister**) to prepare and exhibit the Amendment, implementing the recommendations of the Review;
 - 38.3 authorise the CEO or Council's delegate to finalise the exhibition documentation for the Amendment generally in accordance with the form attached to the meeting minutes; and
 - 38.4 exhibit the Amendment under s 19 of the *Planning and Environment Act 1987* (**Act**).

Exhibited Amendment

39. On 19 December 2018, Council wrote to the Minister and sought authorisation to prepare the Amendment.
40. By letter dated 24 April 2019, a delegate of the Minister authorised Council to prepare the Amendment subject to the following conditions:
- 1. Prior to exhibition, the Amendment must be updated to comply with the requirement to incorporate individual statements of significance for new heritage places proposed to be included in the Schedule to the Heritage Overlay after 31 October 2018. The statements must also be incorporated in the Schedule to Clause 72.04.
 - 2. The Amendment documentation must be provided in track changes for exhibition and updated to reflect the Amendment number allocated in the Amendment Tracking System 'C142port'.
41. In response to condition #1, following consultation with DELWP's officers, Council prepared three new incorporated documents for exhibition, being the statements of significance for each of:
- 41.1 HO503 – 21 Redan Street, St Kilda;
 - 41.2 HO505 – 226 Alma Road St Kilda East; and
 - 41.3 HO506 – 264-266 St Kilda Road, St Kilda.
42. Council actioned condition #2 before exhibiting the Amendment.
43. The Amendment was formally exhibited under section 19 of the Act from 30 May to 30 June 2019. Notice of the Amendment was (among other things):
- 43.1 made available, including all exhibited documents in-person at the St Kilda Town Hall and St Kilda Library, on Council's website and on the Department of Environment, Land, Water and Planning (**Department**) website;
 - 43.2 sent in the form of letters to all affected property owners and occupiers. The letters were tailored to inform landowners and occupiers about how their properties were affected by the Amendment, including distinguishing between properties currently included in a Heritage Overlay, proposed to be included in the Heritage Overlay,

- proposed to have their heritage grading changed and proposed to be transferred from one heritage precinct to another;
- 43.3 sent to key stakeholder groups;
 - 43.4 sent to the Minister, prescribed Ministers and public authorities;
 - 43.5 published in the Port Phillip Leader on 28 May 2019; and
 - 43.6 published in the Victorian Government Gazette on 30 May 2019.
44. On 6 June 2019, Council's officers and heritage advisor hosted a drop-in session at the St Kilda Town Hall.
45. The Amendment documentation as exhibited comprised the following documents:
- 45.1 the Explanatory Report;
 - 45.2 the Notice of Preparation of an Amendment;
 - 45.3 the Instruction Sheet;
 - 45.4 proposed clauses and schedules:
 - clause 21.07 – Incorporated Documents;
 - clause 22.04 – Heritage Policy;
 - Schedule to clause 43.01 (Heritage Overlay);
 - Schedule to clause 72.04 (Documents incorporated in this Planning Scheme);
 - 45.5 revised maps to reflect the above ordinance (6HO and 7HO);
 - 45.6 *Port Phillip Heritage Review – May 2019* (extract);
 - 45.7 *Port Phillip Heritage Policy Map – May 2019* (extract);
 - 45.8 *Port Phillip Neighbourhood Character Map – May 2019* (extract);
 - 45.9 revised Citation – HO6 – May 2019;
 - 45.10 revised Citation – HO391 – May 2019;
 - 45.11 new heritage citations for individually significant properties;
 - 45.12 revised existing heritage citations;
 - 45.13 statements of significance for each of:
 - 45.13.1 21 Redan Street, St Kilda “Maisonettes” – May 2019;
 - 45.13.2 226 Alma Road, St Kilda East – May 2019; and
 - 45.13.3 264-266 St Kilda Road, St Kilda – May 2019.

- 45.14 *HO6 St Kilda East Precinct Review Report – Final Report* prepared by David Helms Heritage Planning, September 2018

Submissions

46. Council received 13 submissions in response to the exhibition of the Amendment. Of the submissions received:
- 46.1 1 submission supported the Amendment; and
- 46.2 12 submissions objected to the Amendment.

Consideration of submissions and request to the Minister

47. Council's officers considered the submissions and recommended a number of changes to the citations exhibited as part of the Amendment, including:

Updates to heritage citations

- 47.1 Update the heritage citation #2388 (Marlton Crescent & 25-27 Chapel Street, St Kilda – St Michael's School) and heritage citation #78 (4 Chapel Street, St Kilda – St George's Church) to reflect the changes proposed in submission #6.
- 47.2 Update Citation #2015 to remove reference to 'Summers House' in response to submission #8.

Removal of sites from Amendment

- 47.3 Remove the following properties from the proposed HO6 precinct: ³
- 47.3.1 11 Hotham Street, St Kilda (in response to submission #13); and
- 47.3.2 23 Lambeth Place, St Kilda (in response to submission #1).

Administrative changes

- 47.4 Update all references to the PPHR, Heritage Policy Map and Neighbourhood Character Map and any incorporated documents to reflect the removal of sites from the Amendment as well as to reflect Version 30, July 2019.
48. A detailed summary of the key issues raised in the submissions received and Council's response is set out below.
49. Following the consideration of the submissions by Council's officers, on 28 August 2019 Council's Planning Committee resolved to (amongst other things):
- 49.1 receive and consider the submissions received;
- 49.2 endorse the Council officers' response to submissions and recommended changes to the Amendment (set out above) as the basis for Council's submission to the panel;
- 49.3 request the Minister appoint an Independent Planning Panel under s 23 of the Act to consider the unresolved submissions;

³ Removing these properties means the description of properties being added to the Heritage Overlay is reduced from 140 properties, to 138 properties. This must be reflected in an updated Explanatory Report.

- 49.4 refer all unresolved submissions to the Planning Panel, including any late submissions; and
- 49.5 authorise Council's officers to consider removing the name applied in the citation of 42 Hotham Street provided it does not affect the efficacy of the heritage citation.
50. Since the 28 August 2019 meeting, Council officers have identified minor administrative errors and recommend the following additional changes to the exhibited Amendment:
- 50.1 Update the schedule to clause 43.01 to correctly identify the HO6 precinct boundaries and statements of significance being incorporated in the Scheme under clause 72.04.
- 50.2 Update clause 72.04 to reference the correct address for the statement of significance for 264-266 St Kilda Road, St Kilda (currently mislabelled as 264-226 St Kilda Road).
- 50.3 Update the Scheme maps 6HO and 7HO to:
- 50.3.1 correct HO numbers (where properties have been transferred from one HO precinct to another), specifically:
- 42 Hotham Street, St Kilda East (to be deleted from HO397 as it is being transferred into HO391) – Scheme Map 7HO.
 - 18 Lansdowne Road, St Kilda East (to be deleted from HO179 as it is being transferred into HO391) – Scheme Map 7HO.
 - 26A Lansdowne Road, St Kilda East (to be deleted from HO180 as it is being transferred into HO391) – Scheme Map 7HO.
- 50.3.2 include each of 119, 119A, 121 and 123 Alma Road, St Kilda East in HO6. These four properties were inadvertently omitted from map 7HO although owners and occupiers of these properties were correctly notified of the proposed inclusion of these properties in the Heritage Overlay, and the Heritage Policy Map was exhibited correctly.
- 50.3.3 include the entirety of the below properties in the HO. The maps erroneously show the HO applying only to a portion of the property:
- 19 Hotham Street, St Kilda East – Planning Scheme Map 6HO;
 - 322-332 St Kilda Road, St Kilda – Planning Scheme Map 7HO.
- 50.4 Update the explanatory report to reflect the above changes.

Strategic context and assessment

51. A strategic assessment of the Amendment was set out in the exhibited Explanatory Report. Council adopts and expands on that assessment for the purposes of this submission.
52. Council submits the key focus of the Panel with respect to this Amendment (and in response to the submissions) relates to the requirements of the Heritage Overlay and the PPN1.
53. The PPN1 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.

54. Importantly, the PPN1 describes the threshold for determining ‘local significance’ (and as a result, being identified in a local heritage study) as:

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

55. The *Advisory Committee Report on the Review of Heritage Provisions in Planning Schemes* (August 2007) (**Advisory Committee Report**) expressed the threshold differently but connoted similar sentiments. It framed the question to be asked as:

...is the place of **sufficient** import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?⁴

56. Later in the report, the Committee noted:

...the issue for planning purposes is simply whether a place is of **sufficient** heritage **note** in the local context to warrant planning controls being put in place to ensure that its heritage value is taken into account when development proposals are being considered.⁵

[emphasis added]

57. In terms of process, the PPN1 goes on to say:

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. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

58. Council submits these are the key matters a Panel ought consider in assessing the Amendment.

59. Council also submits the following policy forms the framework for the Panel’s determination in this hearing:

- the ‘overarching objective’ relating to heritage conservation set out at s 4(1)(d) of the Act:

...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 Policy Framework at clause 15.03-1S of the Scheme, in particular the overarching objective of ensuring ‘the conservation of places of heritage significance’ sought to be achieved through strategies including to:

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

⁴ Advisory Committee Report, p. xvii.

⁵ Advisory Committee Report, pp 39-40.

- the focus of the Local Planning Policy Framework in the Scheme on the importance of heritage in the City of Port Phillip,⁶ including:
 - Council’s MMS, in particular clause 21.01-2 (Strategic approach) seeking to ‘protect and reinforce the key elements of Port Phillip’s urban structure including... places and precincts of heritage significance...’;
 - Council’s vision under clause 21.01-1 recognising ‘a city of distinct neighbourhoods where an understanding of local character and heritage is in important element of a sustainable future’; and
 - the objective of clause 21.05-1 seeking to ‘conserve and enhance the architectural and cultural heritage of Port Phillip’;
- the strategy under Direction 4 of Council’s Plan 2017-2027 seeking to ‘protect heritage places that represent our historic, social, cultural and architectural identity’ which this Amendment seeks to implement; and
- Direction 4.4 of *Plan Melbourne (2017-2050)* to ‘respect our heritage as we build for the future’.

60. The recognised HERCON criteria for the assessment of heritage values of a heritage place, as set out in the PPN1 are:

- 60.1 Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- 60.2 Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- 60.3 Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- 60.4 Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- 60.5 Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- 60.6 Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- 60.7 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).
- 60.8 Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

⁶ In particular clauses 21.01, 21.05 and 22.04.

Identification of submissions relating to a specific property and Council's response

61. Direction #2c. requires Council to respond to each 'submission relating to a specific property' in the form of:
- 61.1 a street view photo of that property;
 - 61.2 a summary of the Amendment proposal for that site;
 - 61.3 the relevant statement of significance or incorporated/reference document reference;
 - 61.4 a summary of the key issues raised in the submission; and
 - 61.5 Council's response, including any proposed changes to the Amendment.

General themes

62. Council notes a number of general themes emerge from the submissions received from those submitters seeking to be heard, broadly relating to:
- 62.1 property values and financial implications (submitters #2, 10 and 12);
 - 62.2 restricting redevelopment opportunities (submitter #5, 10 and 12); and
 - 62.3 structural integrity or lack of 'intactness' of a place (submitter #11).
63. Each of these themes is addressed below before considering the individual submissions.

Property values and financial implications

64. A number of submitters raised concerns about the potential impact of the heritage controls on property values and the saleability of a property.
65. Council submits the private financial impacts for property owners (such as those raised by submitters) are not relevant economic matters to take into account when considering an amendment to the Scheme and may be matters more appropriately considered at the time a planning permit is applied for.
66. While Council acknowledges financial impacts may be considered if they overlap with, or translate into public economic effects, it submits the financial matters raised in the submissions are expressed on a site-by-site basis and not at a broader community level.
67. Council's approach to these submissions is consistent with the views of various planning panels and judicial authority set out below.
68. In Amendment C14 to the Latrobe Planning Scheme, the Panel stated:

3.2.1 Economic and personal factors

Panels have repeatedly ruled that such issues are not material to this stage of the planning process – a position supported by Practice Notes and numerous VCAT decisions. This view maintains that although it is appropriate for the responsible authority to consider all the objectives of the *Planning and Environment Act 1987* including, inter alia, 'fair, orderly, economic and sustainable use, and development of the land' (s.4(1)(a))...and... 'to balance the present and future interests of all Victorians' (s4 (1)(g)) – the question of personal economic impact

or potential constraint on development are matters for the next stage of the planning process i.e. at the time a permit is applied for.

This approach has the merit of separating two distinct issues: assessment of the significance of the place, and the question of its conservation, adaptation, alteration or demolition. This conforms with proper heritage conservation practice and mirrors the processes of the *Victorian Heritage Act 1995*. It reflects the desirability of considering long term matters (if we accept that heritage significance is likely to be somewhat enduring, if not immutable) at one point in time; and, shorter term matters (personal desire, financial considerations and economic circumstances) when they are most relevant.

69. In Amendments C91, C101 and C103 to the Stonnington Planning Scheme, the Panel specifically considered the potential impacts of a Heritage Overlay on property values. Under the heading 'Economic and Personal Factors', the Panel stated:

A number of submissions – written and at hearing – dealt with perceptions that the Heritage Overlay process would:

- reduce the value of the property; and/or
- Impede owners' freedom to repair, renovate or replace the building.

Panels have repeatedly ruled that such issues are not material to this stage of the planning process - a position supported by Practice Notes and numerous VCAT decisions. It is not the purpose of this comment to re-confirm the (very appropriate) rationale for this position.

[emphasis added]

70. This approach is also consistent with the views of the panel in Amendment C129 to the Moreland Planning Scheme where the Panel observed under the heading 'Property Ownership and Land Values':⁷

What is the issue?

The principal issue is the personal financial impact of inclusion of an owner's property in the Heritage Overlay. For some owners the issue plays out in a number of ways:

- a perception that property value will be diminished;
- a perception that future use or development of the property will be restricted or not be allowed;
- a perception that owners will be obliged to restore their properties to something approaching original condition entailing extra expenditure on repairs, maintenance or other works; and, consequently,
- a perception that controls are not equitable...

Discussion

In relation to financial impacts, in its decision on Frankston Amendment C53 (June 2010) the Panel held that:

Panels have repeatedly ruled that such issues are not material to this stage of the planning process – a position supported by Practice Notes and numerous VCAT decisions. This view maintains that it is appropriate for the responsible authority to consider all the objectives

⁷ Pages 10-13.

of the Planning and Environment Act 1987 - including fair, orderly, economic and sustainable use, and development of the land”(s.4(1)(a)) ... and ... to balance the present and future interests of all Victorians” (s.4(1)(g)). However, the question of personal economic impact or potential constraint on development are seen as matters for the next stage of the planning process i.e. at the time a permit is applied for.

The Frankston C53 Panel also noted that:

This approach has the merit of separating two distinct issues – assessment of the significance of the place; and, the question of its conservation, adaption, alteration or demolition. This conforms to proper heritage conservation practice including the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the ‘Burra Charter’), and mirrors the processes of the Victorian Heritage Act 1985.

It reflects the desirability of considering long term matters (if we accept that heritage significance is likely to be somewhat enduring, if not immutable) at one point in time; and shorter term matters (personal desire, financial considerations and economic circumstances) when they are most relevant. The so-called ‘two-stage’ process also underlines the proposition that heritage assets (unlike some other aspects of planning) are often irreplaceable. It is important that neither the Planning and Environment Act 1987 nor the Frankston Planning Scheme envisage their loss on the basis of personal whim or desire in continually changing economic or financial environments.

In addition, as noted in Moreland C78 and reiterated in this report, the Southern Grampians C6 Panel reasoned:

The Panel takes the view that that there is a two stage planning process in relation to management of heritage places – the objective identification of heritage significance (the current stage); and, second, ongoing management of the place having regard to such matters such as the economics of building retention and repair, reasonable current day use requirements etc. (consideration of permits for development).

71. The Panel concluded in Amendment C129 that while it is appropriate for a planning panel to consider the ‘fair, orderly, economic and sustainable use, and development of land’ in accordance with the objective set out under s 4(1)(a) of the Act, ‘personal’ financial circumstances (amongst others) are not the type of economic matters envisaged by this objective:

This Moreland C129 Panel takes the view that it is appropriate for the planning authority to consider all the objectives of the *Planning and Environment Act 1987* and, accordingly, it is quite appropriate to consider fair, orderly, economic and sustainable use, and development of the land and to balance the present and future interests of all Victorians; and it is open to the Panel to similarly balance these matters with heritage considerations, based on the evidence submitted to it.

This Panel, however, adopts the position that personal financial (and other) circumstances are not the *economic* matters envisaged in s.4(1)(a) - which the Panel takes to refer to the economy in its usual broad community sense. By way of example, the Panel may consider conflict with policies regarding the location of a new airport as a relevant matter. Again, for the Amendment to meet the other tests of *fair ... orderly ... sustainable use ... and development of the land*, the Act requires the Panel to satisfy itself that the Amendment has been:

Developed, documented and exhibited in accordance with the Act – rigorously, transparently and with equal access to process; and

That there is no evidence submitted that establishes that there is no sustainable use for the property.

72. Since the release of the Panel's report in Amendment C129, s 12(2)(c) of the Act was amended and now states that a planning authority, in preparing a planning scheme amendment, 'must take into account its social effects and economic effects'.
73. In Amendment C207 to the Melbourne Planning Scheme a question arose as to whether the private cost implications for property owners was a relevant consideration by a panel or planning authority in the context of considering the 'economic effects' of an amendment.
74. The panel distinguished private costs of this kind from public costs and benefits. Public costs were identified as a proper consideration in relation to planning scheme amendment matters while the panel held private economic impacts fell outside the scope for consideration. It was suggested however that the private costs (or at least the economics of building retention versus demolition) might be matters which were relevant if a planning permit triggered by the overlay were later to be considered:⁸

The Panel agrees with Mr Morris [who appeared for an objecting submitter], relying on *Gantidis*, that the social and economic effects most likely to be relevant at the Amendment stage are those of a broad community nature rather than of a personal kind. Personal economic and social impacts, as against effects for the community as a whole, are generally not matters taken into account in planning decisions. This is also recognised in the Panel report on Amendment C50 to the Campaspe Planning Scheme at Section 5.10...

The Panel recognises that the changes to s.12(2)(c) of the Act in relation to preparing amendments have implications for the manner in which various social and economic matters raised in relation to heritage amendments are to be treated. **Where the social and economic effects raised in submissions are of a community nature, they may well be relevant matters.** To meet the requirements of the Act, planning authorities and Panels will have to endeavour to consider those matters when preparing an amendment along with other relevant issues.

[emphasis added]

75. The Panel's report in Amendment C207 was considered by Justice Garde in *Dustday Investments Pty Ltd v Minister for Planning* [2015] VSC 101. In response to extensive submissions from the Plaintiff, Justice Garde found that the Plaintiff had failed to show any legal error on the part of the Panel which heard Amendment C207 to the Melbourne Planning Scheme.

76. In relation to the question of social and economic effects, Justice Garde determined:⁹

Where planning authorities are directed to consider conservation or heritage matters, or social and economic effects, consideration must inevitably be given as to the stage in the planning process that has been reached, and the nature of the consideration that is to be given to these matters or effects at that stage.

77. In Amendment C149 to the Moreland Planning Scheme, the Panel agreed with the views of the C207 panel stating:¹⁰

The Panel agrees with the views of the C207 panel that private financial impacts are not appropriate economic matters to take into account when considering an amendment unless they overlap with or translate into public economic effects of some kind.

The financial matters raised in the present Amendment have generally not been expressed as translating into public effects.

⁸ Pages 22, 27.

⁹ Paragraph 101.

¹⁰ Moreland C149 [2014] PPV (13 May 2014).

78. In Amendment C266 to the Boroondara Planning Scheme, the Panel again confirmed ‘private economic issues of a personal or property specific nature are not relevant’ to the amendment stage, stating:¹¹

The Panel recognises the concerns of the submitters but PPN1 and judicial authority cited by Council make it clear that the key issue at the amendment stage is the heritage significance of the property. Private economic issues of a personal or property specific nature are not relevant at this stage. Council may consider those matters when presented with a planning permit application.

79. Council submits in accordance with the above Panel reports and judicial authority, economic considerations of a personal or property-specific nature are not to be taken into account at the planning scheme amendment stage and may be considered at the time a planning permit is applied for.

Restricting redevelopment opportunities

80. A number of submitters raised concerns that the Heritage Overlay would limit redevelopment opportunities and make altering and maintaining these properties too onerous.
81. Council acknowledges the Heritage Overlay introduces another layer of control for property owners by imposing additional permit triggers and relevant considerations to a future planning permit application.
82. However, in Council’s submission, this is necessary to ensure those places with the requisite level of heritage value are recognised and appropriately managed within the municipality.
83. In Amendment C14 to the Latrobe Planning Scheme, the Panel commented, under the heading ‘Economic and Personal Factors’¹²:

Panels have repeatedly ruled that such issues are not material to this stage of the planning process – a position supported by Practice Notes and numerous VCAT decisions. This view maintains that although it is appropriate for the responsible authority to consider all the objectives of the *Planning and Environment Act 1987* - including, inter alia, fair, orderly, economic and sustainable use, and development of the land (s.4(1)(a)) ... and ... to balance the present and future interests of all Victorians (s.4(1)(g)) – **the question of personal economic impact or potential constraint on development are matters for the next stage of the planning process i.e. at the time a permit is applied for.**

This approach has the merit of separating two distinct issues: assessment of the significance of the place, and the question of its conservation, adaptation, alteration or demolition. This conforms with proper heritage conservation practice and mirrors the processes of the *Victorian Heritage Act 1985*. It reflects the desirability of considering long term matters (if we accept that heritage significance is likely to be somewhat enduring, if not immutable) at one point in time; and, shorter term matters (personal desire, financial considerations and economic circumstances) when they are most relevant.

The Panel observed that in the long life of many heritage properties economic uses can rise and fall – sometimes with no impact on owners, sometimes with substantial impact. In many cases threats to continuing economic viability may be mitigated by permit allowances or use changes. In other cases, personal situations change. In some cases demolition may be an appropriate response. In all these situations it would seem highly desirable for all parties that consideration is: (a) based on clear understanding of significance; and (b) at a time when action is real and current, not conjectural.

¹¹ Page 23.

¹² Latrobe C14 (PSA) [2010] PPV 53 (19 May 2010).

The so-called two-stage process also underlines the proposition that heritage assets (unlike some other aspects of planning) are often irreplaceable and it is important that neither the *Planning and Environment Act 1987* nor the Latrobe Planning Scheme envisage their loss on the basis of personal preference or desire in a continually changing economic or financial environment.

[emphasis added]

84. Further, in Amendment C266 to the Boroondara Scheme, the Panel recognised provisions within the Scheme restricting land use and development is not uncommon and that alterations heritage properties is possible. It stated:¹³

The Boroondara Planning Scheme has many provisions that restrict or enable land use and development in different circumstances. The Heritage Overlay gives Council the ability to assess certain permit applications in response to the heritage place, including applications to demolish or remove a building.

The extent of further development will vary depending on each property's individual characteristics including positioning of the building on the lot, the design and configuration of the significant building, location of buildings abutting the property and the aspirations of each land owner.

Most of the exhibited properties are in the Neighbourhood Residential Zone or the General Residential Zone which restricts development through mandatory maximum building heights and mandatory garden area requirements. Clause 54 and 55 provisions (commonly referred to as ResCode), policy and overlays might also restrict a property owner's development plans.

Many buildings in the Amendment have been altered and modernised while retaining heritage significance, which demonstrates that heritage properties can be altered and modernised.

85. Applying the Panel's observations, Council submits concerns relating to future redevelopment opportunities of heritage properties are immaterial to this stage of the planning process and more appropriately considered at the time a planning permit is applied for.
86. This approach correctly recognises the importance of prioritising enduring and long term matters such heritage protection and conservation over matters of development potential, building condition, economic matters and planning approvals which are, by contrast, short-term in nature.
87. Importantly, while 'heritage' will become an additional matter for consideration, Council submits the introduction of the Heritage Overlay does not preclude buildings, works or demolition of a property altogether.
88. It is a well-recognised and a generally accepted consequence that planning controls will set parameters in relation to the use and development potential of land. All properties in the municipality are subject to zoning controls and most are also subject to overlay controls.
89. Council's local heritage policy (clause 22.04) sets out the relevant objectives, policy statements and performance measures to guide decision making under the Heritage Overlay. This policy enables Council to consider applications on a case by case basis. Importantly, it does not prohibit opportunity for repair, extension to or redevelopment of heritage places, but rather establishes an additional layer of consideration for such places so that the existing heritage values of a place (individual property and / or precinct) are maintained.

¹³ Page 26.

90. While clause 22.04-3 generally discourages the full demolition of ‘significant’ or ‘contributory’ buildings, the partial demolition of ‘significant’ or ‘contributory’ buildings may be allowed provided ‘it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place’. Support for partial demolition to the rear of heritage buildings to allow for modern additions is also common, and such alterations are evident throughout the municipality.
91. Further, additions or alterations to heritage places are not precluded under clause 22.04-3. Rather it is policy additions or alterations (among other things):
- 91.1 do not change the original principal façade(s) or roof;
 - 91.2 are distinguishable from the original parts of the heritage place to be conserved, if a contemporary architectural approach is used; and
 - 91.3 do not obscure or alter an element that contributes to the significance of the heritage place.
92. It is also policy ‘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’. The ‘performance measure 1’ goes on to establish particular performance measures to satisfy the above policy, including in diagrammatic form. This is intended to describe how Council’s discretion under the Heritage Overlay may be exercised and assist permit applicants and the community understand how a proposal will be assessed.
93. Finally Council notes any limitations associated with the proposed Heritage Overlay controls is consistent with those already extended to thousands of inner and middle ring properties in the metropolitan area already subject to Heritage Overlay controls.

Structural integrity or lack of intactness of a place

94. Submission #11 cites the poor condition of certain components of the heritage place as a basis on which the Heritage Overlay ought not be applied.
95. Council acknowledges from the outset that not all buildings covered by the Amendment are in perfect condition.
96. This issue was considered by the Panel considering Amendment C129 to the Moreland Planning Scheme, under the heading ‘Building condition of the properties’:¹⁴

A number of submissions (addressed throughout section 6) raised the poor condition of their property and questioned the reasons for Heritage listing. The Panel and Council acknowledge that financial aspects and conditions are of considerable concern to property owners. However, the question is whether they are a valid consideration when identifying heritage places and protecting them through the introduction of the HO. The Panel agrees with Council in that:

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

[Emphasis added]

97. The Panel also observed the Advisory Committee had considered this issue in the Advisory Committee Report, stating:¹⁵

¹⁴ Moreland C129 (PSA) [2013] PPV 11, page 13.

¹⁵ paragraph 2.2.2 on page 2-46 of the report

Structural integrity or condition should not be a criterion in assessing heritage significance. It would be contrary to the fundamental principle in the Burra Charter that... the consideration of significance should not be coloured by consideration of the management consequences of listing. There are also good policy reasons why condition should not affect the assessment of criteria: if it were to be a factor, it would encourage owners of heritage properties who were opposed to listing to allow them to fall into disrepair.

[emphasis added]

98. Council supports this 'policy ground' advanced by the Advisory Committee. Should a planning panel refuse to recommend heritage controls for a property on the basis of its poor condition, this may motivate some property owners potentially subject to heritage controls to allow remnant heritage fabric to fall into a state of disrepair. In the context of a planning system which does not compel property owners to actively undertake restorative works, it is only appropriate heritage fabric be identified for protection at a separate stage of the process from when redevelopment or demolition proposals are brought to the Responsible Authority.
99. As noted by the Panel in Amendment C129 to the Moreland Planning Scheme (and expanded upon in Council's 'Part A' submission), the benefit of this approach is to separate two distinct issues (assessment as opposed to conservation or demolition) so as to ensure longer term matters (such as heritage significance) and shorter term matters (such as private economic considerations) are considered at the time they are most relevant.
100. Adopting the position of both the Moreland C129 Panel and the Advisory Committee, Council submits the structural integrity or current condition of the buildings forming part of the Amendment do not warrant consideration as part of this Amendment process.
101. This is not to say that the structural integrity or condition of a building is irrelevant in the planning system. Such factors are highly relevant at the planning permit stage. However to consider such matters at this stage of the Amendment process would undermine the 'longer term consideration' of heritage protection. The Panel considering Amendment C149 to the Yarra Planning Scheme expressed its views on this issue as follows:¹⁶

A number of submissions raised the poor condition of their property and questioned the reasons for heritage listing. The Panel and Council acknowledge that building condition (and its financial implications) can be of considerable concern to property owners. However, the question is whether they are a valid consideration when identifying heritage places and protecting them through the introduction of the Heritage Overlay.

The Panel again concurs with previous Panels in relation to this matter. In its report on Latrobe C14 (May 2010) the Panel made the following observations:

The question of 'intactness' is frequently discussed in heritage debates - both as a positive (e.g. "a very intact example ") or a negative (e.g. "no longer intact"). Equally frequently the term 'integrity' is applied as a synonym for intactness. 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*

¹⁶ Page 9.

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 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.

With these comments in mind, this Panel assessed the condition of buildings in the context of the impact alterations may have had on the place's significance. It has not considered the personal financial issues surrounding repair, etc. as relevant to this stage of the process.

In respect to maintenance requirements the Panel makes the following observations:

- Replacement or new materials may be allowed in a permit application;
- Internal alterations or repairs are not a matter for permit control;
- Many other classes of repair and maintenance work require no permit consent; and
- Extensions or external additions are not prohibited but require permit permissions.

As such the Panel does not believe these issues warrant consideration at this point in the process.

[emphasis added]

102. The identification and protection of heritage places at the Amendment stage will allow the structural integrity or condition of buildings to be properly assessed against identified heritage values at the planning permit application stage.
103. This allows for the most appropriate balancing of competing priorities (in cases where a redevelopment proposal might undermine the heritage significance of a place).
104. Further, Council submits the structural condition of a building does not necessarily negate its heritage significance. Indeed, it is often possible to repair and restore structurally compromised buildings, and Council typically encourages such outcomes for buildings with heritage significance. However, it is recognised that a balance needs to be struck, and that repair and restoration of heritage buildings is not feasible in all cases.
105. Council's heritage policy (clause 22.04) establishes specific policy directions relating to the demolition of a significant or contributory building affected by a Heritage Overlay, which includes consideration of structural soundness.

Response to individual submissions

Submission #1

<p>Property: 23 Lambeth Place, St Kilda</p>	
<p>Amendment proposal: Inclusion in HO6 precinct and graded 'significant'</p>	
<p>Reference(s) to property in Amendment documentation: <i>HO6 St Kilda East Precinct Review</i> (David Helms Heritage Planning, 2018), pages 20, 25, 35 and 51. St Kilda East – HO6 (revised citation, extract of <i>Port Phillip Heritage Review</i>), page 25.</p>	
<p>Key issue(s) raised in submission: The submitter objects to the property being included in the HO as it has been demolished.</p>	

Council's response (including proposed change(s) to Amendment):

- Council officers acknowledge the former property at 23 Lambeth Place has been demolished.
- Given the property's location on the edge of the proposed HO6 precinct extension any redevelopment of the site is unlikely to impact the significance of the streetscape.
- On that basis Council supports removing the property from the proposed HO6 precinct.

Submission #2

<p>Property: 9 Johnson Street, St Kilda East</p>	
<p>Amendment proposal: Inclusion in HO6 precinct and graded 'non-contributory'.</p>	
<p>Reference(s) to property in Amendment documentation: <i>HO6 St Kilda East Precinct Review</i> (David Helms Heritage Planning, 2018), pages 16, 19, 35 and 49</p>	

Council's response (including proposed change(s) to Amendment):*Rationale for inclusion of Crimea Street in HO6*

- The *Heritage Review, Wellington, Crimea and Redan Streets, St Kilda* study prepared by Lovell Chen (2015) recommended the review of the section of Crimea Street generally south of Charnwood Road currently not included in HO6.
- This area (including 21-35 and 20-34 Crimea Street) was further investigated in the Review. This area was found to contain a collection of late Victorian, Federation and interwar houses and flats. Although there are some places with no heritage value, including 1960s flats, overall it was determined the currently excluded section has comparable integrity and visual cohesion to the broader precinct and is justified for inclusion in HO6.

Significance of 31 Crimea Street

- 31 Crimea Street is a Victorian era Italianate villa. Although there have been some changes (the removal of the verandah being the most significant), the form and detailing that make the property significant are largely intact and overall the integrity is comparable to other 'significant' graded buildings within the HO6 precinct. Council submits the proposed 'significant' grading is appropriate.
 - For the reasons advanced above, Council submits concerns relating to future redevelopment opportunities of heritage properties are also immaterial to this stage of the planning process and more appropriately considered at the time a planning permit is applied for.
 - Council does not propose changing the Amendment in response to submission #5.
-

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- All windows have been altered and replaced with steel framed windows. The only timber windows are now found in the non-original extensions to the east end.
 - Some windows to the front face of the original section of the building have been raised in height, with their sills removed.
 - The entry porch has been altered in terms of glazing.

The submitter requests the following changes to citation #78 – 4 Chapel Street, St Kilda East:

- The church is a significant building, however the former church hall and Sunday School should not be graded as ‘significant’ due to the buildings simple detailing with the most prominent element being the rendered entry porch. The appropriate classification of this building should be of secondary significance.

Council’s response (including proposed change(s) to Amendment):

Citation #2388 - Marilton Crescent & 25-27 Chapel St, St Kilda:

- The submitted changes to Citation 2388 identify the projecting entry porch of the 1925 School Building on the north elevation as the only surviving original element of the building.
- Additional detail in the ‘description’ has been added about the placement of the entry porch on the building, and to reiterate the fact that the fabric of the building to the east, west and south elevations is of no significance.
- No changes were proposed to the statement of significance in relation to the former kindergarten and Bishops hall by the school. Council followed up with the school who confirmed no further changes were required to the description of this building.
- Council’s heritage advisor has reviewed and considered the proposed changes to citation #2388 and agrees these changes are appropriate on the basis that they more accurately reflect the elements of the 1925 School Building that are or are not significant.

Citation #78 - 4 Chapel Street, St Kilda East

- Council’s heritage advisor has reviewed and considered the proposed changes to citation #78 and agrees that these changes are appropriate, on the basis that they more accurately reflect that St George’s Church is the building of significance on the site, and the church hall and Sunday School building located behind the church are of secondary significance.
 - Council proposes amending citations #2388 and #78 to reflect the submission.
-

emphasised its objection to the place name of 'Summers House' referenced in the 2015 citation.

Council's response (including proposed change(s) to Amendment):

- The property has an existing individual citation in the PPHR (Citation 2015) is currently included an individual Heritage Overlay (HO397), and has been since 2006 upon the gazetted of planning scheme amendment C46 (**Amendment C46**).
 - Council's records indicate notification of Amendment C46 was sent to the property owner on 25 February 2005 and no submission was received.
 - The existing citation sets out information about the significance of the property, including that the house is of historical and aesthetic significance to the City of Port Phillip. The Review found there have been no substantive changes to the property and the existing assessment of local significance made in the 2004 Study is still relevant.
 - The Review recommends updating the existing citation to include additional information regarding what is (and is not) significant about the property, how it is significant, and why it is significant in the form of:
 - Under 'What is significant', adding a description of the place to clearly identify the significant and non-significant features of the building in accordance with PPN1.
 - Under 'Why is it significant' identifying the relevant HERCON criteria in accordance with PPN1.
 - Addition of the 'Thematic context' and 'Assessment' sections.
 - Inclusion of recommendation to retain the place in the HO as a 'significant' place, but to be transferred from individual HO397 to HO391 precinct overlay as it historically forms part of the Murchison Street Precinct that is otherwise included in HO391, consistent with PPN1.
 - The updated statement of significance identifies the significant elements of the house, and specifies that that the brick walling has been unsympathetically altered by the addition of a tall timber paling fence. The non-original alterations and additions including the tall timber paling to the original brick fence are not significant. Despite the alterations to this element, the property's integrity is comparable to other examples of 'significant' graded properties within HO6 and HO391 and Council considers the 'significant' grading is appropriate.
 - Importantly the changes proposed by the Amendment do not alter the heritage controls and policy that currently apply to this site and have done since its inclusion in the HO in 2004.
 - Adjacent property 44 Hotham Street is proposed to be included in HO391 as it shares the same history, having been built on the same subdivision of 2 mansions 'Wavenhoe' (161 Alma Rd) and 'Fairholm' (61 Alexandra St) and forms part of an intact streetscape of interwar houses and flats along the east side of Hotham Street between Alma Road and Mooltan Street (including 44 Hotham Street). A 'Significant' grading is proposed as the property has comparable integrity to similar significant houses within the HO6 and HO391 precincts.
 - While Council acknowledges all other issues raised in this submission, Council respectfully submits they are not relevant considerations in determining whether to update the heritage controls in the manner proposed through the Amendment.
-

- In response to the submitters' verbal submission, an alternate recommendation was tabled and supported, requesting Council's officers to consider deleting reference to 'Summers House' from the heritage citation.
- Council proposes changing the Amendment in response to submission #8 only by deleting the reference to 'Summers House' in the heritage citation.

Submission #9

Property: 322-332 St Kilda Road, St Kilda

Amendment proposal: Proposed to extend HO6 to apply to whole property and upgrade current 'non-contributory' grading to 'significant'.

Reference(s) to property in Amendment documentation:

HO6 St Kilda East Precinct Review (David Helms Heritage Planning, 2018), page 59.

St Kilda East – HO6 (revised citation, extract of *Port Phillip Heritage Review*), page 32.



Key issue(s) raised in submission:

- The submitter objects to the 'significant' grading of the property on the basis:
 - The land does not include buildings that are individually important places of either State, regional or local heritage significance.
 - The proposed citation for HO6 and the Review does not provide a thorough analysis of the land such that the Owners Corporation has any certainty regarding the extent of facade that would need to be retained and the specific 'internal fabric of interest'.
 - The works undertaken along the facade and at the rear of the land have no heritage value.
 - The Review does not provide details of the comparative analysis undertaken to other significant places within HO6.
 - If the grading is upgraded to a 'significant' grading, a heritage citation and statement of significance should be included to ensure that it is clear that only the façade incorporating the central panel of "The Gresham" sign should be retained. Any supporting heritage citation for the grading should make it clear that the extent of the facade that has been substantially modified and the rear office suites do not warrant a 'significant' grading.

Council's response (including proposed change(s) to Amendment):

- Council refers the Panel to its response to submission #3 with respect to the methodology adopted in determining gradings of heritage places as part of the Review.

"The land does not include buildings that are individually important places of either State, regional or local heritage significance."

-
- The property is the former Gresham Laundry, constructed c.1920. Despite some alterations to the building, this building is distinguished by the surviving Edwardian style parapet which is divided into 4 bays with arched panels separated by engaged piers. The central panel with 'The Gresham' in relief framed by sinuous Art Nouveau floral decorations and flanked by hexagonal piers is of particular note. Overall, Council is satisfied the integrity is comparable to other 'significant' grade buildings in HO6 and the 'significant' grading is appropriate.
 - Council has had the benefit of reviewing Mr Helms' expert evidence statement (circulated at the same time as Council's 'Part A' submission). Council relies on Mr Helms' opinion that while the section of the building to the south of the central arcade is of limited significance due to the degree of alteration, a 'significant' grading is still warranted because:
 - As demonstrated in the comparative analysis, the shopfronts and verandahs/awnings of single storey commercial buildings graded 'significant' within precincts have often been modified or replaced.
 - Here, the parapet is distinguished by the fine Art Nouveau detailing to the central parapet, which is complemented by the original and distinctive parapet form of the northern section. The form and detailing of this parapet is comparable to the 'significant' graded examples in Mr Helms's statement.
 - The original central arcade is also of note, externally demonstrated by the hipped-roof lantern. This is a distinctive feature and the only known surviving example of an early arcade in Port Phillip.

"The proposed citation for HO6 and the Review does not provide a thorough analysis of the land such that the Owners Corporation has any certainty regarding the extent of facade that would need to be retained and the specific 'internal fabric of interest'"

- Council relies on the changes proposed by Mr Helms in his expert evidence statement to both the history and description of the HO6 precinct to more thoroughly explain the historic development of this site and describe the features that contribute to the significance of the precinct.

"The works undertaken along the facade and at the rear of the land have no heritage value."

- Council agrees with Mr Helms where he agrees the verandah and the façade below, the reconstructed parapets to the south of the central arcade, and the additions and buildings constructed at the rear as part of the 1985 works are not 'significant' elements. This is reflected in Mr Helms' recommended changes to the statement of significance.

"The Review does not provide details of the comparative analysis undertaken to other significant places within HO6."

- Council rejects this assertion. Section 1.5 (Approach and methodology) of the Review describes the assessment, including comparative analysis, carried out. Mr Helms has further explained the comparative analysis in his expert evidence statement demonstrating the proposed 'significant' grading is justified.

"If the grading is upgraded to a 'significant' grading, a heritage citation and statement of significance should be included to ensure that it is clear that only the façade incorporating the central panel of "The Gresham" sign should be retained."

- Council does not propose changing the Amendment in response to submission #10.

Submission #11

<p>Property: 9 Shirley Grove, St Kilda East</p> <p>Amendment proposal: Inclusion in HO6 precinct and graded 'significant'.</p> <p>Reference(s) to property in Amendment documentation: <i>HO6 St Kilda East Precinct Review</i> (David Helms Heritage Planning, 2018), pages 16, 122 and 54.</p> <p><i>St Kilda East – Murchison Street & Wavenhoe Avenue – HO391</i> (revised Citation, extract of Port Phillip Heritage Review), page 35</p>	
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Key issue(s) raised in submission:

- The submitter objects to the property being included in the Heritage Overlay on the basis:
 - The property was built in the early 1940s and made of timber frame with plaster slat walls and ceilings internal. The exterior is of weatherboards and tiled roof.
 - Maintenance of the property has been of a very low standard.
 - The south elevation at the bottom wall plate have rotted though with the window sashes now difficult to open and close.
 - The west elevation (front) has rot in the bottom wall plate and in a number of sections the window had to be replaced with an aluminium window.
 - French double doors have been replaced with a single door, the canopy over the door was pulled down due to rot and the canopy over the window is half gone.
 - The north elevation has rot to the veranda post and step leading to the front door this needs to be replaced as it holds up the roof to the entrance.
 - The rot is in a number of places as the weatherboards have been replaced to disguise the rot in the frame.
 - The kitchen floor has dangerously rotted though in places, in the last three years the plaster walls and ceilings to every room have been patched over and repainted.
 - The structural change in appearance deeming the Heritage Overlay unnecessary.

- The era of the development of the property and those adjacent is firmly 1960s and holds no historic value.
- It is unlikely that the style of housing or its presentation to the street is in anyway representative of the type of properties incorporated in to the Heritage Overlay.

Council's response (including proposed change(s) to Amendment):

- The property at 11 Hotham Street was built on what was once part of the front garden of the c.1970s house now at 24 Johnson Street. This property, and no. 9 on the corner of Johnson Street, are proposed to be included within the HO6 precinct as 'non-contributory' graded places in order to manage future development that could impact on the setting of and views to 24 Johnson Street, which is proposed to be included in the HO6 as a significant place, and the Johnson Street streetscape.
- In response to this submission, further analysis was carried out in relation to the potential impacts on 24 Johnson Street from developing the land at 11 Hotham Street as well as on the broader Johnson Street HO6 precinct extension.
- While Council acknowledges the redevelopment of 9 Hotham Street may have direct impacts upon 24 Johnson Street and Johnson Street given it has a secondary frontage to Johnson Street, the potential impacts of the redevelopment of 11 Hotham Street are much less as its frontage is to Hotham street, coupled with the fact it is at the edge of the proposed HO6 extension (refer to map below).



Map showing location of 11 Hotham Street in relation to 24 Johnson Street

- Council proposes changing the Amendment in response to submission #13 by removing 11 Hotham Street from the proposed HO6 precinct extension.



106. Council also notes submission #7 received from the National Trust Australia supporting the Amendment in its exhibited form.

Conclusion

107. This completes Council's 'Part A' submission.

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Maddocks
Briana Eastaugh
Lawyers for the Planning Authority
21 October 2019

Attachment 1 – List of properties proposed for inclusion and removal in HO6 and HO391 precincts under exhibited Amendment C142port

HO number	Precinct description	Properties proposed for inclusion
HO6	St Kilda East	<ul style="list-style-type: none"> ▪ 1-31 Alma Grove ▪ 52, 58, 119-119a, 121 and 123 Alma Road ▪ 16, 18, 20-22 and 26 Charnwood Crescent ▪ 23-25, 27, 29, 31, 33 and 35-39 Charnwood Road ▪ 20-37, 39, 41, 43 and 45 Crimea Street ▪ 214 Dandenong Road ▪ 1 and 3 Fulton Street ▪ 9, 11, 38, 40 and 44 Hotham Street ▪ 1-27, 29, 31 and 33 Johnson Street ▪ 19, 21 and 23 Lambeth Place ▪ 2 and 4 Mooltan Avenue ▪ 15, 17, 19, 21 and 23 Odessa Street ▪ 341 and 1/343 Orrong Road ▪ 1, 27 and 29 Redan Street ▪ 1-15, 17-19 and 21 Shirley Grove ▪ 18, 22, 24 and 49 Westbury Street
HO391	Murchison Street / Alma Road	<ul style="list-style-type: none"> ▪ 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, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 19 and 21 Wavenhoe Avenue

HO number	Precinct description	Properties proposed for removal from HO6
HO6	St Kilda East	14 Raith Court

Attachment 2 – Chronology of events

Date	Event description
21 December 2000	<p>Amendment C5 gazetted implementing the <i>Port Phillip Heritage Review 1998 (1998 Review)</i> by inserting:</p> <ul style="list-style-type: none"> ▪ the Port Phillip Heritage Policy at clause 22.04 of the LPPF; ▪ the Schedule to the Heritage Overlay (Clause 43.01) and associated planning scheme maps to reflect the findings and recommendations of the study undertaken by Andrew Ward and Associates; and ▪ the City of Port Phillip Heritage Policy Map and the City of Port Phillip Neighbourhood Character Map as incorporated documents.
7 September 2007	<p>Amendment C46 gazetted implementing the findings and recommendations of the <i>East St Kilda Heritage Study, 2004 (2004 Study)</i>.</p>
2016	<p>Council engaged heritage consultancy firm David Helms Heritage Planning to undertake a review of the HO6 precinct (Review).</p>
1-25 June 2018	<p>Preliminary consultation period for <i>Heritage Overlay 6 St Kilda East Precinct Review</i> (the review of Heritage Overlay 6 report) prepared by David Helms Heritage Planning (Review).</p>
12 December 2018	<p>Council's Planning Committee resolved to (among other things):</p> <ul style="list-style-type: none"> ▪ endorse the Review as the strategic basis for proposing modified heritage controls within the St Kilda East area; ▪ request authorisation from the Minister for Planning (Minister) to prepare and exhibit the Amendment, implementing the recommendations of the Review; ▪ authorise the CEO or Council's delegate to finalise the exhibition documentation for the Amendment generally in accordance with the form attached to the meeting minutes; and ▪ exhibit the Amendment under s 19 of the <i>Planning and Environment Act 1987 (Act)</i>.
19 December 2018	<p>Council wrote to the Minister and sought authorisation to prepare the Amendment.</p>
24 April 2109	<p>Minister's delegate authorised Council to prepare the Amendment subject to 2 conditions.</p>
30 May – 30 June 2019	<p>Amendment formally exhibited</p>
28 August 2019	<p>Council's Planning Committee resolved to (among other things):</p> <ul style="list-style-type: none"> ▪ receive and consider the submissions received;



	<ul style="list-style-type: none">▪ endorse the Council officers' response to submissions and recommended changes to the Amendment (set out above) as the basis for Council's submission to the panel;▪ request the Minister appoint an independent Planning Panel under s 23 of the Act to consider the unresolved submissions received in response to the Amendment;▪ refer all unresolved submissions to the Planning Panel, including any late submissions; and▪ authorise Council's officers to consider removing the name applied in the citation of 42 Hotham Street provided it does not affect the efficacy of the heritage citation.
1 October 2019	Directions hearing



Attachment 3 – Council’s proposed changes to exhibited documents in track-changes format

PORT PHILLIP PLANNING SCHEME

AMENDMENT C142port

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Port Phillip City Council, which is the planning authority for this Amendment.

Land affected by the Amendment

The land affected by the amendment comprises:

- The area identified as Heritage Overlay 6 - St Kilda East (HO6) in the Port Phillip Planning Scheme. The HO6 precinct is generally bound by Wellington Street / Dandenong Road to the north, Orrong Road to the east, Argyle and Inkerman Street to the south and St Kilda Road to the west.
- The area identified as Heritage Overlay 391 – Murchison Street / Alma Road (HO391) in the Port Phillip Planning Scheme. The HO391 precinct is generally bound by Alma Road to the north, Alexandra Street to the east, Mooltan Avenue to the south and Hotham Street to the west.
- An additional [138-140](#) properties within St Kilda East as shown at [Figure 1](#) (below) and [Attachment A and B](#) at end of this Explanatory Report.

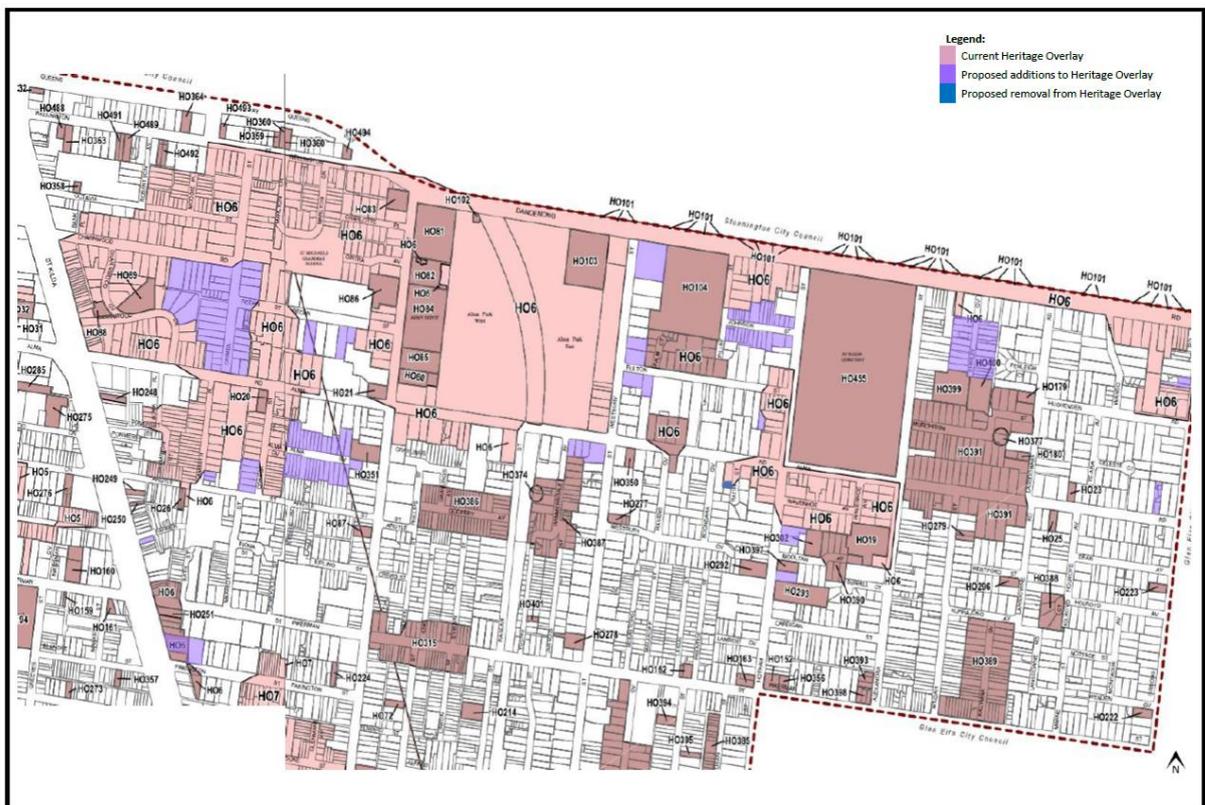


Figure 1. Land affected by Amendment C142port (note: the above map has been amended to remove 11 Hotham Street and 23 Lambeth Place from the proposal).

What the Amendment does

The amendment proposes to give statutory effect to the review of HO6 (St Kilda East) that was undertaken for the City of Port Phillip by David Helms Heritage Planning. In response to the review of HO6, the amendment proposes the following changes to the Port Phillip Planning Scheme:

1. Amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 6HO and 7HO, to apply the Heritage Overlay to include the following ~~138~~¹⁴⁰ new properties in HO6 and HO391, and remove one property from HO6 on a permanent basis:

HO Number	Description of Precinct	New additions to HO6
HO6	St Kilda East	1-31 Alma Grove 52, 58, 119-119a, 121 and 123 Alma Road 16, 18, 20-22 and 26 Charnwood Crescent 23-25, 27, 29, 31, 33 and 35-39 Charnwood Road 20-37, 39, 41, 43 and 45 Crimea Street 214 Dandenong Road 1 and 3 Fulton Street 9, 11 , 38, 40 and 44 Hotham Street 1-27, 29, 31 and 33 Johnson Street 19 and 21 and 23 Lambeth Place 2 and 4 Mooltan Avenue 15, 17, 19, 21 and 23 Odessa Street 341 and 1/343 Orrong Road 1, 27 and 29 Redan Street 1-15, 17-19 and 21 Shirley Grove 18, 22, 24 and 49 Westbury Street
HO391	Murchison Street / 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, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 19 and 21 Wavenhoe Ave
HO Number	Description of Precinct	Deletions from HO6
HO6	St Kilda East	14 Raith Court

2. Amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 6HO and 7HO, to apply individual Heritage Overlays to 21 Redan Street, St Kilda (HO503), 226 Alma Road, St Kilda (HO505) and 264-266 St Kilda Road, St Kilda (HO506) on a permanent basis.
3. Update the incorporated *Port Phillip Heritage Review Volumes 1-6 (Version [3028](#), [May-October 2019](#))* to:
 - a. Replace the existing HO6 and HO391 citations with new citations.
 - b. Replace 76 existing individual property citations with new citations.
 - c. Add 5 new citations for individually significant properties within HO6 and HO391.
 - d. Add 3 new citations for new individually significant properties HO503, HO505 and HO506.
 - e. Update the grading of 63 properties already included in the Heritage Overlay (refer Attachment B).
 - f. Transfer 34 existing HO properties from HO6 to HO391 (refer Attachment B).
4. Amend the Schedule to Clause 72.04 (Documents incorporated in this scheme) include three new incorporated documents, being the individual Statements of Significance for new individually significant properties HO503, HO505 and HO506.

5. Update the incorporated *City of Port Phillip Heritage Policy Map (Version 3028, May-October 2019)* to show added and removed 'Significant Heritage Place', 'Contributory Heritage Place' and 'Nil / Non-contributory Place' gradings in the HO6 and HO391 precincts.
6. Update the incorporated *City of Port Phillip Neighbourhood Character Map (Version 3028, May-October 2019)* to show removal of 'Contributory Outside HO' graded properties now included within the HO6 or HO391 precincts.
7. Include the *Review of Heritage Overlay 6HO6 St Kilda East Precinct Review Final Report* (David Helms Heritage Planning, 2018) as a background document in Clause 22.04 (Heritage Policy); and
8. Make other 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*).

Strategic assessment of the Amendment

Why is the Amendment required?

HO6 is a precinct based Heritage Overlay that applies to many properties within the St Kilda East area and has not been holistically reviewed since its introduction in the early 2000s. The precinct was identified as a priority for review in the *Port Phillip Planning Scheme Review Audit Report 2018*.

The review of HO6 is part of an on-going program to review heritage precincts to address the limitations of existing 'Statements of Significance' which generally cover extensive areas and lack detail. The review process addresses identified gaps in the extent of heritage precincts and updates heritage gradings where required. Similar reviews undertaken in 2010 for HO3 (South Melbourne, Albert Park, Middle Park and St Kilda West) and in 2013 for HO1 (Port Melbourne).

The review ensures the heritage controls remain current and reflect best practice to assist in the conservation of heritage places.

The amendment is required to apply and delete the Heritage Overlay as recommended by the review, revise the incorporated *Port Phillip Heritage Review Volumes 1-6 (Version 26-28 September-June 2018)* to reflect changes to property gradings and existing citations as well as the introduction of citations for new properties. The citations and statements have been updated, or prepared, consistent with the principles outlined in *Planning Practice Note 1: Applying the Heritage Overlay*. Following the implementation of Amendment VC148 in 2018, individual Statements of Significance for proposed new heritage places must be included in the Schedule to the Heritage Overlay and incorporated in the Schedule to Clause 72.04.

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

The amendment implements the following objectives of planning in Victoria, under Section 4 of the *Planning and Environment Act 1987*:

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;*

4(1)(f) – *to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);*

4(1)(g) – *to balance the present and future interests of all Victorians.*

The amendment is consistent with these objectives by ensuring that the heritage significance of the building is protected, and that heritage matters are considered as part of any planning permit applications for the site.

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 effect through the preservation of historically significant places often which reflect social history, for the benefit of current and future generations.

The amendment is not expected to have significant economic effects, although it is likely to impose some additional costs on the owners or developers of the affected properties as a planning permit will be required for most buildings and works. 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.

Additionally, many planning applications are minor (such as painting of heritage buildings and minor works applications) and can be processed without advertising or the need for external referrals. This means that they can be dealt with much more quickly than standard planning applications.

Does the Amendment address relevant bushfire risk?

The land affected by the amendment is not located within an area of identified bushfire risk.

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 pursuant to Section 12 (aa) and (ab) of the *Planning and Environment Act 1987* that requires planning authorities to have regard to the *Victoria Planning Provisions*, the Municipal Strategic Statement, as well as any strategic plan, policy statement, code or guideline which forms part of the Port Phillip Planning Scheme.

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.

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 precinct has been conducted a suitably qualified, independent consultant and confirms that the precinct is 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 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;
- protect the identified significant heritage features and qualities of Port Phillip's gardens and parks;
- ensure that development in public spaces is consistent with the identified heritage characteristics of Port Phillip's heritage places;
- maintain the visual prominence of historic buildings, local landmarks and icons; and
- conserve, enhance and recover the traditional character of laneways and narrow streets.

How does the Amendment support or implement the Municipal Planning Strategy?

The Port Phillip Planning Scheme does not contain a Municipal Planning Strategy at Clause 02.

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

The Schedule to the Heritage Overlay is the appropriate Victoria Planning Provision (VPP) 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 *Practice Note 1 – Applying the Heritage Overlay*.

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

Heritage Victoria were consulted during the preparation of the *Review of Heritage Overlay 6 Report* (David Helms Heritage Planning, 2018) and provided no comment on the draft report.

All relevant agencies and stakeholders will be consulted during exhibition for 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*, as HO6 applies to a developed area in St Kilda East.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will increase the number of properties affected by the Heritage Overlay and therefore increase the number of permits triggered. However, a more detailed and relevant heritage citation and Statement of significance for HO6 and HO391 will provide for improved decision making by Council.

The amendment is therefore not expected to have any significant impact upon the resources and administrative costs of Council.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Port Phillip City Council Municipal Offices:

~~St Kilda Town Hall, Corner Carlisle Street and Brighton Road, St Kilda.~~

Public Libraries

~~St Kilda Public Library, 150 Carlisle Street, St Kilda.~~

The Amendment may also be viewed online at the:

- ~~City of Port Phillip website: <http://www.portphillip.vic.gov.au/planning-scheme-amendments.htm>.~~
- ~~Department of Environment, Land, Water and Planning website: www.planning.vic.gov.au/public-inspection.~~

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 30 June 2019.~~

~~A submission must be sent to:~~

~~Head of City Policy~~

~~City of Port Phillip~~

~~Private Bag 3~~

~~PO St Kilda VIC 3182~~

~~Or by email to: strategicplanning@portphillip.vic.gov.au~~

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15, the following panel hearing dates have been set for this amendment:

- directions hearing: ~~30 September~~ 1 October 2019
- panel hearing: ~~29~~ 8 October 2019

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
St Kilda East, HO6	Land bound by Alma Road, Alexandra Street, Mooltan Avenue and Hotham Street, and 14 Raith Court, St Kilda	Port Phillip C142-001d-hoMaps06_07 Exhibition
St Kilda East, HO6	Land bound by Alma Road, Chapel Street, Argyle Street and Lambeth Court and land bound by Charnwood Road, Chapel Street, Alma Road and Charnwood Crescent	Port Phillip C142-002hoMaps06_07 Exhibition
St Kilda East, HO506	Land bound by Farmer Street, Bath Street, St Kilda Road	Port Phillip C142-002hoMaps06_07 Exhibition
St Kilda East, HO6 and HO503	Land bound by Redan Street, Chapel Street, Alma Road and Crimea Street, and land bound by Charnwood Road, Charnwood Crescent, Crimea Street and Alma Road	Port Phillip C142-003hoMaps06_07 Exhibition
St Kilda East, HO391	Land bound by Alma Road, Alexandra Street and Hotham Street	Port Phillip C142-004hoMap07 Exhibition
St Kilda East, HO6	Land bound by Dandenong Road, Hotham Street, Fulton Street and Westbury Street	Port Phillip C142-005hoMap07 Exhibition
St Kilda East, HO6	Land bound by Dandenong Road, Lansdowne Road, Murchison Street and Alexandra Street	Port Phillip C142-006hoMap07 Exhibition
St Kilda East, HO6	Land bound by Orrong Road, Hughenden and Wando Grove	Port Phillip C142-007hoMap07 Exhibition
St Kilda East, HO505	Land bound by Hughenden Road, Orrong Road and Alma Road	Port Phillip C142-007hoMap07 Exhibition

Location	Land /Area Affected	Mapping Reference
<u>St Kilda East, HO6</u>	<u>Land bound by Hotham Street, Alma Road, Alexandra Street and Mooltan Avenue</u>	<u>C142port 001d-hoMap07 Panel</u>
<u>St Kilda East, HO397</u>	<u>Land on the corner of Hotham Street and Mooltan Avenue</u>	<u>C142port 001d-hoMap07 Panel</u>
<u>St Kilda, HO6</u>	<u>Land bound by St Kilda Road, Inkerman Street, and Pakington Street</u>	<u>C142port 009hoMap06 Panel</u>
<u>St Kilda East, HO6</u>	<u>Land bound by Alexandra Street, Shirley Grove, Dandenong Road, Lansdowne Street and Murchison Street</u>	<u>C142port 06hoMap07 Panel</u>
<u>St Kilda East, HO391</u>	<u>Land bound by Penleigh Court, Lansdowne Road and Murchison Street</u>	<u>C142port 06hoMap07 Panel</u>
<u>St Kilda East, HO391</u>	<u>Land bound by Murchison Street and Lansdowne Road</u>	<u>C142port 06hoMap07 Panel</u>

St Kilda East, HO179	Land bound by Penleigh Court, Lansdowne Road and Murchison Street	C142port 010d-hoMap07 Panel
St Kilda East, HO180	Land bound by Murchison Street and Lansdowne Road	C142port 010d-hoMap07 Panel
St Kilda East, HO6	Land bound by Hammerdale Avenue, Alma Road and Westbury Street	C142port 008hoMap07 Panel
St Kilda East, HO6	Land bound by Fulton Street, Hotham Street and Alma Road	C142port 004hoMap07 Panel
St Kilda East, HO391	Land bound by Hotham Street, Alma Road, Alexandra Street and Mooltan Avenue	C142port 004hoMap07 Panel
St Kilda East, HO6	Land bound by Westbury Street, Dandenong Road, Hotham Street and Fulton Street	C142port 005hoMap07 Panel
St Kilda, HO506	Land on the corner of St Kilda Road and Farmer Street	C142port 002hoMaps06_07 Panel
St Kilda, HO6	Land bound by Lambeth Place, Alma Road, Odessa Street, Argyle Street	C142port 002hoMaps06_07 Panel
St Kilda, HO6	Land bound by Odessa Street, Alma Grove, Alma Road, Chapel Street and Argyle Street	C142port 002hoMaps06_07 Panel
St Kilda, HO6	Land bound by Charnwood Crescent, Charnwood Road, Crimea Street, Redan Street and Alma Road	C142port 003hoMaps06_07 Panel
St Kilda, HO503	Land bound by Crimea Street, Redan Street, Chapel Street and Alma Road	C142port 003hoMaps06_07 Panel
St Kilda, HO6	Land bound by Crimea Street, Redan Street, Chapel Street and Alma Road	C142port 003hoMaps06_07 Panel
St Kilda East, HO505	Land bound by Hughenden Road, Orrong Road and Alma Road	C142port 007hoMap07 Panel
St Kilda East, HO6	Land bound by Dandenong Road, Orrong Road and Hughenden Road	C142port 007hoMap07 Panel

ATTACHMENT 2 – Individual property grading changes

TABLE A – Properties in HO6 to be shown as a Significant Heritage Place

4 Alma Grove	29 Crimea Street	15 Odessa Street
5 Alma Grove	30 Crimea Street	16 Odessa Street
6 Alma Grove	31 Crimea Street	23 Odessa Street
7 Alma Grove	35 Crimea Street	341 Orrong Road
8 Alma Grove	39 Crimea Street	10 Pilley Street
9 Alma Grove	41 Crimea Street	12 Pilley Street
10 Alma Grove	43 Crimea Street	1 Redan Street
11 Alma Grove	45 Crimea Street	29 Redan Street
12 Alma Grove	260-288 Dandenong Road	33 Redan Street
13 Alma Grove	354 Dandenong Road	8 Robertson Street
14 Alma Grove	1 Fulton Street	1 Shirley Grove
15 Alma Grove	3 Fulton Street	3 Shirley Grove
16 Alma Grove	18 Fulton Street	4 Shirley Grove
17 Alma Grove	19 Hotham Street	6 Shirley Grove
18 Alma Grove	15 Hughenden Road	7 Shirley Grove
19 Alma Grove	2 Johnson Street	9 Shirley Grove
21 Alma Grove	3 Johnson Street	10 Shirley Grove
22 Alma Grove	4 Johnson Street	11 Shirley Grove
23 Alma Grove	5 Johnson Street	12 Shirley Grove
24 Alma Grove	6 Johnson Street	13 Shirley Grove
26 Alma Grove	8 Johnson Street	14 Shirley Grove
28 Alma Grove	12 Johnson Street	15 Shirley Grove
30 Alma Grove	14 Johnson Street	17 Shirley Grove
32 Alma Grove	16 Johnson Street	18 Shirley Grove
40 Alma Road	17 Johnson Street	19 Shirley Grove
119 Alma Road	18 Johnson Street	21 Shirley Grove
119a Alma Road	19 Johnson Street	84 St Kilda Road
121 Alma Road	20 Johnson Street	86-88 St Kilda Road
123 Alma Road	21 Johnson Street	90 St Kilda Road
151 Alma Road	24 Johnson Street	94 St Kilda Road
155 Alma Road	25 Johnson Street	96 St Kilda Road
37 Chapel Street	27 Johnson Street	98 St Kilda Road
12 Charlotte Place	29 Johnson Street	322-332 St Kilda Road
13 Charnwood Crescent	31 Johnson Street	76 Wellington Street
15 Charnwood Crescent	33 Johnson Street	82 Wellington Street
20-22 Charnwood Crescent	23 Lambeth Place	84 Wellington Street
23-25 Charnwood Road	2 Marlton Crescent	86 Wellington Street
5, 7, 11 & 13 Charnwood Grove	9 Marlton Crescent	88 Wellington Street
20 Charnwood Road	21 Marlton Crescent	18 Westbury Street
21 Crimea Street	34 Marlton Crescent	22 Westbury Street
22B Crimea Street	49 Octavia Street	24 Westbury Street
23 Crimea Street	52 Octavia Street	39 Westbury Street
27 Crimea Street	76 Octavia Street	47 Westbury Street
28 Crimea Street	6 Odessa Street	49 Westbury Street

TABLE B – Properties in HO391 to be shown as a Significant Heritage Place

71 Alexandra Street	44 Hotham Street	1 Wavenhoe Avenue
77 Alexandra Street	2 Mooltan Avenue	3 Wavenhoe Avenue
205 Alma Road	4 Mooltan Avenue	13 Wavenhoe Avenue
38 Hotham Street	16a Murchison Street	
40 Hotham Street	18 Murchison Street	

TABLE C – Individually significant Properties in Heritage Overlay

260 - 288 Dandenong Road	HO455
226 Alma Road	HO505
21 Redan Street	HO503
264-266 St Kilda Road	HO506

TABLE D – Properties in HO6 to be shown as a Contributory Heritage Place

2 Alma Grove	19 Lambeth Place	17 Charnwood Road
3 Alma Grove	21 Lambeth Place	214 Dandenong Road
20 Alma Grove	17 Odessa Street	6 Wavenhoe Avenue
214 Dandenong Road	19 Odessa Street	
7 Johnson Street	21 Odessa Street	
10 Johnson Street	1/343 Orrong Road	

TABLE E – Properties in HO391 to be shown as a Contributory Heritage Place

193A Alma Road	12 Wavenhoe Avenue	17 Wavenhoe Avenue
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TABLE F – Properties in HO6 to be shown as a Nil Heritage Place

25 Alma Grove	24 Crimea Street	27 Redan Street
27 Alma Grove	25 Crimea Street	2 Shirley Grove
29 Alma Grove	26 & 26A Crimea Street	5 Shirley Grove
52 Alma Road	32 Crimea Street	8 Shirley Grove
58 Alma Road	33 Crimea Street	11 Redan Street
6 Charlotte Place	34 Crimea Street	78-80 St Kilda Road
16 Charnwood Crescent	37 Crimea Street	110 St Kilda Road
18 Charnwood Crescent	9 Hotham Street	2 Wavenhoe Avenue
27, 29, 31, 33 Charnwood Road	41 Hotham Street	
35-39 Charnwood Road	1 Johnson Street	
14 Crimea Street	9 Johnson Street	
20 Crimea Street	11 Johnson Street	
22 Crimea Street	22 Johnson Street	
22A Crimea Street	23 Johnson Street	

TABLE G – Properties in HO391 to be shown as a Nil Heritage Place

1 Murchison Street

TABLE H – Places transferred to HO391

Street no.	Street	Description	Existing HO #	Citation #
57	Alexandra St	House	HO6	Precinct
69	Alexandra St	House	HO6	Precinct
71	Alexandra St	House	HO6	Precinct
73	Alexandra St	House	HO6	Precinct
75	Alexandra St	House	HO6	Precinct
77	Alexandra St	House	HO6	Precinct
157	Alma Road	House	HO6	Precinct
159	Alma Road	House	HO6	Precinct
161	Alma Road	House (Yanakie)	HO6	Precinct
28	Hotham St	House	HO6	Precinct
30	Hotham St	House	HO6	Precinct
32	Hotham St	Flats	HO6	Precinct
34	Hotham St	House	HO6	Precinct
36	Hotham St	House	HO6	Precinct
42	Hotham St	House	HO397	2015
18	Lansdowne Road	House (Tecoma)	HO179	2101
26A	Lansdowne Road	Flats	HO180	2102
1	Wavenhoe Ave	House	HO6	Precinct
2	Wavenhoe Ave	House	HO6	Precinct
3	Wavenhoe Ave	House	HO6	Precinct
4	Wavenhoe Ave	House	HO6	Precinct
5	Wavenhoe Ave	House	HO6	Precinct
6	Wavenhoe Ave	House	HO6	Precinct
7	Wavenhoe Ave	House	HO6	Precinct
8	Wavenhoe Ave	House	HO6	Precinct
9	Wavenhoe Ave	House	HO6	Precinct
10	Wavenhoe Ave	House	HO6	Precinct
11	Wavenhoe Ave	House	HO6	Precinct
12	Wavenhoe Ave	House	HO6	Precinct
13	Wavenhoe Ave	House	HO6	Precinct
15	Wavenhoe Ave	House	HO6	Precinct
17	Wavenhoe Ave	House	HO6	Precinct
19	Wavenhoe Ave	House	HO6	Precinct
21	Wavenhoe Ave	House	HO6	Precinct

TABLE I – Places to be removed from HO6

14 Raith Court

Planning and Environment Act 1987

PORT PHILLIP PLANNING SCHEME

AMENDMENT C142port

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 ~~seven-ten~~ (107) attached map sheets

Overlay Maps

1. Amend Planning Scheme Map Nos. 6HO and 7HO in the manner shown on the attached maps marked "Port Phillip Planning Scheme, Amendment C142port".

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

21.07

INCORPORATED DOCUMENTS

04/07/2019 --/--/----
 6473port Proposed C142port

St Kilda Foreshore Urban Design Framework (2002)

Port Phillip Heritage Review - Volumes 1-6 (Version 28, June 30, October 2019) (Includes the City of Port Phillip Heritage Policy Map and the City of Port Phillip Neighbourhood Character Policy Map).



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 C142port

This policy applies to all land within a Heritage Overlay.

**22.04-1****Policy Basis**27/06/2011
C62

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
C62

- 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
C72**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

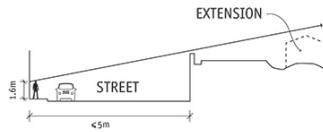


Illustration 2

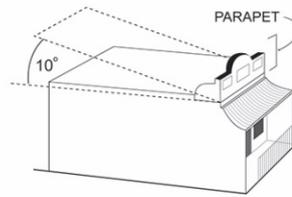
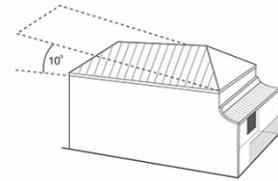


Illustration 3



- 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).

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

27/06/2011
C62

Application Requirements

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

27/06/2011
C62

Definitions

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

04/07/2019 - / - / - - -
G473port Proposed C142port

Port Phillip Heritage Review – Volumes 1 – 6 (Version ~~28, June~~ 30, October 2019) (includes the City of Port Phillip Heritage Policy Map and the City of Port Phillip Neighbourhood Character Policy Map).

22.04-7

Reference Documents

18/10/2018 - / - / - - -
G422Proposed C142port

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 \(David Helms Heritage Planning, September 2018\)](#)

Heritage Review – Wellington Street, St Kilda (Lovell Chen (Revised) March 2017)

~~31/01/2019~~
~~G457port~~ Proposed C142port

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

18/10/2018
 C122

None specified.

2.0 Heritage places

~~15/08/2019~~
~~G470port~~ Proposed C142port

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, varying degrees of Alma Rd Inkerman Road to the south, St Kilda Rd to the east west and Orrong Rd to the west 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?
	<p>1-29, 2-24 Murchison St, 20, 22, 26 Lansdowne Street, 160-188, 183-211 Alma Road, East St Kilda</p> <p>57, 69, 71, 73, 75 and 77 Alexandra Streets</p> <p>157, 159 and 161 Alma Road</p> <p>28, 30, 32, 43, 36, 38, 40, 42 and 44 Hotham Street</p> <p>16 and 26A Lansdowne Road</p> <p>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 19 and 21 Wavenhoe Avenue</p> <p>2 and 4 Mooltan Avenue (duplex at corner of Hotham Street only)</p>							
HO392	<p><i>Orange Grove Precinct</i></p> <p>4-30, 11-33 Orange Gr and 331 Inkerman Street, East St Kilda</p>	Yes	No	No	No	No	No	No
HO402	<p><i>Elwood Canal Precinct</i></p> <p>Area covered by Elwood Canal and riparian margins, from Port Phillip Bay foreshore to St Kilda Street municipal boundary.</p>	No	No	Yes	Yes	No	No	No
HO403	<p><i>Addison Street /Milton Street Precinct (Elwood)</i></p> <p>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</p>	Yes	No	No	No	No	No	No
HO404	<p><i>Byron Street / Mason Avenue Precinct (Elwood)</i></p> <p>2 – 24 & 9 -23 Byron St; 1 – 17 & 2 –18 Cyril St; 1 – 37 Mason St; 1 – 33 & 2 - 28 Moore St; Elwood</p>	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?
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, also known as 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
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>	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?
	22 Bay Street, Port Melbourne							
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 Statement of significance: 21 Redan Street, St Kilda "Maisonettes", October 2019	Yes	No	No	No	No	No	No
HO504	<i>Former church</i> 77 Park Street, 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?
HO505	<p><i>Concrete house</i> 226 Alma Road, St Kilda East</p> <p>Statement of significance: 226 Alma Road, St Kilda East "House (Concrete house)", October 2019</p>	Yes	No	No	No	No	No	No
HO506	<p><i>Shop and residence</i> 264-266 St Kilda Road, St Kilda</p> <p>Statement of significance: 264-266 St Kilda Road, St Kilda "Shops & residence), October 2019</p>	Yes	No	No	No	No	No	No

20/12/2018 --/---
 6459port Proposed C142port

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME



1.0

Incorporated documents

04/07/2019 --/---
 6473port Proposed C142port

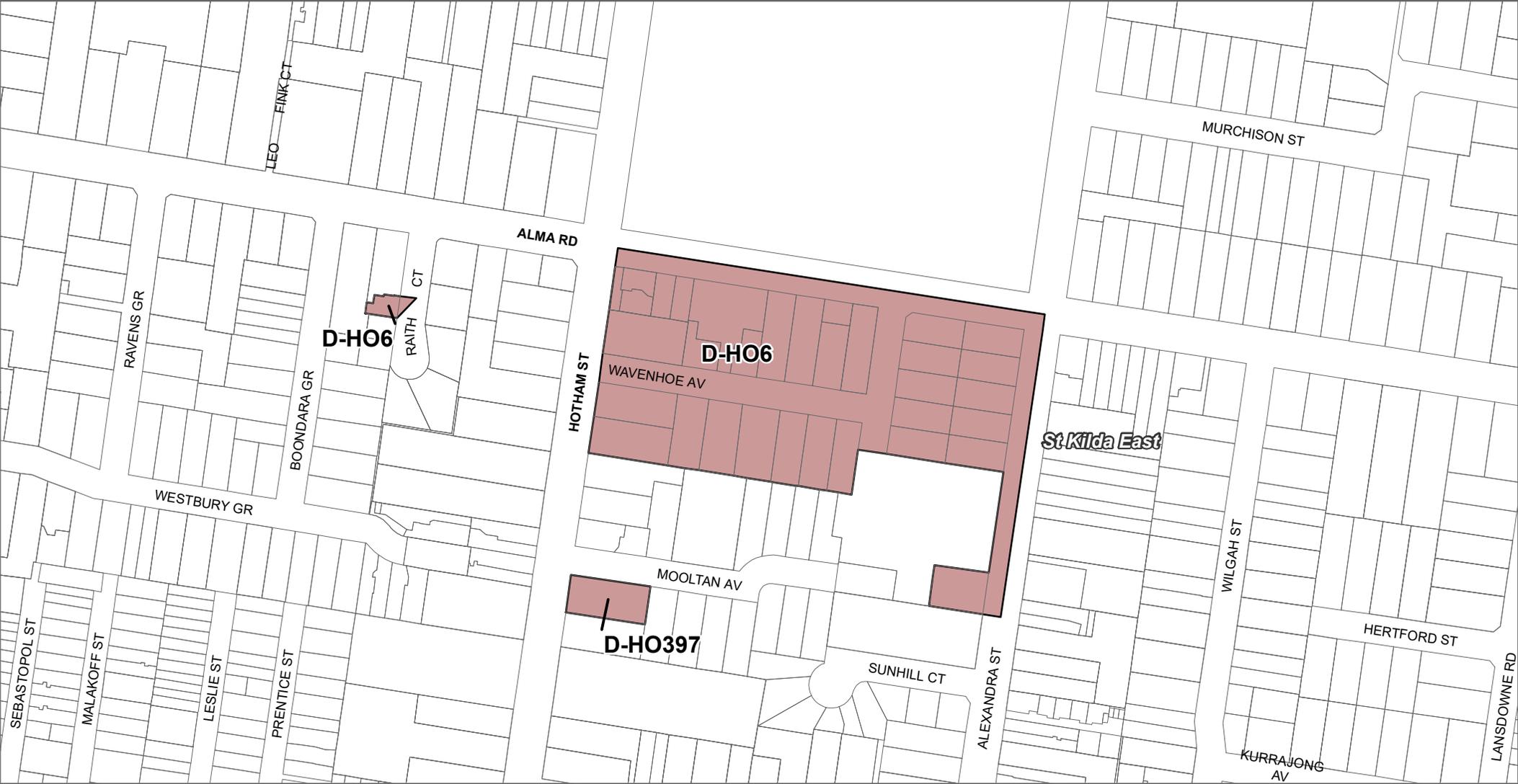
Name of document	Introduced by:
10, 11, 12 / 339 Williamstown Road, Port Melbourne, Transitional Arrangements, January 2017	C136
114-124 Albert Road, South Melbourne	NPS1
12 Acland Street, St Kilda	NPS1
12B Chapel Street, St Kilda, September 2013	C96
1-29 Albert Road, South Melbourne	NPS1
132-134 Bank 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
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
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 (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)	C104
Becton, Port Melbourne Development Concept Plan and Building Envelope Plan	NPS1
City of Port Phillip Heritage Policy Map (Version 28, June 30, October 2019) (Part of Port Phillip Heritage Review)	C173port C142port
City of Port Phillip Neighbourhood Character Map (Version 28, June 30, October 2019) (Part of Port Phillip Heritage Review)	C173port C142port
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



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Name of document	Introduced by:
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 (Version 28, June 30, October 2019)	C173portC142port
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
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: 21 Redan Street, St Kilda “Maisonettes”, October 2019	C142port
Statement of significance: 226 Alma Road, St Kilda East “House (Concrete house)”, October 2019	C142port
Statement of significance: 264-266 St Kilda Road, St Kilda “Shops & residence”, October 2019	C142port

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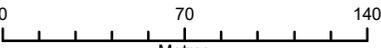
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- D-HO - Area to be deleted from a Heritage Overlay
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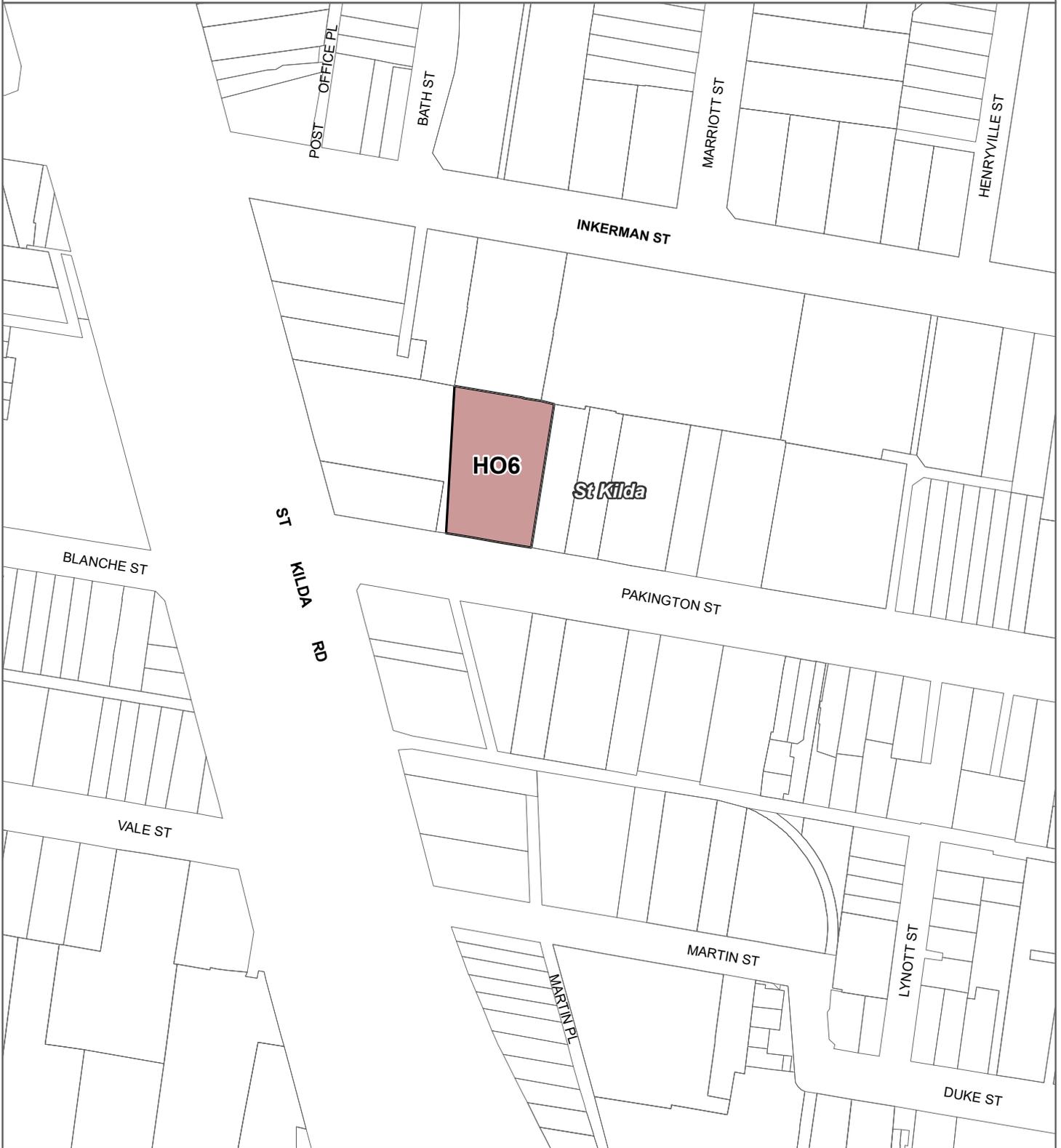

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LEGEND

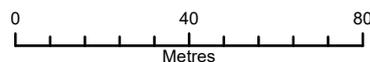
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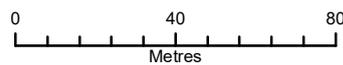
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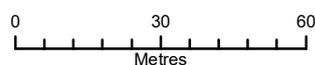


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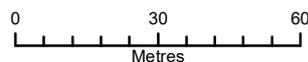
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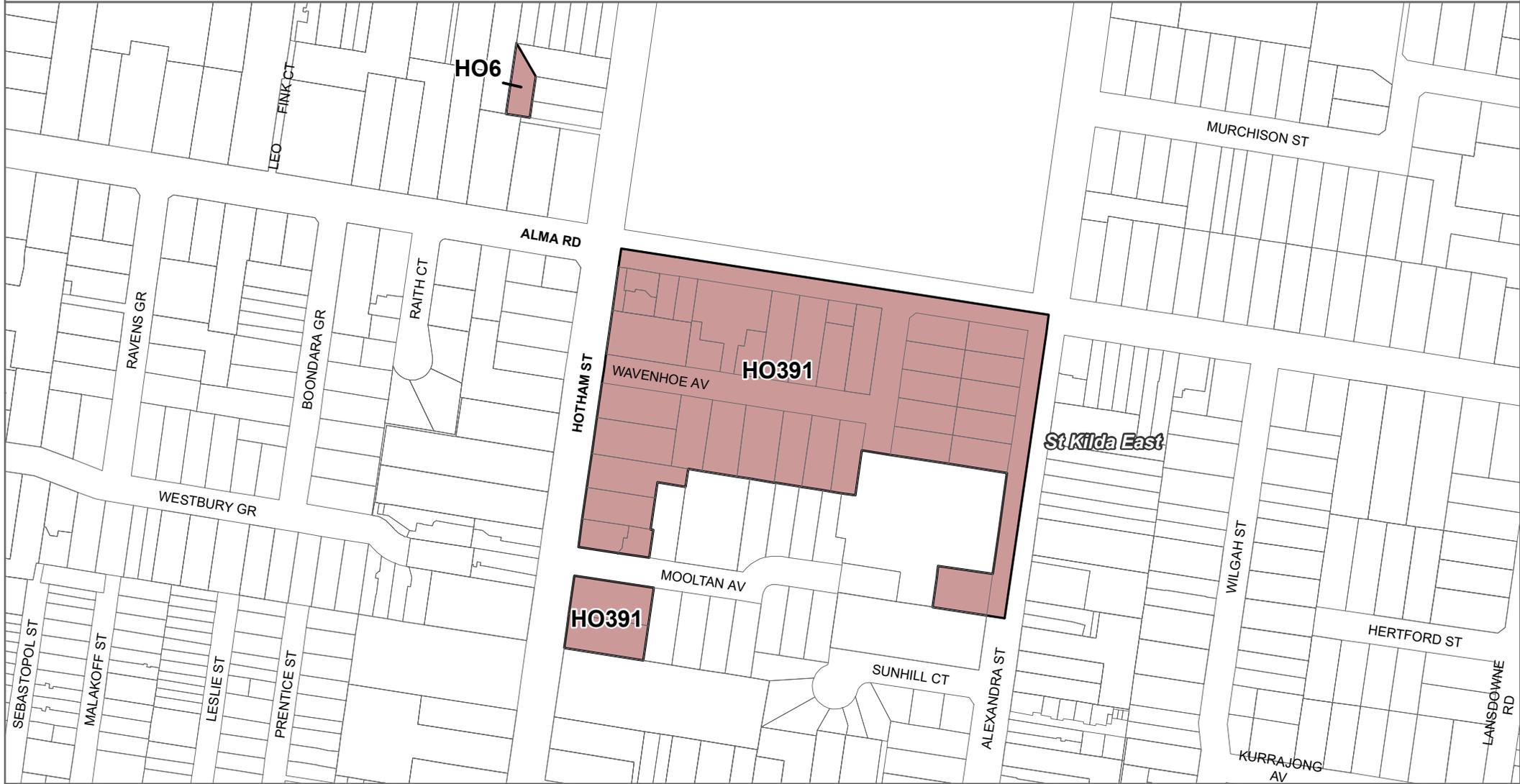
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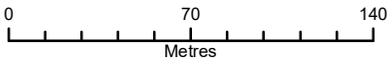


LEGEND
 HO - Heritage Overlay
 Local Government Area

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- LEGEND**
- HO - Heritage Overlay
 - Local Government Area

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NORTH

0 50 100
 Metres

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LEGEND

-  HO - Heritage Overlay
-  Local Government Area

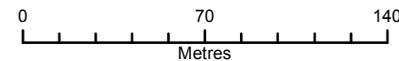
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LEGEND

- HO - Heritage Overlay
- Local Government Area

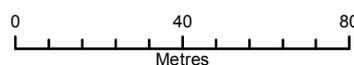


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Port Phillip Heritage Review

Volume I – ~~Version 28~~ Version 30

~~June-October~~ 2019



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Prepared for the City of Port Phillip by Andrew Ward, Architectural Historian

1. Introduction

1.1 Port Phillip Heritage Review¹

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 Bunnnett, 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.

¹ The Port Phillip Heritage Review (Version 2) was gazetted as a part of Amendment C5 to the Port Phillip Planning Scheme in December 2000.

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).

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)*
- David Helms: *HO6 St Kilda East Precinct Review (2018)*

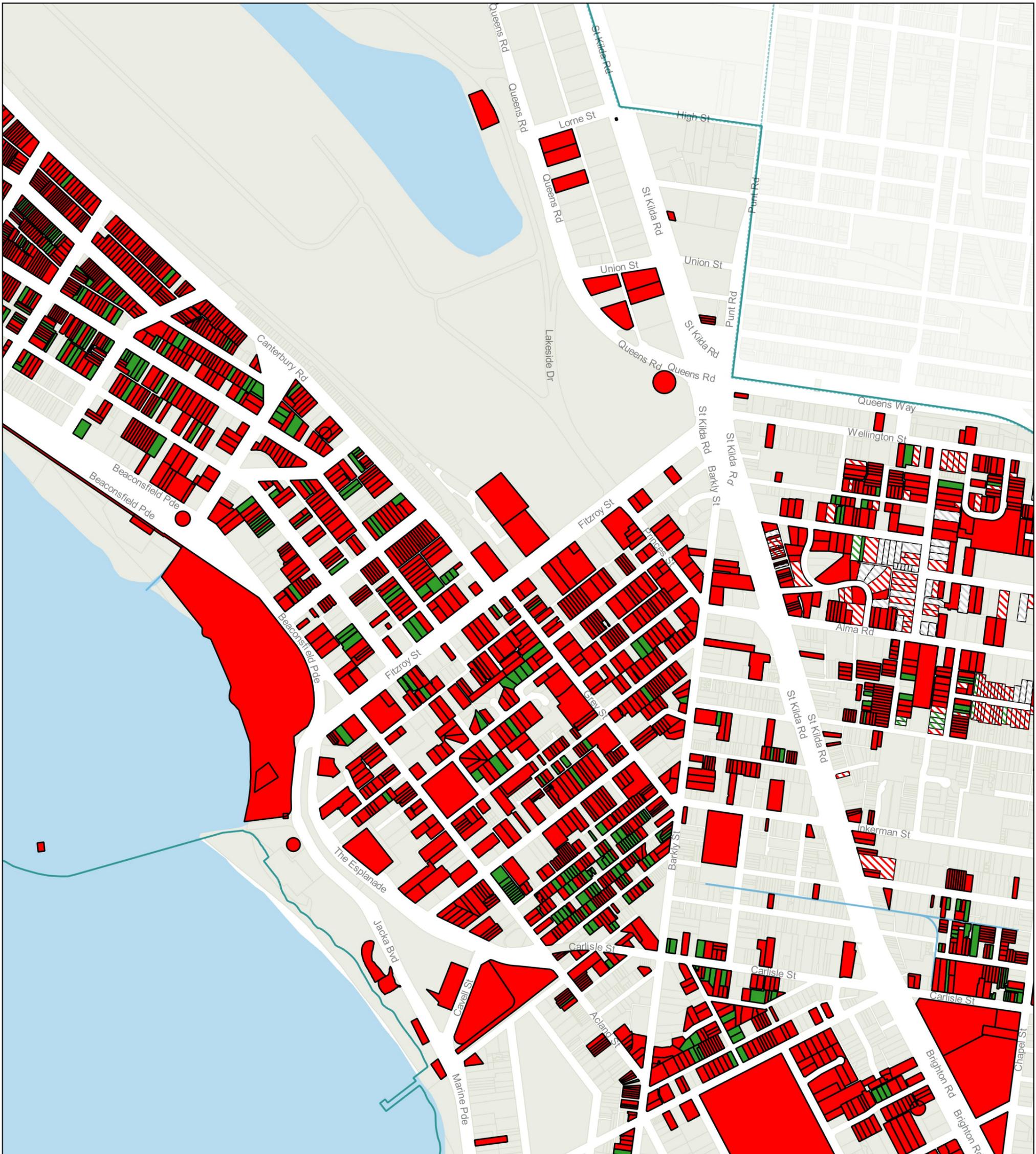
The resultant findings have been included in the Port Phillip Heritage Review through the Planning Scheme Amendment process.²

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.

² 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.

Amendment C142 to the Port Phillip Planning Scheme

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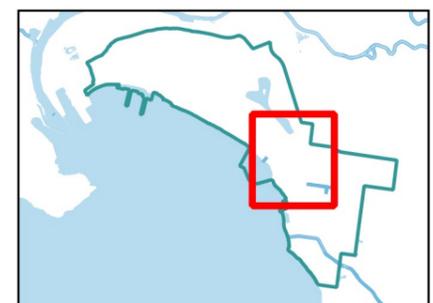


Heritage Policy Map

Current	Proposed
Significant Heritage Place - inside HO	Significant
Contributory Heritage Place - inside HO	Contributory
	Non-contributory
	Removed from HO

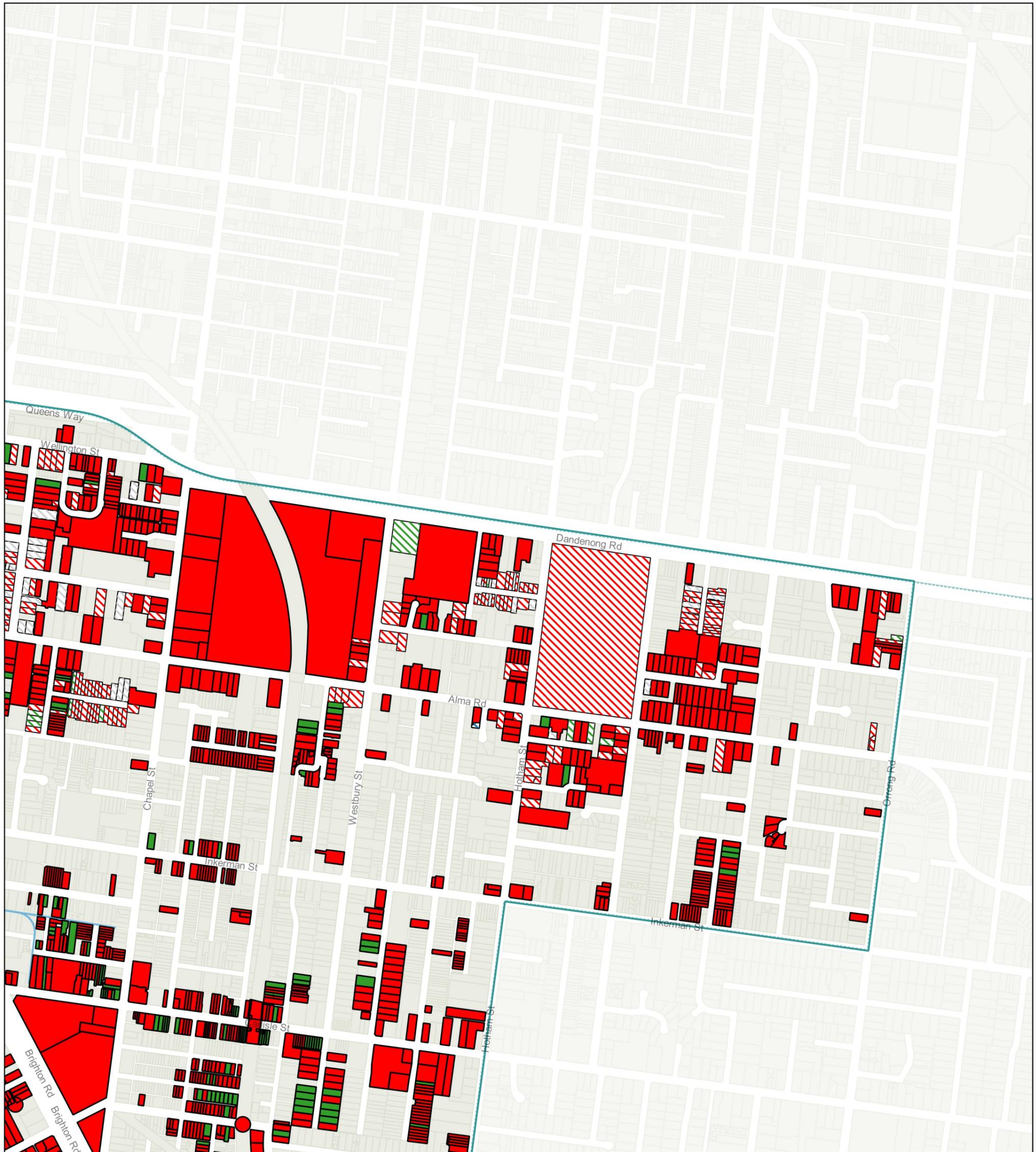
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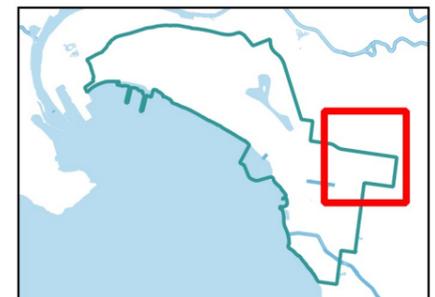


Heritage Policy Map

Current	Proposed
Significant Heritage Place - inside HO	Significant
Contributory Heritage Place - inside HO	Contributory
	Non-contributory
	Removed from HO

Map 7 of 9

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6.10 St. Kilda East - HO6

For the purposes of this citation 'St Kilda East' refers to the area included within the HO6 precinct. It is also referred to as 'the precinct'. Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

6.10.1 Thematic Context

Victoria's framework of historical themes

- 2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home
- 5. Building Victoria's industries and workforce: 5.3 Marketing and retailing
- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians
- 8. Building community life: 8.1 Maintaining spiritual life, 8.2 Educating people

Port Phillip thematic environmental history

- 2. Migration: 2.3 St Kilda
- 3. Transport: 3.2 The first tramways, 3.4 Tramway and railway improvements, 3.5 Post-war changes
- 5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years, 5.5 Post war development
- 6. Education: 6.1 The first schools
- 7. Government services: 7.4 St Kilda
- 8. Ways of life: 8.3 St Kilda

6.10.2 History

Early development 1842-1860

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 6.10-1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this area on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma Roads. Browne lived there only briefly before selling in 1854 to Matthew Hervey, MLC. Octavia Street, named in his honour, was formed on part of his land and by 1855 contained several houses.

Other mansions shown on the Kearney plan near 'Charnwood' were 'Nicholson House', between Octavia and Wellington streets, 'Cintra', on the west side of Chapel Street, and what appears to be '**Marlton**' on the south side of Wellington Street, (See Figure 6.10-1). 'Cintra' was constructed c.1855 and by 1858 was occupied by Thomas Black M.D., 'Nicholson House' was constructed for Germain Nicholson, while the first owner and occupier of 'Marlton' was Edwin Fowler.

The Kearney plan also shows the partial development of the area to the south of Alma Road. Alma Place and Frampton Street are lined with small cottages (some of these are likely to be the imported iron cottages described by Cooper in 'The History of St Kilda' Vol. 1 p.243) and '**Oberon**', the prefabricated house now at 2 Lambeth Place, appears to be shown. There are also several houses along the south side of Alma Road extending as far as Chapel Street.

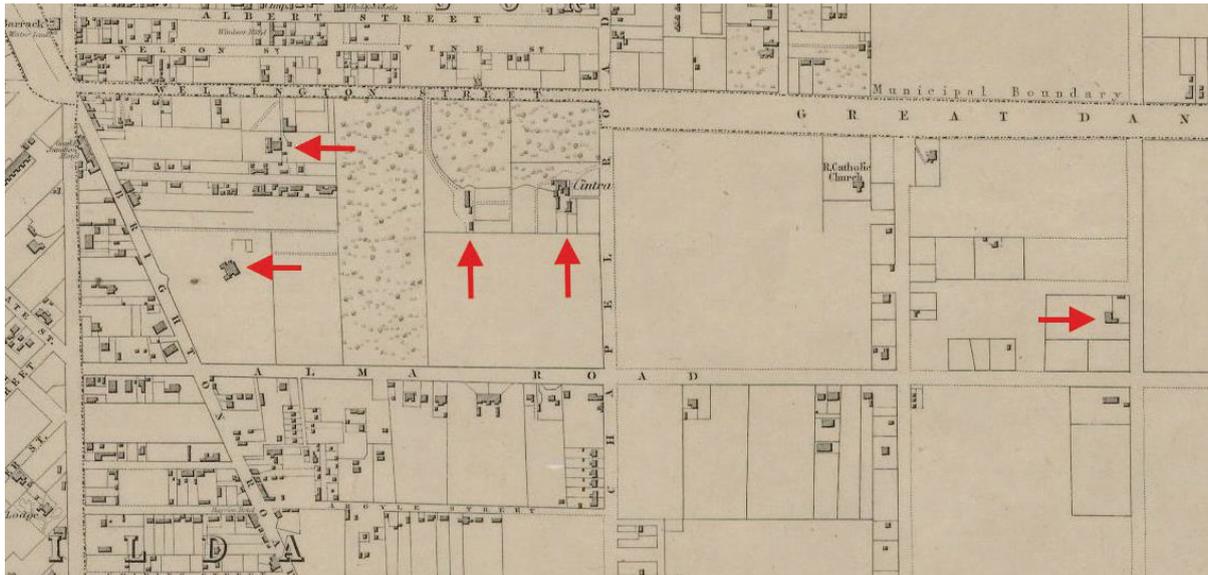


Figure 6.10–I – Extract from Kearney’s 1855 map of Melbourne showing (from left) ‘Charnwood’, ‘Nicholson House’, ‘Marlton’, ‘Cintra’ and ‘Waitara’.

Source: State Library of Victoria

Alma Park is not named on Kearney’s Plan, but the first **St Mary’s Catholic Church** is at the west corner of Westbury (originally Bull) Street and Dandenong Road. There were few buildings to the east of Westbury Street and almost none at all beyond Hotham Street where the **St. Kilda Cemetery** was established in 1855. Originally, the cemetery reserve extended as far as Orrong Road, but it was later reduced to its present extent. One of Melbourne’s oldest cemeteries, it is closely associated not only the settlement of St. Kilda, but of greater Melbourne, as it was the principal cemetery during the nineteenth century south of the Yarra River.

One of the buildings shown on the west side of Hotham Street opposite the cemetery was ‘Waitara’. Designed by Ohlfesen Bagge and erected in 1854, ‘Waitara’ was the residence of Archibald Michie who was an English-born lawyer, journalist, and politician. Elected to the Victorian Legislative Assembly in 1857, he twice held the position of Attorney-General. Michie became Victoria’s first Q.C. in 1863 and a decade later was appointed as Victoria’s Agent-General in London. He was knighted in 1878.

Kearney’s plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road.

Community formation c.1860-c.1880

Among the earliest buildings in St Kilda East are the churches, established from the 1850s to the 1870s. The presence of these churches and the early mansions of the prominent residents already mentioned established the prestige of St Kilda East as a desirable residential address, and encouraged further development as St Kilda’s population grew from 6,000 residents in 1861 to almost 12,000 by 1881. Much of the development of St Kilda East during this time was concentrated in the area surrounding Alma Park and west of Chapel Street, but there were the beginnings of suburban development east of Westbury Street.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Catholic Church was first to build, and the first St. Mary’s Catholic Church opened in 1854 at the west corner of Westbury Street and Dandenong Road. The foundation stone of the present church was laid in 1859, but due

to a lack of funds it was not completed until 1864. As the congregation grew additions were carried out and the enlarged church was blessed by Bishop Goold in 1871, and consecrated in 1887.

The first St Mary's church was also used as a school, which in 1874 was taken over by the Presentation Sisters. A new girls' school and convent was built in the same year (this was on the north side of Dandenong Road in Windsor), and four years later the Christian Brothers established a boys' school (for further information see the 'Schools' section below).

St. Mary's was soon joined by **All Saints' Anglican Church** and the **Free Presbyterian Church**, both fronting Chapel Street. The Free Presbyterian Church built a manse at the northeast corner of Alma Road in 1858 and in 1864 erected a bluestone church on the north side. Meanwhile, All Saints' was opened at the corner of Dandenong Road in 1861 and, after two additions, was consecrated in 1892. The parsonage was commenced in 1860 and extended in 1877. To the south of All Saints' **St. George's Presbyterian Church** was opened in 1877 after the congregation had been meeting in the '**Orderly Room**' just to the south since the previous year. The '**Orderly Room**' itself had been erected in 1865 for the St Kilda company of the Royal Victorian Artillery Volunteer Regiment and contained a drill room, gun sheds either side and rooms at the rear.

The churches and Orderly Room established a precinct of public buildings overlooking Alma Park, and development of the park itself commenced after it was formally established as a Crown Reserve on 23 August 1868 following a petition by the St Kilda Borough Council. Clement Hodgkinson prepared the plan for the reserve in July 1867 and St Kilda Council commenced laying out paths and fencing, and planting trees in the following year. However, the lack of a caretaker led to problems with vandalism and so in 1872 a caretaker's residence was built in the western portion close to Dandenong Road.

In 1876 another church was built, this time in Crimea Street, for the Particular Baptist congregation. Designed by architect Thomas Matthews, the **Particular Baptist Church** was one of the first buildings in the street. This was one of two Baptist congregations established in St Kilda at that time; the other was the General Baptist church that ministered to the working-class people in the valley below St Kilda Hill. For thirty-five years the General Baptists met in rented halls before building their own church in Pakington Street in the early twentieth century (see below).

The continuing growth of St Kilda created a demand for housing and the catalyst for the closer development of St Kilda East appears to have been the subdivision c.1868 of the 'Charnwood' estate. The subdivision retained the mansion on a large allotment and created residential lots fronting Charnwood Crescent, Charnwood Grove and Charnwood Road, as well as commercial lots fronting Brighton Road (by then renamed as High Street, befitting its emerging status as an important retail centre).

Several of the allotments at the eastern end of Charnwood Crescent (then known as Charnwood Grove) were purchased by the builder and developer, Thomas Newton who erected ten brick villas by 1870. Four of these survive today at nos. 13, 14, 15, and 24, while no. 17 was converted into flats during the 1920s. Other houses built on the 'Charnwood' estate prior to 1873 that still exist include 3 and 5 Charnwood Crescent and, in Alma Road, '**Hilda Terrace**' at 28-36, '**Toldara**' at no.40, and the attached pair at nos. 42 & 44.

'Toldara' at 40 Alma Road, later known as 'Shirley', was built in 1868 to a design by architects, Crouch & Wilson, for jeweller and merchant David Rosenthal. Rosenthal was one of several wealthy Jewish businessmen living in St Kilda at that time. Another was Israel Bloomington who in 1869 commissioned the same architects to design his own house '**Rondebosch**' in Chapel Street. Rosenthal and Bloomington were part of St Kilda's Jewish community, which held services in the Wesleyan Church Hall and joined with the congregation at East Melbourne. In September 1871, when there were about fifty Jewish families living in St Kilda, Bloomington and several other prominent community members resolved to form the St Kilda Hebrew Congregation at a meeting

held at 'Rondebosch'. The new congregation held services at the St Kilda Town Hall before building their own synagogue in Charnwood Crescent, which was consecrated on 29 September 1872.

'Rondebosch' and the houses built on the 'Charnwood' estate are all shown on the maps of St Kilda compiled in 1873 by J.E.S. Vardy, surveyor, which provide a snapshot of development at that time (see Figure 6.10-2). Printed in colour, these plans show the outline of buildings, the construction material (brick, stone or wood) and include an index of landowners. The Vardy maps show that Crimea Street and Redan Street had been formed, but were largely vacant, Octavia Street had filled out (few of these houses survive today, possible examples include nos. 45, 50, 52, 57, 60, 62 & 66), while the south side of Wellington Street by then contained several houses including nos. 54, 56-58 & 80.

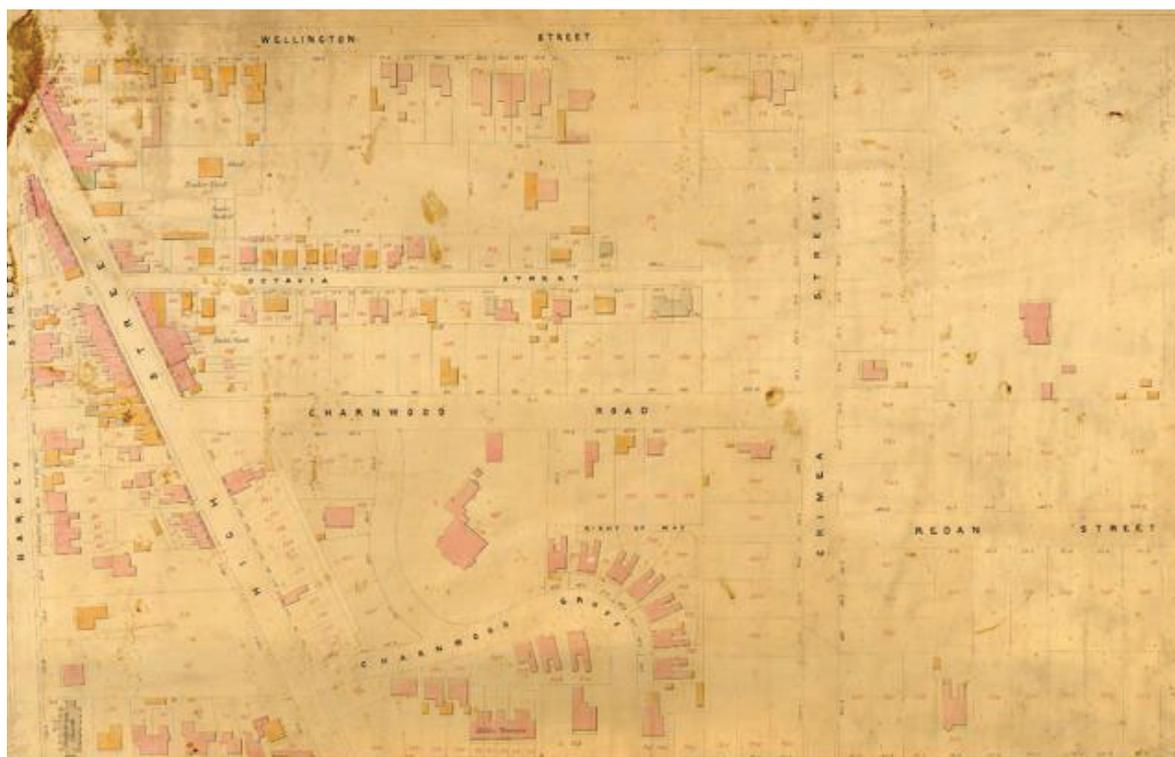


Figure 6.10-2 – Detail of Vardy Map No. 1 (North Ward) showing development in and around Charnwood Road

Source: City of Port Phillip.

Meanwhile, development had continued along Alma Road, which was dotted with large villas as far as Hotham Street and whose residents included prominent businessmen, politicians and members of Melbourne's legal fraternity. These included '**Aldourie**' at the southeast corner of Chapel Street, which was erected in 1864 as the residence of Alexander Fraser. Fraser was a member of the first St Kilda Council in 1857-8, chairman of the St Kilda municipality in 1859, and a member of the Legislative Council. He laid the foundation stone of the St Kilda town hall at the corner of Acland and Barkly streets in 1859 and was appointed as the first Mayor when St Kilda was proclaimed a Borough in 1863. Other Alma Road houses constructed by 1873 included the residence of the Hon. Robert Turnbull M.L.C. at no.89 (immediately to the east of 'Aldourie'), and no.134 (north side between Westbury and Hotham streets). In 1874 the house at no.134 became the Fairleigh (or Faireleigh) Ladies' College (see Schools section, below).

On the north side of Alma Road in the block between Westbury and Hotham streets Fulton Street had been formed and named and contained several brick houses (none of these houses survive today), while Pilley and Johnson streets are shown, but contain no houses. On the west side of

Hotham Street facing toward the cemetery 'Waitara' was by then one of two houses, the other located at the south corner of Johnson Street (the present 24 Johnson Street, which was constructed by 1868 for Edward Bage). In Dandenong Road the only buildings between St Mary's Church and Orrong Road were a mansion between Westbury and Pilley streets, and the gatehouse lodge for 'Oakleigh Hall' near the corner of Orrong Road. The former building was 'Dulquhurn', a thirteen-roomed two-storied Italianate house built in 1864. The first owner was the noted architect William Wilkinson Wardell.

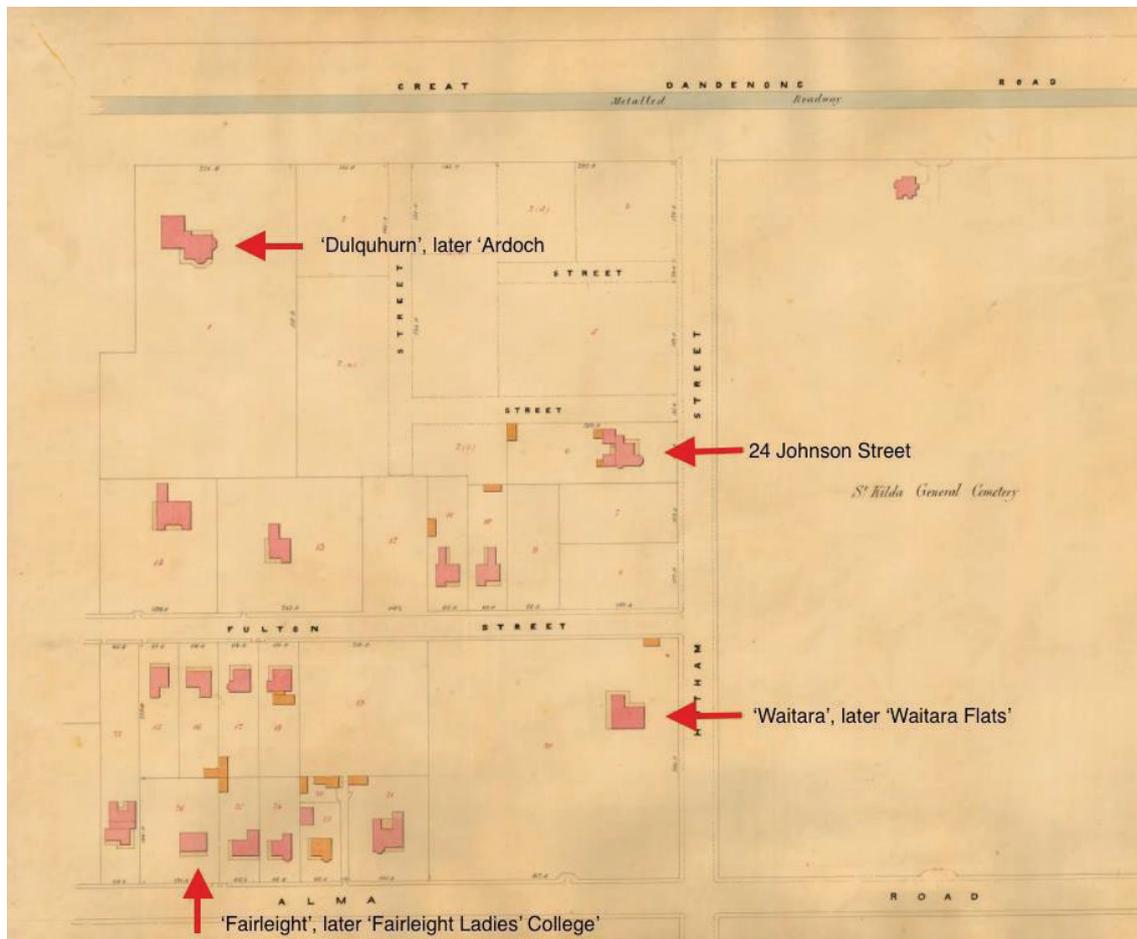


Figure 6.10–3 – Detail of Vardy Map No.3 (North Ward) showing development west of Hotham Street between Dandenong Road and Alma Road

Source: City of Port Phillip.

The shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new **St Kilda Post Office** was opened on the southeast corner of Inkerman Street.

Almost none of the shops shown on the Vardy plans survive today. Those on the west side were destroyed by the road widening of the 1960s, while most of those on the east side have been replaced by later buildings. Exceptions include the two storey shops and residences at **170-172** and **264-66 St Kilda Road**.

Expansion during the late nineteenth century boom c.1880-c.1900

The population of St Kilda grew rapidly during the building boom of the 1880s, rising to 19,000 by 1890. In St Kilda East the opening in 1888 of cable tram routes along Wellington Street, High Street and Brighton Road, and Chapel Street stimulated development. At the end of the nineteenth century the St Kilda East area between High Street and Westbury Street was almost fully developed, while the section between Westbury and Hotham streets had filled out considerably. By this time a pattern of settlement had emerged with large mansions in extensive grounds surrounded by more closely settled streets containing large villas, with pockets of modest housing, mostly (but not exclusively) on the south side of Alma Road. However, the onset of the 1890s economic depression brought a halt to development for almost a decade.

During the 1880s boom almost all the vacant land in the 'Charnwood' estate and surrounding streets was built upon and new subdivisions were created to meet the demand for housing. By 1897 the only remaining gaps in the block bounded by High Street, Alma Road, Chapel Street and Wellington Street were the grounds surrounding the mansion estates of 'Charnwood', 'Cintra' and 'Nicholson House' and 'Decomet'. The many houses built during this time include **3 Crimea Street**, erected in 1882 by builder George Parsons who also constructed the adjoining and nearby houses at nos. 1, 5 & 7 at the same time. These dwellings, all substantial two-storey villas in the fashionable Italianate style, were characteristic of the high quality of housing built for the wealthy middle class residents moving into the area. Other houses built during the boom in the surrounding area include 10 Charlotte Place, 15 Charnwood Grove, 4, 5, 6, 7, 8, 15-17, 19, 26, 28-30, 34 & 40 Charnwood Road, 4-12, 17, 18, 26A, 27, 28, 30, 31, 35 & 39 Crimea Street, 33, 47 & 59 Octavia Street, 1, 3, 7, 8, 15 & 27 Redan Street, and 72-76, 82-86 & 90-104 Wellington Street.

As existing streets filled out, new streets were created including Marlton Crescent, situated between the eponymous mansion and Wellington Street, and Odessa Street (originally Crimea Street South) on the south side of Alma Road. The first four houses in Marlton Crescent were occupied by 1887 and by 1889 it contained twenty. Odessa Street was somewhat slower to develop. There were three houses in 1888 and again in 1889, however, by 1890 the number had increased to twelve, with a further four houses in the adjoining Alma Grove.

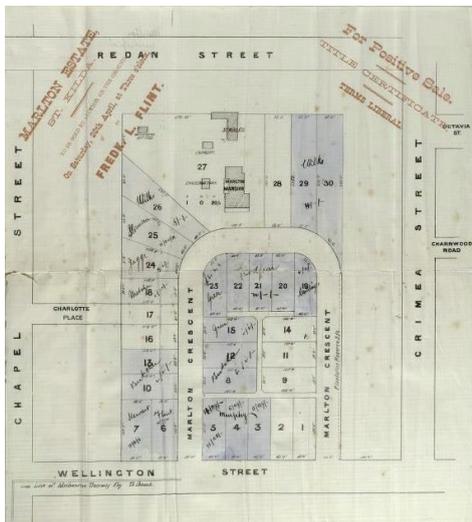


Figure 6.10-4 – Marlton Estate, St Kilda (1883)

Source: State Library of Victoria

To the west of Odessa Street, Lambeth Place in the late nineteenth century was still a short cul-de-sac, ending at the rear of two large allotments facing Argyle Street. To the west of these allotments in Argyle Street the three houses at nos. 68-72 and 'Mona Terrace' at nos. 50-64 had all been built

by 1897. To the north of these houses, Frampton Street contained 10 small cottages, including what appear to be the present nos. 2, 4, 6, 8 & 10.

Along Alma Road and Chapel Street the building of several large mansions, terraces and villa residences for prominent citizens consolidated their status as prestigious residential addresses. In Chapel Street new mansions included **'Elmwood'**, at the north corner of Redan Street, which was built by 1880 for W.H. Embling, a surgeon who later become a M.L.C., and **'Cloyne'** on the east side to the north of the Free Presbyterian Church, erected in 1887 for Sir John Madden a prominent Melbourne barrister, who became Chief Justice in 1893 and Lieutenant Governor in 1899.

Houses built in Alma Road during the boom era include nos. 46, 48-50, 49, 51, 55, 69, 70, 72, **92, 94A, 101 ('Sandhurst')**, 135, 156 and 158, and by 1897 there was an almost continuous line of villas on large allotments stretching as far as Hotham Street (refer to Figure 6.10-5). Most of these were in the popular Italianate style. A notable exception is the house at **61 Alma Road**, constructed in 1890 for Miss Hatchell Brown, headmistress of The Priory Ladies' College as her own residence and to provide boarding accommodation for the school. Designed by architect E.G. Kilburn, it was one of the first American Romanesque style houses in Victoria.

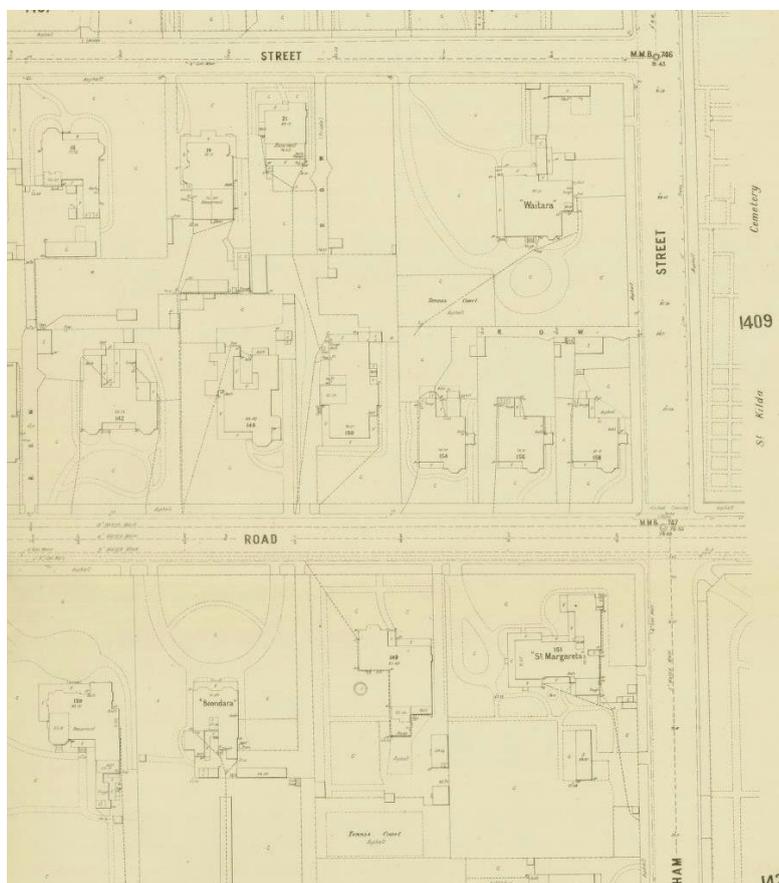


Figure 6.10-5 – Part of MMBW Detail Plan No. 1408, dated 1897, showing villas and mansions in Alma Road and the south side of Fulton Street near Hotham Street (at right).

Source: State Library of Victoria

East of Alma Park, the block between Westbury and Hotham streets had filled out. Fulton Street was lined with substantial villas on large allotments including **'Cranford'** at no.22, and the house at no.36, three large villas (the present nos. 3-7) had been erected along the east side of Pilley Street,

while Johnson Street contained more than a dozen single-fronted cottages including the present nos. 3-7, 10, 12 & 25. The cottages in Johnson Street were all constructed in 1886 and 1887.

Hotham Street remained the boundary of the closely developed areas. In Dandenong Road east of Hotham Street there were several large mansions in spacious grounds, as well as isolated pockets of housing in and around Shirley Grove and Lansdowne Road. Closer to Orrong Road Wando Grove and Hughenden Road had been formed but contained no houses. Shirley Grove was created from the carriage drive leading off Dandenong Road to the mansion of the same name and by 1900 contained nine houses including nos. 7, 10, 13 & 18.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. **70-76**, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (**nos. 140-146**), erected in 1886, that contained three smaller shops and five room residences and one larger corner shop, cellar and ten room residence. Commercial development had also begun to creep into intersecting streets. By 1890 the Taylor Bros had established a 'corn store' on the north side of Inkerman Street just behind the Post Office Hotel. Mr Joshua Taylor lived in one of the pair of terrace houses built on the adjoining site at the corner of Bath Place.

The boom of the 1880s came to an end with the onset of the economic depression in the early 1890s, which effectively brought development to a halt for almost a decade.

Federation recovery c.1900-c.1919

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century the number of residents in St Kilda almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the still largely undeveloped areas east of Hotham Street, although development did begin to creep along the length of Dandenong Road, following the route of the new electric tram introduced in 1911.

St Kilda East was still a very desirable place to live and Alma Road was described in 1913 as 'one of the finest and most aristocratic of the thoroughfares of St Kilda and the mansions which adorn it are almost unequalled for fine architecture and beauty of situation'. Very few new houses were built along Alma Road in the early 1900s – an exception was 'Kia Rana' at no.93, which was built c.1902 for Mr and Mrs Anderson.

Nonetheless, the economic depression of the 1890s had affected the viability of many of the mansion estates. Several were re-possessed by banks and re-sold or subdivided, or leased and used for other purposes such as schools or boarding houses (see 'Schools' section, below). Some other mansions were converted to private hospitals. In Crimea Street Dr Thomas Murphy, a surgeon, ran his practice from the house at 9 Crimea Street and in 1914 he established St Aidan's Private Hospital in a building at the rear of his property fronting Octavia Street, which was advertised as the 'most up to date hospital for medical, surgical and midwifery work'. Nurse Pickard was the Matron in charge. Reputedly, a future Governor-General of Australia, (Sir) Zelman Cowen, was born at St Aidan's in 1919.

In the early twentieth century land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats. This led to the redevelopment of the remaining mansion estates in St Kilda East, which began with the demolition of historic 'Cintra' mansion and the subdivision of the property to create Cintra Avenue and allotments along the south side of Charlotte Place and the west side of Chapel Street between the two streets. The first houses were built by 1905 and the subdivision was almost fully built up by 1907. It appears that just two builders, C. Goodridge and P. Einsiedel, constructed all but three of the houses.

Mr Einsiedel was also the builder of several of the brick cottages constructed on the 'Nicholson House' subdivision, which created Moodie Place, Robertson Avenue and several new allotments along the north side of Octavia Street. It appears that Einsiedel constructed almost all of the houses in Moodie Place, as well as nos. 37-41, 54, 56, 68, 70, 72 & 74 Octavia Street and 2 & 4 Robertson Avenue. Einsiedel's houses and the others built on the subdivision at **6 & 8 Robertson Avenue** and 48, 50 & 58 Octavia Street were all constructed between 1907 and 1915.

Infill development in other streets included 41-45 Crimea Street (1915), 21 & 21A (1905) and 26-32 (c.1910) Marilton Crescent, and 116 (c.1909) Wellington Street. Also constructed in 1914 was the house at **31 Redan Street**, designed by architect Edwin J. Ruck, for G.L. Blashki.

Similar activity was taking place on the south side of Alma Road where Lambeth Place was extended through to Argyle Street and was almost fully built up between 1909 and 1918. T.W. Soderberg constructed most of the cottages along the west side for the owner, F. Sleep. However, Mr Einsiedel is also recorded as the builder of two and, as they are almost identical to his Moodie Place houses, it is likely he was involved in building most if not all of them. In Odessa Street, the pair of houses at nos. 1 & 3 was constructed c.1915, while in Alma Place the small cottages shown on the 1897 MMBW plan were replaced in 1907-08 by the present brick duplexes at nos. 3-11 & 6-12. J.G. Hollows constructed several of these for the Misses Griffiths. Similar redevelopment occurred a few years later in the adjoining Somerset Place where a single house on the north side was replaced by two duplexes at nos. 2-8.

In 1911 the Prahran and Malvern Tramways Trust opened its electric tram to Windsor along Dandenong Road, which stimulated development along the route and by 1918 houses were being built as far to the east as Orrong Road and there was also building activity in the intersecting or parallel streets. The construction of the tram co-incided with major streetscape improvements carried out by municipalities of St Kilda and Prahran including the planting of trees along the tramway median and the nature strip.

The electric tram encouraged the prominent architect/developer Howard R. Lawson in 1917 to build the first purpose-built flats in St Kilda East at the east corner of Pilley Street and Dandenong Road (1 Pilley Street). This was the first of several flats or houses that Lawson would build along Dandenong Road toward the end of World War I. The following year, Lawson built the pair of houses at 356-358 Dandenong Road, as well as his new residence '**Broxted**' at 342 Dandenong Road at the east corner of Wando Grove. These were followed in 1919 by the house at **no.344** and the flats at no.346. Lawson's buildings were among a group of houses and flats between Wando Grove and Orrong Road erected from 1916 to the 1920s that also included the houses at nos. 350, 352 and 360-362. By this time development had also commenced in Orrong Road where the houses at nos. 337 to 343 had been constructed by 1915.

In the early 1900s, prior to moving to 'Broxted', Howard Lawson was living just off Dandenong Road at 14 Shirley Grove, a Victorian era house that he altered and extended in 1915. In 1902 a large house called '**Pine Nook**' was erected at the south end of the street adjacent to the eponymous mansion, and with the promise of the electric tram at the doorstep all the remaining vacant lots in Shirley Grove were built on between 1909 and 1915.

Meanwhile, in the block between Westbury and Hotham streets houses began to fill the gaps left by the 1890s depression. In Westbury Street the attached houses at 39-41 were built by 1910, while the house at no.29, designed by the noted architect Leonard Flannagan, was erected in 1913 for Mrs G.O.J. White. Along Dandenong Road, the two houses at nos. 242 & 244 were erected by c.1915, and on the west side of Hotham Street, several houses were built in the 1910s including nos. 1 & 3 at the north end, while closer to Alma Road houses built on the 'Waitara' estate included 21 & 23 Hotham Street, and the row of semi-detached houses at 35-45 Fulton Street, extending from the Hotham Street corner. The 'Waitara' mansion itself was converted to flats by 1919. Meanwhile, a pair of semi-detached houses was built at 38 & 40 Fulton Street and in 1917 Miss K. Hope had four

brick duplexes erected at the north corner of Johnson and Hotham streets (the present 27-33 Johnson Street).

After many complaints by local residents significant improvements were made to Alma Park during the early 1900s. Seats and lighting were added, further plantings were carried out and two rotundas were installed, one of which survives today in the western reserve. The improvements had the desired effect; by 1916 Alma Park was described in a glowing newspaper article as a 'place of beauty' that reflected credit upon the gardener, Mr William Godden:

To think of the neglected condition of the reserve but a few years ago, and to glance at its present vastly improved conditions is a cause for wonderment and it is hard to believe that Mr Godden could have so successfully transformed what was a dull and uninviting scene into one of brightness and spectacular animation...

Several new church buildings were erected in the early twentieth century. In 1902 St Mary's opened its new school hall and club rooms. Situated on the east side of the church at the corner of Westbury Street, it was designed by John Rigg and Godfrey & Spowers. A few years later the congregation of All Saints' decided to erect a new hall and Sunday School to celebrate its Jubilee. The foundation stone was laid in 1910 and the building, named Gregory Hall in honour of the first vicar John H. Gregory, was opened in 1911. P.G. Fick was the architect. Meanwhile, after years of worshipping in rented accommodation the General Baptist congregation finally built their own place of worship at the western end of Pakington Street. The foundation stone was laid by George Doery, the president of the Baptist Union of Victoria, on 27 March 1915. Built as a hall, and intended as a precursor to a church that never eventuated due to a lack of funds, the architect was W. Rain.

Further shops were built in High Street, filling in gaps or replacing older buildings.



Figure 6.10–6 – High Street, St Kilda east side, in 1925.

Source: State Library of Victoria

The interwar boom c.1919 to c.1940

The significant population growth after World War I created a demand for housing and the expansion of the electric tram network along Chapel Street, Wellington Street, and High Street encouraged further mansion estate subdivisions and more intensive development as the building of flats accelerated throughout St Kilda. By the end of the interwar period St Kilda East was almost completely developed from High Street to Orrong Road.

The trend toward higher-density living in St Kilda East 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 toward the end of World War I in Dandenong Road. 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)

By 1920 the first blocks of flats built by Howard Lawson in Dandenong Road were among 527 purpose-built flats in 92 blocks in St Kilda, a number that increased significantly over the following two decades. In 1925 the number of flats had increased to 884 in 164 blocks, before almost doubling to 1,679 in over 300 blocks between 1925 and 1930. By 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks throughout St Kilda.

St Kilda East was a popular area for flats, because it was close to public transport and shopping, and was noted for its historic character and elevated position with views to Alma Park and the surrounding district. Popular locations for flats included Alma Road, particularly the section opposite Alma Park, the 'Charnwood' estate and surrounding streets, and the tram routes along Chapel Street, Dandenong Road and Wellington Street.

In Alma Road, one of the first mansion-to-guesthouse conversions was carried out in 1913 and by 1940 there were seven between Chapel and Hotham streets. The conversion of mansions, and larger residences and terraces into self-contained flats soon followed. One of the first flat conversions in St Kilda East took place in 1920 at the west corner of Charnwood Crescent and Charnwood Grove. Designed by the notable architects Haddon & Henderson, this involved the conversion of two c.1880s houses in the 'Charnwood' estate and a new purpose-built block of flats known as '**Charnwood Oaks**'. Other flat conversions soon followed including some like 'Charnwood Oaks' that retained the original mansion with the addition of purpose-built flats.



Figure 6.10-6 – 'Charnwood Oaks' S. Kilda, perspective view, showing conversion of two old residences into 9 self contained flats. Drawn by Robert J. Haddon F.R.I.B.A. 1921

Source: State Library of Victoria

Within the 'Charnwood' estate and the surrounding area other flat conversions included '**Duband Court**' (c.1927, former 'Hilda Terrace') 28-36 Alma Road, '**Chandos Court**' (c.1920-1925) 17 Charnwood Crescent, and the houses at 5 ('Ravens Craig'), 15-17 & 19 Charnwood Road (c.1920-25), while in Crimea Street there was '**St Huberts**' (c.1925) at no.7 and 'Moana' (c.1920) at nos. 15-17, and in Redan Street 'The Albany' (1920) at no.8 was the first with the house at no.1 in 1937 being the last.

The huge demand for flats also led to the subdivision of the remaining mansion estates. 'Decomet' was subdivided in 1919 creating new building lots along the west side of Chapel Street between Alma Road and Redan Street, while in 1923 the grounds of 'Charnwood' were reduced by excision of land on the north and south sides of the mansion. Among the first buildings on both subdivisions were flats. On the 'Decomet' subdivision a duplex, designed by H.W. & F.B. Tompkins, was built in 1922 at 33 Chapel Street, and in the following year the '**Belmont Flats**' were constructed at the northwest corner of Alma Road. Designed by architects Richardson & Wood, 'Belmont' incorporated part of the original fence along the two street frontages. Houses were built on the other allotments in Chapel Street: 35 (c.1925), 37 (1926) and 39 (1922, designed by G.J. Sutherland).

In the 'Charnwood' subdivision, flats and houses were built on the land to the north of the mansion: '**Tyrell House**' flats at 6 Charnwood Grove (1923), '**Luxor**' flats at 9 Charnwood Road (1927), and the houses at 11 (1927), 11A (1928) & 15A (c.1930) Charnwood Road. The St Kilda Hebrew Congregation acquired the land to the south of 'Charnwood' as the site for a new and much larger **synagogue**. Designed by architect, Joseph Plottel, it was opened in 1926. The old synagogue on the opposite side of Charnwood Grove was then used as a hall and school until 1940 when it was replaced by the flats at 17 Charnwood Grove. A new school and hall, also designed by Plottel and known as the Meyers Memorial Assembly Hall and class rooms, was then built on the east side of the synagogue facing Charnwood Crescent in 1940.

At around the same time several mansion estates between Dandenong Road and Fulton Street, including 'Dulquhurn' and 'Cliefden' facing Dandenong Road and three along the north side of Fulton Street at nos. 2, 14 ('Chediston') and 20 ('Cranford'), were undergoing similar redevelopment. In the early 1920s 'Dulquhurn' was converted to flats, while the adjoining 'Cliefden' was demolished in 1924 and 10 new blocks of flats were built in the surrounding grounds from 1920 to 1938. Renamed as '**Ardoch**' and containing 45 flats, this was the largest interwar flat enclave in St Kilda and one of the largest in Melbourne, comparable to Howard Lawson's extensive 'Beverley Hills' complex built in South Yarra during the early 1930s. Another three blocks of flats were built in the 1930s on the balance of the estate facing the southward extension of Pilley Street at nos. 10, 11 & 12.

Most of the new flats within the 'Ardoch' complex were the double-storey 'duplex' type comprising two flats, one above the other (the single storey type placed them side by side), which became very popular during the late 1920s and 1930s. When Alma Grove was extended in the 1920s almost all the new dwellings constructed in the decade from 1925 to 1935 were single-storey duplexes. In Alma Road, the Dunlop Home Builders constructed a duplex in 1926 at 132A Alma Road.

To the south of 'Ardoch', the subdivision of 2 Fulton Street created Palm Court where three blocks of flats including 'Keswick Lodge' (2 Palm Court) and '**El Sonia**' (6 Fulton Street) and three single-storey duplexes were built in the early 1930s. In Fulton Street itself three houses (nos. 10, 12 & 16), and two, two-storey duplexes (18 & 20) were built in place of 'Chediston' and the western garden of 'Cranford', while on the south side two more blocks of flats were built at nos. 1 ('Carolina Court', 1928-1941) and 3 (c.1935). In nearby Johnson Street, duplexes were built on the land that had remained vacant since the late nineteenth century at nos. 2-8 (1928), 14-16 & 18-20 (1932) & 19-21 (1937). The construction c.1940 of the Warwick Court flats at no.17 completed development of the street.

In Alma Road many of the large mansion estates were redeveloped during the interwar period. In the block overlooking Alma Park these included '**Sandhurst**' (c.1925) at the corner of Raglan

Street, '**Bhadohl Flats**' (1935) at no.89, '**Alma Park Mansions**' (1935) at no.91, which all retained the original mansion in the development, whilst 'Graylings' (c.1935) at 95 & 95A replaced the eponymous mansion. On the north side of the road flats were built right on the edge of Alma Park at the rear of the late nineteenth century house at 94 Alma Road. East of the railway the 'Hammerdale' estate was subdivided in the late 1920s to create Hammerdale Avenue where the first houses were completed by 1929 (please refer to the Hammerdale Avenue precinct citation for further information) and between Hammerdale Avenue and Westbury Street '**Welford Lodge**' flats, designed by Joseph Plottel, were built in 1938 on part of the gardens on the west side of the 'Iramoo' mansion. 'Iramoo' survived briefly before it was replaced with the three blocks of flats at nos. 119A, 119 & 121 Alma Road by the early 1940s. East of Westbury Street '**Clovelly**' (1938) at no.138 and '**Olgmend Court**' (1940) at no. 147-49 replaced nineteenth century houses.

Other flats built within St Kilda East during the interwar period were clustered within the area bounded by the electric trams along High Street, Wellington Street and Chapel Street including: 38 Alma Road ('Dundas', c.1935), 12 Charlotte Place (1938); **16** (1939), 20 ('Raeburn', c.1940) & 23-25 (1940) Charnwood Road; 21 & 23 Crimea Street (both 1922); 1 (c.1935) & 3 ('Roston', 1920) Lambeth Place, 2A (1936) & 9 ('Crome Court', 1937) Marlton Crescent, 2 ('**Tintern**', 1928), 13 ('Grenroy Court, c.1935) & 33 ('Corowa', 1937) Redan Street, and along Wellington Street itself including 88 ('Kintore', 1940) & 114 ('Carinthia Court', 1926). Other interwar flats were situated on or proximate to the tram route along Dandenong Road include 304 ('**Corio**', 1939) & 350 (c.1935) Dandenong Road, '**Summerleigh**' **13 Hughenden Road** (1940), and 'Wessex Manor' 18-20 Westbury Street (1935).

With the boom in flat building, construction of detached houses slowed, but did not cease entirely particularly in the less-developed areas close to Orrong Road. In the older established streets, the small number of new houses built during the interwar period includes 55 & 57 Octavia Street, 23 Odessa Street, and 1 Pilley Street. At 29 Crimea Street, major additions were made c.1937 to a Victorian house for the owner Ephriam Yoffa. Mr Yoffa was a businessman who established the Yoffa Hosiery Co. in Brunswick, which is credited with introducing the panty hose to Australia. Mr Yoffa was also connected to the arts community and the house reputedly contains a mural (now over-painted) by Danila Vassileff, a noted modernist painter.

In Alma Road '**Kindrogan**' (1923) at no. 60, and the **Richardson House** at no.69A (1920) were built on two of the remaining vacant lots, while the houses built in the early 1930s at nos. 93A, 93B, 151 & 153 were situated on mansion estate subdivisions. The houses at 151 & 153 Alma Road were built on the subdivision of the St Margaret's mansion estate at the southwest corner of Alma Road and Hotham Street. Also built on that subdivision were 'Ullawarra' (c.1939) a duplex at 155 Alma Road, and three houses at 29-31 Hotham Street. Designed by architect, Marcus R. Barlow, the Hotham Street houses were all built in 1929 for Brighton Homes Pty Ltd.

Meanwhile in Hughenden Road and the northern part of Orrong Road houses were built on the remaining vacant lots between 1920 and 1925. This included the detached bungalows at nos. 11, 15 and 19 Hughenden Road and 335 Orrong Road.

In the High Street shopping centre new buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership.

Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland

Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

As the population grew so did most of the church congregations. In 1927 a new hall was built at St George's to replace the original one of 1886. Henry Hare & Hare were the architects. The exception was the Particular Baptists. By 1922 the congregation had dwindled to the point that the church was closed and sold to the Balaclava Freemasons Lodge. The Lodge altered and extended the building to use as their Temple. Seabrook & Fildes designed the additions carried out in 1936.

In 1936 another landmark was added to Chapel Street with the opening of the Astor Theatre at the north end opposite All Saints' Church. Designed by the architect, Ron Taylor, in the Jazz Moderne style it was officially opened on 3 April 1936 at a ceremony attended by the mayor and councillors of St Kilda. The site of the Astor had previously been used for a cinema from c.1912-c.1917.

Further trees were added and improvements made to Alma Park and the 1920s St Kilda Council also embarked on a concerted campaign of planting street trees throughout the city. The trees now lining Charlotte Place, Charnwood Road, Cintra Avenue, Crimea Street and Redan Street were planted during that time.

The significant growth in St Kilda East led to the need for a new electricity substation, which was built by the Melbourne Electricity Supply Co. in Alma Grove in 1928.

Post-war redevelopment c.1945 onwards

Residential building in St Kilda East ceased during World War II and slowly recovered after the war. After experiencing almost no growth since the early 1940s 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. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda and the population increased by 10,000 people at a time when the populations of other inner-city suburbs were declining.

With limited vacant land the new flats in St Kilda East began to replace the older housing stock. In Alma Road, for example, in 1959 the 'Park View' flats replaced a mansion that had stood at the northwest corner of Westbury Street since the 1870s. This was the first of many blocks of flats that replaced Victorian era mansions along Alma Road in the 1960s and early 1970s. Other streets where significant flat building occurred included Chapel Street, Charnwood Crescent, Charnwood Road, Charnwood Grove, Crimea Street, Redan Street and Westbury Street. Many early houses and mansions were lost during this frenzy of building: in 1959 the eponymous mansion at the end of Shirley Grove was demolished and replaced by a complex of flats '**Shirley Court**', and in 1963 the end of an era came when the 'Charnwood' mansion, by then converted to flats, was finally demolished.

However, there were some notable exceptions: In Alma Road the early mansions 'Shirley' at no.40 and 'Aldourie' at no.89 were incorporated into the flat developments built around them. Of these, 'Shirley' including its remarkable Classical style façade remains relatively intact (though largely hidden), while 'Aldourie' is less intact, but still partly visible from Chapel Street.

Few of the new flats were architect designed. Exceptions included the flats at the north corner of Redan and Crimea streets, designed by Norman Brendel and erected in 1959-60, and the flats at the north corner of Westbury and Fulton streets, designed by Mordecai Benshemesh and erected in 1960. Mordecai Benshemesh was well-known as a designer of apartment blocks in St Kilda during the post-war era, beginning with small-scale walk up flats in the 1940s and progressing to 'high-rise'

blocks such as 'Edgewater Towers' (1959-60), which enhanced his reputation as one of Melbourne's leading designers of high-density residential developments.

The other significant change during the late 1960s and early 1970s was the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road, which resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street. This hastened the decline of High Street/St Kilda Road as a commercial centre.

By the 1980s the congregations of some of the foundation churches had begun to decline and this led to the need for some churches to merge or close. The numbers at St Kilda Baptist Church in Pakington Street had fallen to 15 by 1981 and the church was threatened with closure, but the arrival in 1984 of the Reverend Tim Costello revitalised the church and by 1988 the congregation had grown to 100. At around the same time the last Free Presbyterian church service was held on 23 November 1986 and the congregation moved to Wantirna (the building was then used for services by the Salvation Army). In 1997 St George's merged with former East St Kilda and Windsor Congregational churches to form the East St Kilda Uniting Church parish and buildings on the site are now used by St Michael's Grammar School.

The continuing strong connection of the Jewish community to St Kilda East was recognised on 20 August 1995, when the then Governor General, Bill Hayden, officially opened the Jewish Museum of Australia, Gandel Centre of Judaica, named in honour of the Museum's lead benefactors, John and Pauline Gandel. The site for the museum was a property in Charnwood Crescent, directly opposite the Synagogue, that extended through to Alma Road. Established in 1977, the Jewish Museum of Australia in its formative years organised exhibitions and began to build a collection before opening temporary premises in the disused classrooms of the Melbourne Hebrew Congregation, South Yarra.

Schools in St Kilda East

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne. Several of these were within St Kilda East including All Saints' Grammar School, Alma Road Grammar School, Fairleigh Ladies' College (later Clyde School), The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically, while the introduction of the new *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, led to further closures with the number of independent schools falling from 945 in 1898 to almost half that number in 1912.

For example, at The Priory Girls School, established by Miss Hatchell Brown in 1887 on the site of the Alma Road Grammar School at 59 & 61 Alma Road, numbers plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913. The school building at no.59 was later demolished, but Miss Brown's residence at no.61 survives today.

Alice and Florence Chambers established the Fairleigh Ladies' College in a mansion house in Alma Road in 1874. The school became one of the leading private ladies colleges in Melbourne and in 1910 it was taken over by Miss Isabel Henderson, a leading educationalist. Renamed as Clyde School, it continued at this site until c.1919 when it was relocated to Woodend. After this, the building reverted to a private residence and later became an aged care facility known as 'Alma House', which survives today at 134 Alma Road.

Three schools that continue today are **St Michael's Grammar School**, **St Mary's Primary School** and **Christian Brothers' College**. St Michael's Grammar School was opened in 1895 as the Collegiate Day School for Girls in the former 'Marlton' mansion in Marlton Crescent and over the past 100 years has grown significantly and now occupies several buildings spread across a site

extending through to Redan and Chapel streets. Both St Mary's Primary School and Christian Brothers' College trace their origins to the denominational school established in the first St Mary's Catholic Church, opened in 1854, and now occupy a complex of buildings on either side of Westbury Street to the east and south of St Mary's church complex in Dandenong Road. Please refer to the individual citations for these places for further details.

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6.10.3 Description

Overview

St Kilda East covers a large area in several parts with Wellington Street and Dandenong Road as its north boundary extending from St Kilda Road to Orrong Road.

Along the east side of St Kilda Road are two areas that comprise the remnants of the historic High Street commercial precinct. The northern section includes all the properties between Charnwood Road and Alma Road, while the southern section includes nos. 300-338, generally from Inkerman Street to Pakington Street, and 98-104 Inkerman Street. Also included in the southern section is the St Kilda Baptist Church at 11 Pakington Street.

Alma Park forms the centrepiece to the precinct and is bounded along its west side by the impressive group of church and public buildings along the east side of Chapel Street, and St Mary's church and school complex facing Dandenong Road and along Westbury Street.

The balance of St Kilda East comprises the residential areas to the west and east of Alma Park. To the west of Alma Park this includes most of the block to the north of Alma Road including the whole of Charlotte Place, Chapel Street (except no.41) Charnwood Crescent, Charnwood Grove, Charnwood Road, Cintra Avenue, Crimea Street, Marlton Crescent, Moodie Place, as well as parts of Octavia Street, Redan Street, Robertson Avenue, and Wellington Street. South of Alma Road the precinct encompasses the whole of Alma Grove, Lambeth Place and Odessa Street, all the houses in Alma Place, and part of the north side of Argyle Street west of Lambeth Place.

Between Alma Park and the St Kilda Cemetery the precinct takes in parts of Fulton, Hotham, Johnson, and Westbury streets, and the whole of Ardoch Avenue, Johnson Street, Palm Court, Pilley Street and Dandenong Road between Pilley and Hotham streets. There is also a small group in Alma Road comprising nos. 132, 132A, 134, 135, 136, 138 & 138A. East of St Kilda Cemetery the precinct includes all of Shirley Grove, 304 & 342-362 Dandenong Road, 11-19 Hughenden Road and 335-341 and 1/343 Orrong Road.

The residential areas contain houses and flats predominantly from the Victorian, Federation/Edwardian and interwar periods interspersed with post-war flats. The long history with several key development periods has resulted in streets that have a diverse character (e.g., Alma Road, Chapel Street, Charlotte Place, Charnwood Crescent, Grove & Road, Crimea Street, Fulton Street, Johnson Street, Octavia Street, Redan Street & Shirley Grove) as well as streets that were developed mostly within one period and have a more homogeneous character (e.g., Alma Grove, Cintra Avenue, Frampton Street, Lambeth Place, Marlton Crescent, Moodie Place, Odessa Street, Robertson Avenue, Somerset Street, Wellington Street).

The intactness and integrity of the buildings within the precinct varies. Buildings that retain high intactness or good integrity are designated as Significant (shown as red on the precinct map), while buildings that have lower integrity are designated as Contributory (shown as green on the precinct map). The exceptions are some buildings where the alterations themselves are of historic, aesthetic or architectural interest (e.g., Victorian house converted to flats).

The setting of the buildings within the precinct is enhanced by historic infrastructure and other features such as bluestone kerb & channels, bluestone laneways, the pillar post box on the north side of Alma Road east of Chapel Street, the cast iron base of a former gas street lamp at the east corner of Alma Road and Odessa Street, the interwar substation on the south side of Alma Grove with rendered walls with an Ox-bow parapet and timber doors, and the mature street trees (*Platanus sp.*) in Charlotte Place, Charnwood Road, Cintra Avenue, Crimea Street, Dandenong Road and Redan Street.

Notable streets within the precinct include:

- Alma Road, which despite intrusive later development, contains an important collection of substantial villas from the late nineteenth century, complemented by some interwar houses and flats.
- Chapel Street, which contains an impressive group of landmark buildings including three churches, the St Kilda Drill Hall, Astor Theatre, as well as two late nineteenth century mansions and two intact groups of Federation/Edwardian and interwar housing.
- Charnwood Crescent and Charnwood Grove, which comprise late nineteenth century houses interspersed with early twentieth century flats surrounding the landmark St Kilda Hebrew Congregation Synagogue and hall/school complex.
- Charnwood Road and Crimea Street, which contain a rich collection of late Victorian and interwar houses and flats including several individually notable examples, as well as the former Baptist Church in Crimea Street, and are also enhanced by the mature street trees (*Platanus sp.*).

- Cintra Avenue and the south side of Charlotte Place, which contain an intact collection of Federation/Edwardian houses, many with Queen Anne details. The streetscapes are enhanced by mature street trees (*Platanus sp.*).
- Dandenong Road, which is a remarkable boulevard on account of its very great width and landscaped plantation with rows of mature street trees (*Platanus sp.*) and the central tramway reservation enriched by the row of decorative centre span poles.
- Frampton Street, which contains a collection of early timber cottages.
- The highly intact and very consistent Edwardian housing in Moodie Place, and along the west side of Lambeth Place.
- Palm Court, a very intact interwar cul-de-sac containing flats and duplexes with original front fences and garages.

Alma Park and surrounds

Divided into two by the Sandringham Railway cutting, the eastern reserve has an oval at the centre which is bounded on the north and south by mature trees including Oaks, Figs, Pines, and Elms set within lawned areas. The main path along the railway cutting has an Elm avenue alternating with *Pinus radiata* and there is a mature row of *Pinus radiata* near the rail cutting. The main feature of the western reserve is the pathway that extends from the southeast corner to the northwest entry on Dandenong Road. This is lined by borders containing exotic trees, shrubs and perennials and edged with volcanic rock typical of the nineteenth and early twentieth centuries. At either side of the central garden beds are rows and specimen plantings of mature elms and other trees including an avenue of Olives, and a group of Stone Pines. Other significant trees include several Canary Island Palms, a Washingtonia Palm, a line of Pepper trees along the railway cutting and a large Moreton Bay Fig in the southeast corner. Two early buildings in the western reserve are the park keeper's lodge, a cottage in the domestic Gothic Revival mode at the Dandenong Road entrance, and the Edwardian rotunda just to the west of the central pathway near the Olive avenue.



Figure 6.10–7 – Dandenong Road, pre-eminent among Melbourne’s Boulevards, marks a northern boundary of the Municipality while Alma Park is the centrepiece of the precinct.

Nestled into the northwest corner of Alma Park is **St Mary’s Catholic Church complex**, which includes the bluestone Gothic Church, the adjoining two storey Italianate Presbytery, and the Federation era hall and offices at the corner of Westbury Street (refer to the individual citation for further details of these buildings). Along the street frontages is a low rendered fence with dwarf piers and taller piers with pyramidal caps and mild steel gates marking the entries, and the grounds contain mature exotic trees set in lawns and a cypress hedge in front of the presbytery. To the south of the church complex the Christian Brothers’ College extends along the west side of Westbury Street. This comprises a long, two storey building with a gabled tile roof, built in stages,

punctuated by a square tower and a projecting gable. Walls are of red brick with rendered details around the openings and under the eaves. Windows include tall pairs of timber sash with toplights, and pointed windows and openings to the tower and below the projecting gable. The building is complemented by a low brick fence. To the south is a 1960s hall with a barrel-vaulted roof, and behind the main building at the north end is the heavily altered remains of the Victorian mansion that for many years served as the residence for the Christian Brothers. Behind this building is a two storey building with a hipped roof that incorporates the original 1879 school building, which was extended into its present form in 1938-39. On the opposite side of Westbury Street is St Mary's Primary School, which retains an interwar front fence of similar design to the church complex.

Chapel Street

Chapel Street is notable for the collection of landmark buildings, which include at the north end the Arts & Crafts **All Saints' Hall** and the Jazz Moderne **Astor Theatre** that form an impressive gateway at the major intersection of Dandenong Road. All Saints' hall forms part of the church complex comprising the imposing bluestone church, brick rectory, as well as mature trees. To the south of All Saints' is the former **St. Georges Presbyterian Church**, which is distinguished by its slender bell tower and Sieneese banded brickwork, and is complemented by the interwar hall and the original cast iron fence across the frontage. To the south of St George's is Port Phillip's largest timber building: the former **St Kilda Orderly Rooms drill hall**, which is just to the north of '**Cloyne**' the thirty-room stuccoed brick mansion in the Italianate style that faces toward Alma Park. Finally, at the south end is the former **Free Presbyterian church** complex, which includes the simple bluestone chapel in the Gothic Style and the former Manse, dating from the 1850s but extensively remodelled in the 1930s in the Tudor Revival style.



Figure 6.10–8 – St. George's Uniting (former Presbyterian) church of 1877-80 and the former St. Kilda Orderly Room dominate the Chapel Street hill

The west side of Chapel Street otherwise contains residential buildings, which include late nineteenth century mansions '**Rondebosch**' and '**Elmwood**' at nos. 25-27 (now part of **St Michael's Grammar School**), the Edwardian and Queen Anne houses in and between Charlotte and Cintra avenues, and the interwar bungalows and the '**Belmont**' flats between Redan Street and Alma Road. These are described below.

The residential areas

The earliest houses in St Kilda East date from c.1850 to c.1875 and include several houses, one terrace, and seven mansions. Of these, four (former '**Hilda Terrace**' 28-36 Alma Road, house now part of '**Chandos Court**' flats at 17 Charnwood Crescent, former '**Dulquhurn**' now part of the '**Ardoch**' complex in Dandenong Road, and '**Waitara**' at 19 Hotham Street) were converted into flats during the interwar period and are discussed below.

Perhaps the earliest surviving house in St Kilda East is '**Oberon**' at 2 Lambeth Place. Possibly constructed in the 1850s, this is an unusual prefabricated timber house and an analysis of the timber used in its construction suggests that it was manufactured in Europe.

Argyle Street, Frampton Street and Octavia Street also contain some houses that may date from c.1870 or earlier as they appear to be shown on the 1873 Vardy Plan. A notable and relatively intact example is the double fronted timber cottage at 62 Octavia Street, constructed c.1862, which has a symmetrical façade with timber sash windows, a transverse gable roof clad in slate, an original or early verandah with simple timber frieze and posts with cast iron brackets, and one low brick chimney behind the main roof. Other examples include 72 Argyle Street (a brick house was shown in this location on the 1873 Vardy Plan and although this house appears to have been altered in the early twentieth century, the simple symmetrical form with an arched central doorway is typical of early houses), and the gabled or hipped roof timber cottages at 6, 8 & 10 Frampton Street (although 8 and 10 are very altered they retain a simple gabled form typical of early buildings and appear to be in the same position on the lot as the cottages shown on the 1873 Vardy Plan), and 45 (interwar alterations including a projecting gabled bay) & 49 (altered, with an early twentieth century terracotta tile roof and verandah) Octavia Street.



Figure 6.10–9 – ‘Oberon’, 2 Lambeth Place (left) and 62 Octavia Street (right)

Most of the other pre-1870s houses are situated within the ‘Charnwood’ estate and include four surviving examples of those built by Thomas Newton at 13, 14, 15 & 24 Charnwood Crescent. They have been altered to varying degrees, mostly during the interwar period. No.15 appears to be the most intact. Asymmetrical in form it is constructed of bi-chrome brick with a slate roof and retains several brick chimneys with rendered panels and dog-tooth corbels. The window to the bay has been replaced during the early twentieth century. The house at no.14 is also asymmetrical with some similar details such as the chimneys, but has been rendered and now has an interwar verandah supported by square fluted column and a shallow bay window to the projecting bay. No.13 is of interest as a more considered inter-war renovation overseen by architects. Here the original verandah has been replaced by a flat roof that appears to float above the brick and render piers. There are boxed multi-pane windows, a front door with side lights and a diamond pattern toplight. The renovation of the other house at no.24 has resulted in a broad hipped tile roof with a small gablet over the entrance that imparts a Federation bungalow character. Of note is the integral garage.

The other c.1870s houses in Charnwood Crescent include nos. 3 and 5. No. 3 is an intact double storey symmetrical villa with a finely detailed verandah and tall casement windows. The hipped roof is clad in slate and there are several rendered chimneys. At the rear is a small gabled brick outbuilding facing Alma Road. No. 5 on the other hand is an unusual building, which is notable for the large square roof lantern with arch headed windows and pilasters at the apex of the rectangular pyramidal roof. Also built on part of the original ‘Charnwood’ estate is the two storey terrace pair at 42-44 Alma Road (east corner of Charnwood Crescent). They have typical 1870s terrace form and detailing with a simple bracketed cornice, and cast iron verandahs enclosed by wing walls with cast cement decorations. The unusually deep front setback is also typical of pre-boom era terraces.

The surviving 1870s mansions that remain relatively intact all demonstrate the Renaissance Revival style, with some such as **'Rondebosch'** and **'Toldara'** distinguished by their Neo-Classical form and details. **'Rondebosch'** at 25-27 Chapel Street is the most intact. It is a two-storey villa with a colonnaded verandah and symmetrical facade with entablature, with the two storey wing on the south side being an early addition. Designed by the same architect as **'Rondebosch'**, **'Toldara'** at 40 Alma Road employs similar classical details, with the traditional hierarchy of classical orders used for the columns and corner piers: Tuscan for the ground floor and Corinthian above, as well as the use of heavy rustication for the ground floor, but smooth ashlar (or render ruled to resemble stone ashlar) to the first floor, urn-shaped balusters to the first-floor balcony, and a classical architrave, frieze and cornice to the parapet. Also like **'Rondebosch'** it has a pair of canted bay windows that became common later for Italianate houses. It is now partly concealed by the 1960s flats built in front and on the east side.

The two-storey house (and former **'Fairleigh Ladies' College'**) at 134 Alma Road has a simple corniced parapet and elegant although restrained classical details. The verandahs have been partially enclosed, but some of the original Tuscan columns (square at the corners, round between) remain, as do the arched openings at each end, the arched entry door and the window to the left of the entry (the window to the right may be original, but has been moved forward). **'Marlton'** in Marlton Crescent (now part of St Michael's Grammar – refer to individual citation) is much simpler. The original house has a hipped roof, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed) with the entrance at the side. The rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.



Figure 6.10–10 – The former **'Marlton' (left) and **'Rondebosch'** (right), both now part of St Michael's Grammar School.**

By comparison the two other 1870s mansions at **87 ('Aldourie')** and **89 Alma Road** are less intact. The front of **'Aldourie'** is almost fully concealed by the postwar flats, and only the west side wall is visible from Chapel Street. It has rendered walls with ashlar patterning, a hipped roof and some surviving moulded decoration. The front of no.89 is more visible. It has a hipped roof and six-over-six sash windows. At the front to one side are the hipped roof flats dating from the interwar period.

The other pre-1870 single-storey house at 24 Johnson Street has been altered (non-original roof tiles, overpainting or rendering of walls), but retains the characteristic Victorian form and detailing including twin canted bays with a verandah (altered) between, double hung timber sash windows, ovolo profiles terminating in a stop chamfer to the window reveals and wall corners, paired eaves brackets and several rendered chimneys with cornices. The layout appears to be same or similar as shown on the 1897 Melbourne & Metropolitan Board of Works Detail Plan No.1407.

Most houses constructed during the late nineteenth century boom (1880s to 1890s) are Italianate in style with symmetrical or asymmetrical (the latter with projecting faceted or flat bays) massing, rendered or bi-chrome brick walls (or, less commonly, timber with ashlar boards to the façade) and chimneys, hip slate or iron rooves and verandahs with ogee, skillion or bullnose roofs supported on cast iron or timber posts with cast iron frieze. Many are distinguished by elaborate stucco ornament including balustraded parapets and shaped pediments, intricate iron lacework and complex tiled patterns on verandah floors and pathways. Most are detached and there are several attached pairs, and two terrace rows.

Notable detached boom-era villas include **'Sandhurst' 101 Alma Road, 3 Crimea Street** (retains original cast iron front pedestrian gate and pillars) and 100 Wellington Street, which are all distinguished by ornate façade detailing. The houses at 5 & 7 Pilley Street are also notable for the elaborate detailing to the tripartite windows that feature pilasters with incised decorations and classical capitals. Although altered, 24 Marlton Crescent is notable for the elaborate detailing to the projecting bay, which includes a broken pediment. 18 Crimea Street on the other hand is a fine and intact bi-chrome brick villa that has a corner tower, a return verandah that wraps around the projecting bay and what appears to be an early brick cistern or tank in the front yard.



Figure 6.10–11 – Italianate villas at 3 & 5 Crimea Street (left) and 100 & 98 Wellington Street (right)

Other detached boom-era Italianate houses and villas include:

- 68 & 70 Argyle Street;
- Alma Road - 49, 51 (a gabled example), 55, 67 (characteristic form, but constructed of red brick with rendered bands and details that demonstrate a transition to the Federation period and complemented by an original cast iron front fence), 70 (retains an original front fence and possibly an early outbuilding in the rear yard), 72 (notable for the return verandah, which is arcaded at the ground-floor with round arches and large keystones, while above is a masonry balustrade with urn-shaped balusters. At both levels, robust cast-iron columns are used), 156 and 158;
- 10 Charlotte Place (a timber example);
- 15 Charnwood Grove. This has an arcaded ground floor verandah, which is unusual as the first floor does have any columns, but acorn terminations instead, which are also used on the balustrade above the canted bay window;
- Charnwood Road - 6, 7, 8, 24, 26, 32, 34 & 40;
- Crimea Street - 4, 6, 5, 9, 8, 27, 30, 31 & 39;
- 22 (see individual citation) & 36 Fulton Street (unusual form with both hipped and gable-fronted bays, also retains an early brick outbuilding in the rear yard);

- Marilton Crescent - 3, 4, 6, 7, 11, 13, 15 & 22. All were originally asymmetrical bi-chromatic villas with canted (4, 6, 7, 11, 13 & 15) or flat (3 & 22) bays. No.22 has been painted or rendered;
- 33 (timber), 35, 47 (timber), 59 & 64 (timber) Octavia Street;
- Odessa Street - 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 17 & 19. Two types of bi-chromatic brick villas, asymmetrical in plan with either flat or canted bays with similar details, suggesting they were constructed by the same builder. Not all are intact, some have been rendered or details altered (windows replaced, roof materials replaced), Also, no.30 built of timber with ashlar boards to the main facades;
- 3, 15 & 27 Redan Street;
- 7, 13 & 18 Shirley Grove; and
- Wellington Street - 86 (of note for the parapetted classical style porch with an arched opening framed by Corinthian pilasters and what appears to be the original front fence), 98, 102 & 104 (a timber example, notable for its intactness and diminutive size).

Notable attached pairs include the highly intact boom era terraces at 10-12 Crimea Street, which retain their original front fences, and the bi-chrome brick pair at 48-50 Alma Road that have return verandahs and projecting bays at the side. Other fine examples are:

- 28-30 Charnwood Road. This pair is notable for the heavy masonry verandah, which is arcaded to the ground floor and trabeated to the first floor. The ground-floor arcading uses round arches with red brick piers and run cement moulding and keystone to the arch. Above the outer bays there is a floating triangular pediment with a bas-relief cartouche in the tympanum. At the first-floor level, there are unusual cement balusters between the red brick piers and large curved consoles above the run capital mouldings;
- 'Miltown' and 'Malbay' at 18 & 20 Odessa Street. Although partially hidden by high fences, this bi-chrome brick pair is notable for the largely intact and highly decorative balustraded parapets crowned by triangular pediments with the house names in relief. The cast iron verandahs are also intact and feature cast iron posts entwined in faux vines; and
- 102 & 104 Inkerman Street. This pair is notable for the balustraded parapet with a dentillated cornice and a distinctive pediment incorporating a shield flanked by scrolls, and the rich moulded cement details typical of boom era terraces including the label moulds over the round arched windows. These relatively grand houses (one built for a merchant who owned a business on the adjoining site now occupied by a car park) stand out in an area that was otherwise historically characterised by the modest houses that survive in Bath Place.

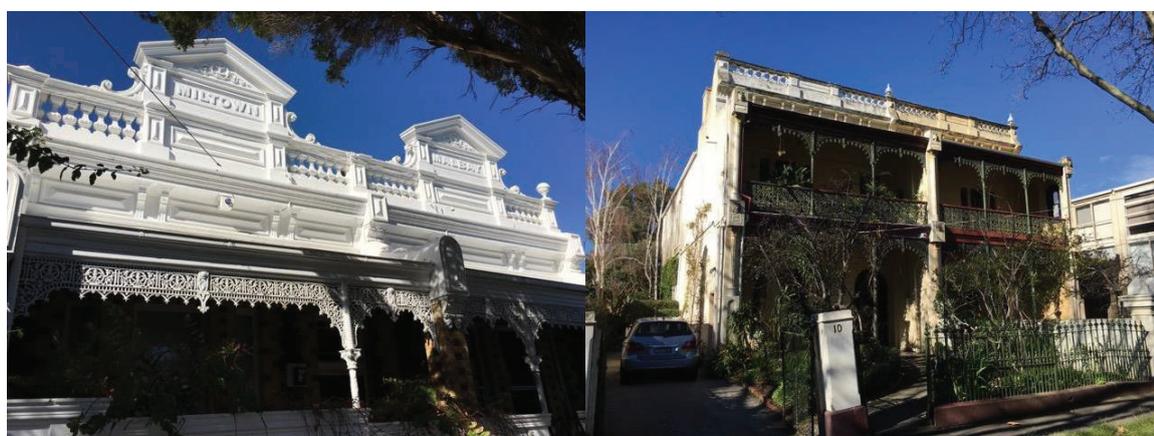


Figure 6.10–12 – ‘Miltown’ and ‘Malbay’ (left) and 10 & 12 Crimea Street (right)

Other attached pairs are the similar bi-chrome brick houses at 17-19, 18-20 & 23-25 Marilton Crescent (nos. 18-20 are of interest as they share an undivided hip roof), 14-16 Odessa Street, and

94-96 Wellington Street. The terrace rows are 'Mona Terrace' 56-66 Argyle Street (comprising five of the original nine houses, this is of bi-chrome brick with original verandah frieze within a timber frame and brackets to nos. 56-60, simple parapet with arched pediments flanked by scrolls and brick and render chimneys) and 22-28 Odessa Street (bi-chrome brick with a simple parapet and triangular pediments).

The exceptions to the Italianate rule within the precinct include the houses at **61 Alma Road**, one of the only examples of the American Romanesque style in Victoria, and **92 & 94A Alma Road**, which are in the Gothic Revival style (see individual citations).

There are also several relatively simple single or double fronted timber or brick detached cottages with hipped or transverse gable roofs and limited decoration. Typical examples include 2 & 4 Frampton Street, and 3-7 & 10-12 Johnson Street. A notable example is 60 Octavia Street, a double fronted symmetrical timber cottage with a transverse roof with rendered chimneys positioned at the gable ends. 25 Johnson Street is also of note as a less common gable fronted example, which remains relatively intact including what appears to be an early or original concave verandah with a cast iron frieze set within a timber frame, a tri-partite window, a rendered chimney and a broken finial at the gable.

Like some of the 1870s houses described above, several of the boom era Victorian houses were remodelled in the twentieth century, adding a layer of architectural interest. The remodelling ranged from relatively minor changes such as the new verandahs often with Arts & Crafts detailing (e.g. 28 Crimea Street, 72 Wellington Street) to more comprehensive makeovers such as 4 Charnwood Road (new verandah supported on Tuscan columns and new or modified windows including a porthole), 35 Crimea Street (new half timbered gable end and verandah), 15 Odessa Street (transformed to a gable fronted bungalow complete with shingling to the gable ends, although the Victorian chimneys and windows remain), and the conversion of 10 & 12 Shirley Grove to 1930s style bungalows (complete with low brick or render front fences). The house at 21 Odessa Street now has Federation/Edwardian style gable with half-timbering to the projecting bay, but retains the original Victorian chimneys and what appears to be the original front door frame and surrounds.



Figure 6.10–13 – Victorian villas with interwar makeovers – 28 Crimea Street (left) and 10 & 12 Shirley Grove (right)

The Federation and Edwardian period is represented by simple single and double fronted houses constructed of red brick with stucco detailing either gable fronted or asymmetrical in plan with hip and/or gable roofs and verandahs either bull-nose or as an extension of the roof with turned timber posts and timber stat or fretwork friezes, usually casement sash windows (sometimes with coloured or leadlight toplights) and half timbering or shingling to the gable ends. As noted in the history, most of these were built in small subdivisions within a short period of time and often by the same builder, resulting in very consistent and cohesive streetscapes.

Almost all the houses of this era are of brick construction. The exceptions are 9 Shirley Grove and 12 Frampton Street, both of timber. The former has the typical features described above being asymmetrical in plan with a tiled roof and casement windows. The latter on the other hand is a simple hipped roof cottage with a symmetrical façade and a skillion verandah that demonstrates the transition from the double fronted cottages of the Victorian era.

Of note are the Charlotte and Cintra group, which comprise mostly double-fronted houses, with one single-fronted pair at nos. 1 & 3 Charlotte Place. The houses, which are mostly very intact, display the influence of the Queen Anne style through their picturesque form with dominant roofs and prominent projecting gables facing the street, Art Nouveau details including leadlight windows and timber fretwork, conical tower-like elements and corner windows, dormers, tall brick and render chimneys with terracotta pots, verandahs on more than one side and bays and bay windows. Of note is the house at 17 Chapel Street, which has a bay window at the corner of the verandah creating a strong diagonal emphasis and a small attic balcony in the roof, while 21 Chapel Street retains a rare example of an early garage.

The houses constructed in Moodie Place and adjoining streets are simpler in form and comprise mostly gable fronted detached single cottages or pairs ('duplexes'), and asymmetrical detached houses. Many of the houses have similar detailing with subtle variations including half timbered gable ends with either conventional straight timbers (e.g., all of Moodie Place, 37-41, 72 & 74 Octavia St), a simplified sunray (54-58 Octavia St, 2 & 4 Robertson Ave) or a geometric pattern (50, 52, 68 & 70 Octavia St), verandahs with cast iron frieze enclosed by wing walls with consoles and vermiculated blocks surmounted by urns, and corbelled chimneys with terracotta pots. Most are very intact and those on the west side of Moodie Place have bluestone steps with some retaining original tessellated tile pathways. There are very similar houses along the west side of Lambeth Place including 4, 6, 6A & 10-36. Other Edwardian houses are found at 3-11 & 6-12 Alma Place, 74 & 76 Argyle Street, 242 Dandenong Road, 35-45 & 38-40 Fulton Street, 1 (very intact – retains cast iron front fence), 21 & 23 Hotham Street, 27-33 Johnson Street, 11-21³ Lambeth Place, 1 & 3 Odessa Street, 335-343 Orrong Road, and 3 & 5 Somerset Place.



Figure 6.10–14 – Edwardian houses in Lambeth Place (left) and Octavia Street (right)

The number of attached pairs or 'duplexes' throughout the precinct demonstrates the growing popularity of this type during the Federation/Edwardian period as it was an economical method of building but avoided the stigma of fully attached Victorian era row houses that were perceived as cold and dark. An unusual example is **6-8 Robertson Avenue** where the houses are completely different in appearance, although they share typical Edwardian materials and details.

Another variation on the typical 'duplex' type that emerged during the Federation/Edwardian period was two dwellings designed to appear as a single house, and usually only distinguished by a dividing

wall that punctuated the roof. Examples include 360-362 Dandenong Road (the low brick fence with cast iron railing to 362 may be original), and 1-3, 15-17 & 19-21 Shirley Grove.

Most of the houses of this era are single storey, the exceptions are 93A Alma Road (double gable front with brick and render walls, window hoods and tall chimneys with terracotta pots), '**Pine Nook**' 22 Shirley Grove (a finely detailed Queen Anne house set within mature gardens), and 116 Wellington Street (asymmetrical in plan with 'flying' half-timbered and bracketed gable ends, jettied first floor bay window, tall brick and render chimneys, and a return two-level verandah with timber fretwork and corner gable).

Another two-storey Federation building is the former hospital (now flats) at 76 Octavia Street. L-shaped in plan, this is constructed of brick with a terracotta tiled roof with ridge capping and finials and half-timbered gable ends. The end wall facing the street has an unusual projecting box bay window with narrow multi-paned sashes, above a similar window set in the wall. Other windows are double hung sash. An external concrete stair leads to the upper level on one side.

The late Federation period also saw the emergence of the Arts & Crafts bungalow, which is characterised by simple massing, and broad simple roofs (often with transverse gables) with wide eaves and exposed rafters, with the main roof extending to form the verandah, which is supported by masonry piers and/or timber posts. Walls are of roughcast, face brick or timber shingles. Chimneys are of brick with roughcast details and often have terracotta pots or are tapered. They are usually single storey, but sometimes have attic rooms. Notable late Federation (or early interwar) Arts & Crafts attic bungalows include **31 Redan Street** (designed by Edwin J. Ruck) and **29 Westbury Street** (designed by Leonard J. Flannagan). Other examples include 138 Alma Road, 29 Crimea Street, 244 & 352 Dandenong Road (no.352 is complemented by an original front fence), and 14 Shirley Grove (designed by Howard Lawson). 29 Crimea Street and 14 Shirley Grove are both the result of major additions to Victorian houses.

The precinct contains a rich and diverse collection of flats dating from the late 1910s to the 1950s. Many of the early flats in St Kilda East, built during the period from c.1915 to c.1920 are in the Arts & Crafts style, with some demonstrating the transition to the California Bungalow style that became popular after World War I. From the mid-1920s onwards Old English, Spanish Mission and Georgian Revival became the most fashionable styles for residential architecture in Victoria. As Lewis (1992:1) notes:

The period after the Depression saw a shift towards the new and exciting modern idioms emanating from Europe and America. Nevertheless period character was not put totally aside. Old English architecture lingered on throughout the 1930s and the Mission and Georgian idioms provided a formal framework through which modernism could be absorbed and modified.

The Arts & Crafts and California Bungalows of the 1920s 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. Chimneys are either brick or roughcast, and sometimes tapered. Front fences are of face brick and/or render to complement house with low walls punctuated by dwarf piers, often with mild steel gates.

Notable examples include:

- '**Belmont**' flats at 86 Alma Road. Included on the Victorian Heritage Register, the VHR 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 flats also retain part of the original front fence associated with the 'Decomet' mansion along the

Alma Road and Chapel Street frontages. The cast iron fence has rendered piers and a bluestone base.

- **'Charnwood Oaks'** at 5-7 Charnwood Grove. This is notable for the simple cubic form, restrained detailing and careful balance of horizontal and vertical elements. It also has a simple rendered front fence, which is common to the adjoining houses and flats forming part of the original development.
- **'Ardoch'** in Ardoch Avenue off Dandenong Road, which comprises 10 blocks of flats around a central green, including the converted nineteenth century mansion. Included on the VHR, it is described as 'an early and outstanding example of the application of the Californian bungalow style to flat development in Victoria, characterised by rustic features such as timber shingles, roughcast render, projecting rafters, and arts and crafts style leadlights'.
- **'Broxted'** at 342 Dandenong Road. Perhaps the best of the group of large houses and flats between Wando Grove and Orrong Road also including nos. 344, 346 and 352-358 that are noteworthy because they explore the potential of the Arts and Crafts style as it was popularised during the inter-war period. 'Broxted', 346, 352 & 354 also retain intact front fences. 356-358 also retain front fences, but somewhat altered.

Other examples include **'Sandhurst Court'** 101 Alma Road, **'Tyrell House'** 6 Charnwood Grove (F)¹, **'Chandos Court'** 17-25 Charnwood Crescent, **'Luxor'** 9 Charnwood Road, **'St Hubert's'** 5 Crimea Street (F), 'Moana' 15-17 Crimea Street, 21 Crimea Street (F), 'Royston' 3 Lambeth Place, 1A Pilley Street (F), and 'Carinthia Court' 114 Wellington Street (F).

An exception to the early Arts & Crafts flats is 'Waitara' at 19 Hotham Street. The very plain façade with a stepped parapet with consoles, 'Waitara Flats' in raised letters, and disks at either end shows influences of the Stripped Classical style.

The flats of the later 1920s and 1930s illustrate the emergence of the 'revivalist' styles including Old English, Spanish Mission/Mediterranean and Georgian. Old English Revival, which included Tudor and Medieval influences, is characterised by the use of red and clinker bricks, brick nogging and half-timbering, tiled roofs with steeply pitched gables, and highly modelled brick chimneys. Massing and details are picturesquely asymmetrical, as were window types, ranging from arches, standard casements and oriels, with multiple panes (often with diamond leadlights). Front fences are low and often in clinker bricks. Notable examples include 'Welford Lodge' and **'Clovelly'** at 123 and 136 Alma Road, respectively, both designed by Joseph Plottel. Both retain original front fences and another notable feature at 'Welford Lodge' is the high brick wall along the south boundary, which is the only surviving remnant of the 'Iramoo' mansion estate that once occupied this site. Other examples include 'St Ives' 17 Charnwood Grove (F), 2A Marlton Crescent (F), 'Keswick Lodge' 2 Palm Court (F, also triangular pediment above vehicular entrance at north side), 'Grenroy Court' and 'Corowa' (F) at 13 and 33 Redan Street, respectively, and 'Wessex Manor' 18 Westbury Street (F).

The Mediterranean style is related to the Interwar Spanish Mission style, but is intentionally designed with subtler features, in a simple yet elegant form. Typical details include pergolas, balconies, arcaded loggia and a formal entrance, with sidelights and highlights, while Tuscan columns appear in verandahs and porches. The exterior is lightly bagged or cement-rendered. Large double-hung sashes have small panes with narrow wooden glazing bars which reflect Georgian principles, often with louvered shutters. There are no purely Spanish Mission flats in St Kilda East. Flats that demonstrate influences of the Mediterranean style include **'Duband Court'** (former 'Hilda Terrace', which also demonstrates Arts & Crafts influences) at 28-36 Alma Road, **'Alma Park Mansions'** at 93 Alma Road, flats at the rear of **94A Alma Road** (F), 350 Dandenong Road, 'Mayston' at 1 Redan Street, and **'Tintern'** at 2 Redan Street.

¹The symbol 'F' indicates places that retain an original or early front fence.

In the early 20th century Australian architecture was influenced by the parallel Georgian Revival movements in England and America. Georgian Revival, in general, became synonymous with upper-middle-class concepts of good taste, with its order and restraint, and was favoured by academically trained architects. The American Georgian/Colonial Revival was typically applied to single-family residence, but is often adapted to flats. These are usually two-storey, with symmetrical facades and multi-pane sashes windows with louvered shutters. The central front entry has a porch in the form of a classical portico, with an entablature or triangular pediment, resting on slender columns. The roof is often a transverse gable, though hip roofs are also seen. In the United States the Colonial Revival houses of the 1920s were most frequently clad in weatherboards, while cream bricks were the most common materials in Australia. **‘Corio’** at 304 Dandenong Road is a well-detailed and intact example of the Georgian Revival style, while **‘Olgmend Court’** at 147-49 Alma Road and **‘El Sonia’** at 6 Fulton Street each comprise a mix of Georgian (the symmetrical form with hipped roof and quoining at ‘El Sonia’, the pedimented balcony arrangement and quoining at ‘Olgmend Court’) and Moderne (stairwell and balconies at ‘El Sonia’ and corner windows at ‘Olgmend Court’) influences.



Figure 6.10–15 – A selection of flats – Clockwise from top left (in Dandenong Road) the entrance to ‘Ardoch’, ‘Broxted’ and (in Alma Road) ‘Olgmend Court’ and ‘Welford Lodge’.

Streamlined Moderne emerged in the early 1930s and quickly became a popular style for flats because of its modern and progressive image. Streamlined Moderne buildings generally have a horizontal emphasis, sometimes with an emphatic vertical ‘anchor’ (often stairwells or chimneys) to balance the composition. Further horizontal lines could be added by roof parapets (partially concealing the ubiquitous hip roof), and even window muntins. Windows were often located at corners and there is frequent use of curved balconies and building corners. Ornamentation is stripped down, and metal elements such as balcony railings are quite simple with clean lines. Smooth render and clinker bricks were popular at this time, though more avant-garde architects were

already turning to cream and apricot bricks by the 1930s. The later, or more 'advanced', examples also had steel windows, and show a transition to the International ('Modern' or 'Functionalist') style. Examples include 95, 95A, 119A & 121 Alma Road (all retain front fences), **16 Charnwood Road**, 3 Fulton Street (F), 12 Pilley Street (F), 'Kintore' 88 Wellington Street (F), and 43 & 45 Westbury Street (F).

Several of the interwar flats form part of a complex that includes the original mansion or house, usually also converted to flats and sometimes given a stylistic makeover to blend with new additions. A notable exception is 'Sandhurst Court' at 101 Alma Road where the Victorian mansion (and the stables) survived largely intact. The mansion/flat complex is a distinctive St Kilda building type.



Figure 6.10-16 – Moderne flats at 119A & 121 Alma Road (left), interwar bungalow flats and Victorian mansion at 'Sandhurst Court' (right)

The Edwardian duplex type disguised as a single residence continued and evolved in the interwar period. An interesting and very intact example, designed to appear as a single California Bungalow is 132A Alma Road. This has typical details such as the shingling and brackets to the gable ends and the arched, flat-roofed porch with buttressed corners. It also retains the original front fence. The examples of the 1930s on the other hand are usually simpler in form, often with a shared hip roof and symmetrical facades of brick or render with mirror-image details and layout, which are found in Alma Grove (6-8, 9-11 (F), 13-15, 17 (F)-19, 20-22 (F), 21-23 (F), 24-26 & 28 (F)-30), and Johnson Street (2-8, 14-16, 18-20 & 19-21). More interesting examples with asymmetrical planning include 12-14 & 16-18 Alma Grove (both designed by Joseph Plottel, these are distinguished by the shingled gable end with centrally placed chimney flanked by six over one sash windows) and the Old English style duplexes with original front fences at 4-6, 7-9 & 8-10 Palm Court.

Unlike the flats there is less stylistic diversity in the interwar houses and most in the precinct are in the Arts & Crafts or Bungalow styles. Notable examples include the group in Dandenong Road east of Wando Grove already mentioned, and three in Alma Road: '**Kindrogan**' (60 Alma Road, an unusual two storey example), the '**Robertson House**' (69A, attic style) and the single storey house at no. **145** (refer to the individual citations for further details). Also of note is the highly intact group on the west side of Chapel Street between Redan Street and Alma Road comprising the former two storey duplex 'Yamba' (no. 33, now a single residence), and the adjoining single-storey bungalows at nos. 35-39, which retain original front fences and outbuildings.

Another bungalow with interesting details is 'Arion' at 19 Hughenden Road. This house is notable for the window glazing, with a pointed arch created by two top panes, which are like those used by architect Walter Burley Griffin, and it could have been designed by a member of his 'school'. The broad pointed arch motif is repeated in the front verandah arcade, comprising two wide arches resting on single and paired piers. The house is very intact and retains an original front fence.

Other interwar bungalows include 10 Alma Grove (F), 15A Charnwood Road (F), 10, 12 (F) & 16 (F – woven wire within privet hedge) Fulton Street, 11 & 15 (F) Hughenden Road, 55 & 57 Octavia Street, 23 Odessa Street (F), 335 Orrong Road (F) and 1 Pilley Street.

The other styles represented by interwar houses include Mediterranean (**11 Charnwood Road** being a fine example, whilst another is at 93A Alma Road), Spanish Mission (**11A Charnwood Road** is a fine and well-detailed architect-designed example, while 151 Alma Road is very intact and retains details such as Cordoba tiles to the vehicle entry way, ornamental vigas below the windows, twisted columns between the lower windows, tooled stucco walls and blind windows with Saltaire cross, and the adjoining house at no.153 is notable for the porch with Baroque-inspired parapet above a triple-arched loggia with barley-twist columns and the triple window banks with Serlian mouldings above and columns between), and Old English/Tudor Revival by the former **Presbyterian Manse** at 88 Alma Road and the houses at 27-31 Hotham Street. The Hotham Street houses are of similar gable-fronted form with rendered walls and clinker brick quoining and include some details (e.g. the twisted columns to the windows at no.29) that freely borrow from other interwar styles. Nos. 27 & 29 also retain original low rendered front fences.

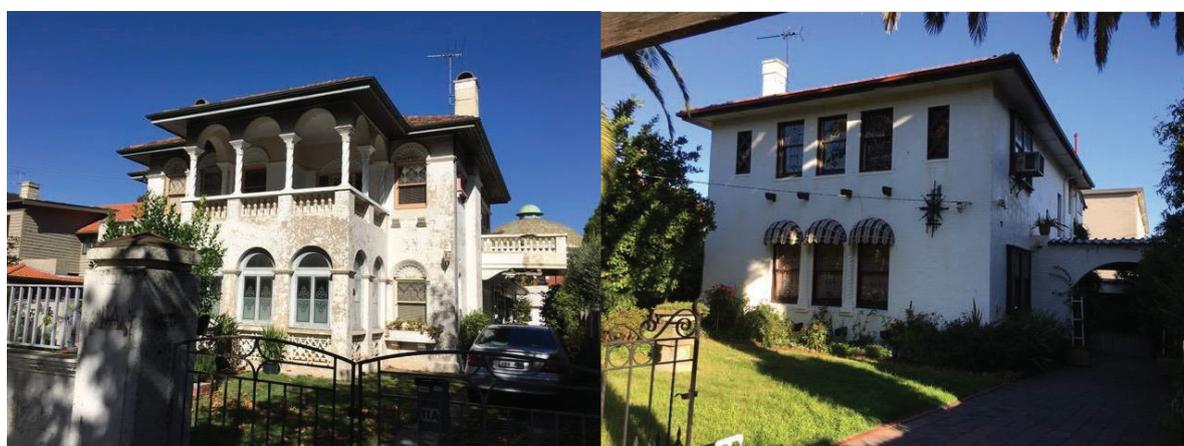


Figure 6.10–17 – Spanish Mission style – 11A Charnwood Road (left) and 151 Alma Road (right)

The precinct also includes several flats and houses that do not neatly fit into one style or the other, or demonstrate a variety of stylistic influences. Typically, these have hipped tile roofs with plain face brick or rendered walls with brick accents, and timber framed sash windows. Examples include ‘Wilton’ 32 Alma Grove (F), 93B Alma Road, the duplex at 155 Alma Road (this demonstrates a slight Moderne influence through the use of horizontal window muntins and has an original front fence), 18 Charnwood Road (F), 23 Crimea Street (F), 1 (‘Carolina Court’), 18 & 20 Fulton Street (all with original front fences), ‘Warwick Court’ 17 Johnson Street, 1 Lambeth Place (F), ‘Crome Lodge’ 9 Marlton Crescent (F), 5 Palm Court (F), and 10 & 11 Pilley Street (F).

The post-war period is mostly demonstrated by flats with a small number of detached houses. Few are of architectural merit. Exceptions include ‘**Shirley Court**’ at 20 Shirley Grove, which is notable as a fine and intact complex of flats in a garden setting that demonstrate influences of the International style. ‘Park View’ at 126 Alma Road also demonstrates influences of the International or Functionalist style (also seen in the adjoining flats at 47 Westbury Street) and is notable for its strong massing and overall intactness. The flats designed by Norman Brendel and Mordecai Benshemesh at 22B Crimea Street and 22 Westbury Street, respectively, are also superior examples, notable for the garden settings, and interesting massing and fenestration.



Figure 6.10–18 – Post-war flats – ‘Park View’, 126 Alma Road (left) and 22B Crimea Street (right)

St Kilda Road commercial

The buildings along the east side of St Kilda Road consist largely of late nineteenth or early twentieth century commercial premises, most typically in the form of single-fronted double or triple-storey buildings comprising a shop on the ground floor with a residence above. Some stand as individual shops, while others are in pairs, rows of three or, in three cases, rows of four (nos. **70-76**, **94-100**, **140-146**).

The Victorian shops are mostly similar in form, materials, finishes and detailing. All are of masonry construction and are smooth rendered with upper levels that are often enlivened by Italianate style cement-rendered ornament such as stringcourses, scrolls, corbels, moulded architraves, bracketed cornices, balustraded parapets with orbs or urns and pediments. Several also retain brick and rendered chimneys. Notable examples include:

- 70-76, which is distinguished by a richly ornamented stucco work and by bluestone pilasters and base walls to the shop fronts. The upper level residences have aedicules to the windows, pilastered walls and a surmounting bracketed cornice with balustraded parapet and pediments to each shop.
- 94-100 is a row of four shops distinguished by finely detailed stucco work including pilasters with Corinthian order capitals, stringcourses, a dentillated cornice, and recessed paired arched windows with archivolt and keystones.
- 116, which is distinguished by the arched colonnade with cast iron balustrade to the first floor verandah. At ground floor level, the building retains the original residential entrance door and the original shopfront form.
- 140-146, which features segmental arch headed windows with prominent surrounds and keystones and heavily decorated corner pilasters. The three storey corner premise features festoons while the surrounding building is two storey with a balustraded parapet, and paired consoles at first floor level. All but one of the shopfronts are original.



Figure 6.10-19 – 140-146 St Kilda Road, with one of the original shopfronts at right

The double and triple-storey Victorian buildings are supplemented by a smaller number of single-storey buildings from the Victorian, Edwardian and interwar periods. The Victorian shop at no. 118 has a simple parapet with a shallow arched pediment flanked by scrolls and what may be an early timber shopfront. Adjacent to it is a pair of Edwardian shops with simple arched parapets and square engaged piers surmounted by spheres, as well as original metal-framed and tiled shopfronts with recessed entries. On the south corner of Charnwood Road is an interwar garage and workshop in the Stripped Classical style. The façade is divided into bays by pilasters and the simple parapet has a triangular pediment. Behind the façade is a high gabled roof. The windows have been altered and the overpainting of the face brickwork conceals much of the original detail.

To the south of Pakington Street is 'The Gresham' at nos. 322-332, which retains an intact Edwardian style parapet divided into four bays with arched panels separated by engaged piers. The central panel with 'The Gresham' in relief framed by sinuous Art Nouveau floral decorations and flanked by hexagonal piers is of note.

The most common alterations to all shops have been the removal or replacement of original verandahs or awnings and shopfronts. While no original verandahs survive, several shopfronts do. In addition to the ones cited above the others include nos. 106 & 108.

Along with the shops and commercial buildings, there are four non-retail buildings, namely the Post Office Hotel at the north corner of Inkerman Street, the former **St Kilda Post Office** directly opposite, the former **Queens Arms Hotel** at the north corner of Pakington Street, and the Baptist Church, just off St Kilda Road at 9 Pakington Street. Of the two hotels, the Post Office is a typical example of a simple two storey corner hotel, Victorian in origin, but updated during the interwar period. It has a simple parapet with decorative horizontal bands, splayed corner and the hotel name in relief in long panels along each elevation. The first floor windows are double hung sash with the upper sash featuring margin glazing with a diamond central pane. The ground floor walls are tiled to the tops of the windows and doors. Directly opposite is the former Post Office, which is a two storey Italianate style building with a hipped slate roof that is restrained in appearance with arched openings at ground level and arcading and rectangular windows above.

Unlike the Post Office hotel, which was simply remodelled, the Queens Arms Hotel was completely rebuilt in the Greek Revival style. The walls are of face brick with stucco around the six over six double sash windows that are set between pilasters. The parapet has a deep cornice with triangular

pediments and slightly raised square parapets above the entrances with shields. A notable feature is the octagonal corner tower surmounted by a cupola supported by eight square columns, which makes the building a landmark within St Kilda Road.

The Baptist Church in Pakington Street, typically, is a relatively plain gabled brick hall. The front wall has a small half-circular window with 'Baptist Church' painted on the wall above, and there are similar windows in the side wall. At the front is a brick porch with a square parapet and the foundation stone. Alterations and additions have been made on both sides.

6.10.4 Statement of Significance

What is significant?

The St Kilda East precinct covers a large area contained in several parts with Wellington Street and Dandenong Road as its north boundary extending from St Kilda Road to Orrong Road. Development began in the 1850s and by the 1870s the area contained several mansions on large allotments, closely settled streets containing modest cottages, several private schools, as well as six churches and the St Kilda Drill Hall surrounding Alma Park. Much of the vacant land between St Kilda Road and Hotham Street was built upon during the boom of the 1880s, and successive building booms before and after World War I resulted in the development of the remaining vacant sites, as well as the redevelopment of the original mansion estates. By the end of the interwar period the precinct was almost fully developed, and the next development boom of the 1960s was characterised by the replacement of older building stock, mostly by flats, continuing the trend toward higher density living that began during the early 1900s. Primarily a residential area, the precinct also includes the eastern side of St Kilda Road, which grew to become St Kilda's premier commercial centre by the early 1900s, but declined by the 1930s and was partially destroyed by road widening in the early 1970s.

The precinct comprises buildings predominantly from the Victorian, Federation/Edwardian and interwar periods interspersed with a lesser number of early post-war buildings, mostly flats. Many of the houses and flats, particularly those of the interwar period, retain original front fences. The buildings within the precinct are complemented by historic infrastructure and other features such as bluestone kerb & channels, bluestone laneways, the pillar post box on the north side of Alma Road east of Chapel Street, two remnant cast iron bases of former gas street lamps, and the mature street trees (*Platanus sp.*) in Charlotte Place, Charnwood Road, Cintra Avenue, Crimea Street, Dandenong Road and Redan Street.

Buildings and features that contribute to the significance of the precinct are shown on the precinct map.

How is it significant?

The St Kilda East precinct is of local historic, aesthetic, architectural significance to the City of Port Phillip.

Why is it significant?

It is historically significant as evidence of the successive waves of growth in St Kilda from the mid nineteenth to the mid twentieth century. It demonstrates how, by the late nineteenth century, the residential areas of St Kilda had advanced as far as Hotham Street (with the outlying areas such as Shirley Grove of note as evidence of the remote subdivisions partially developed during the 1880s boom) and, following the opening of the electric tramway along Dandenong Road in 1911, had reached the easternmost municipal boundary at Orrong Road by the early twentieth century. The precinct is also significant as evidence of the rapid growth of St Kilda during the early to mid-twentieth century and the trend to higher density living during that time. This is demonstrated by the groups of Federation/Edwardian and interwar houses, and the sheer numbers of duplexes and flats, which demonstrate the importance of St Kilda to the development of apartment living in Melbourne. (Criterion A)

Of particular significance are buildings dating from the 1870s or earlier, which are now rare within St Kilda, and the grand mansions and villas that demonstrate how the high ground associated with Dandenong Road and Alma Road and the building of some of St Kilda's earliest churches surrounding Alma Park led to this becoming one of the most prestigious residential areas in Melbourne by the end of the nineteenth century. The presence of these mansions alongside the modest cottages in nearby streets illustrates the diverse socio-economic groups that have co-existed in St Kilda since it was first settled. This is also demonstrated by the simple form and small scale of the General Baptist Church in Pakington Street that contrasts with the grand church complexes in Chapel Street and Dandenong Road. (Criteria A & G)

This group of churches surrounding Alma Park is significant as an expression of the status enjoyed by the churches during the nineteenth century and expresses it not only in architectural terms but also in the number of churches located within close proximity of each other. The presence of the synagogue in Charnwood Crescent as well as houses associated with prominent Jewish families recalls the long-standing presence of the Jewish community in the area. (Criteria A & G)

The buildings along St Kilda Road are significant as the surviving remnants of the former High Street shopping centre that was St Kilda's most important retail centre until the 1930s. (Criterion A)

Collectively, the duplexes and flats within the precinct are significant for their ability to demonstrate the development of multi-dwelling and flat design in Melbourne during the early to mid-twentieth century and forms part of the important collection of flats within the broader St Kilda and Elwood area. (Criteria C & D)

Architecturally and aesthetically, the precinct is significant for its rich and diverse collection of residential buildings. The resultant streetscapes include those that were developed at one time and are more homogeneous in character to those that represent several phases of growth and are quite diverse. The latter streetscapes that comprise a mix of late nineteenth and early twentieth century houses interspersed with interwar and post-war flats are a distinctive characteristic that distinguishes St Kilda and sets it apart from other areas within Port Phillip. (Criteria D & E)

Within the precinct, the following streets are of note:

- Dandenong Road, which is a remarkable boulevard because its very great width and landscaped plantation with rows of mature Plane trees and the central tramway reservation enriched by the row of decorative centre span poles.
- Chapel Street, which contains an impressive group of landmark buildings including three churches, the St Kilda Drill Hall and Astor Theatre, as well as three late nineteenth century mansions and two groups of Federation/Edwardian and interwar housing.
- Charnwood Crescent and Charnwood Grove, which comprise late nineteenth century houses interspersed with early twentieth century flats surrounding the landmark St Kilda Hebrew Congregation Synagogue and hall/school complex.
- Charnwood Road and Crimea Street, which contain a rich collection of late Victorian, Edwardian and interwar houses and flats including several individually notable examples, as well as the former Baptist Church in Crimea Street, and are also enhanced by the mature street trees.
- The highly intact and very consistent Edwardian housing in Charlotte Place & Cintra Avenue (and the intervening section of Chapel Street), Moodie Place, and along the west side of Lambeth Place.
- Palm Court, a very intact interwar cul-de-sac containing flats and duplexes with original front fences and garages.

6.10.5 Recommendations

Ward (2000):

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

Helms (2016):

Add the following properties to the precinct:

- 3-29 & 2-32 Alma Grove
- 52, 58 & 119-123 Alma Road
- 16-22 Charnwood Crescent
- 23-35 Charnwood Road
- 20-34 & 21-45 Crimea Street
- ~~3-911~~ Hotham Street
- 1-33 & 2-24 Johnson Street
- 19-21~~3~~ Lambeth Place
- 15-23 Odessa Street
- 341 & 1/343 Orrong Road
- 11 & 13 Pilley Street
- 1, 27 & 29 Redan Street
- 1-21 & 2-18 Shirley Grove
- 18, 22, 24 & 49 Westbury Street

Transfer the following properties to the HO391 Precinct:

- 57 & 69-77 Alexandra Street
- 157-161 Alma Road
- 28-36 Hotham Street
- 1-21 & 2-12 Wavenhoe Avenue

Remove the following property from the precinct:

- 14 Raith Court

6.10.6 Assessment

David Helms, September 2016, Revised September 2018

Andrew Ward, July, 1998. (Revised August, 2000)

City of Port Phillip Heritage Review

Place name: St Michael's Grammar School
Other names: Marlton

Citation No:
2388



Address: Marlton Crescent & 25-27 Chapel Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House
Education: School

Heritage Overlay: HO6

Graded as: Significant

Style: Victorian Italianate, Federation, Interwar

Victorian Heritage Register: No

Constructed: c.1855, c.1864, 1899, 1906, 1925

Designer: Lloyd Tayler (1864), Bates Smart & Peebles (1899), Sale & Keague (1925)

Amendment: C142

Comment: New citation

Significance

What is significant?

St Michael's Grammar School at 25-27 Chapel Street, St Kilda is significant. The buildings of primary significance are:

- The former 'Marlton', comprising the c.1864 building designed by Lloyd Tayler and the 1906 extension. It is an early example of an Italianate villa with classical detailing. The original house was symmetrical in form and has a hipped roof clad in slate, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed). The side entrance has a shallow porch with columns and an entablature, while the rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.
- The former Kindergarten and Bishop's Hall as constructed in 1899 and extended in 1909. This is a brick gabled hall with side walls divided into five bays by buttresses. Each bay contains a single segmental arch window. The stages of development are demonstrated by the bi-chromatic brickwork that is confined the three bays closest to Marlton Crescent, which have a cream brick band at sill height and cream bricks used in the arch above the windows, whereas the southern two bays are of plain red brick.

- The two late Victorian era Italianate brick houses facing Marilton Crescent. Of similar design, each house is asymmetrical in plan with hipped slate roof and a return verandah with cast iron frieze set between the projecting front and side bays, with the polygonal front bay containing segmental arch timber frame sash windows with further timber frame sash windows in the main elevations. Each is constructed of bi-chrome brick, which is notable for the bold patterning created by the decorative quoining around the openings and wall corners, diaper work to the walls and between the eaves brackets. The chimneys are also of bi-chrome brick and have rendered cornices.

The 1925 school building is of secondary significance due to its low integrity. The ~~significant surviving original~~ elements are the ~~surviving 1925 section comprising the~~ projecting entry porch and the two bays immediately to the east ~~on the north elevation~~. The porch has a castellated parapet with a triangular pediment over the pointed arch entry and above the stairwell behind there is another triangular pediment, this time flanked by low piers surmounted with orbs.

Other buildings and non-original alterations and additions to the above buildings are not significant.

Note: The former 'Rondebosch' and 'Elmwood' at 25-27 Chapel Street, and the former Particular Baptist Church at 16 Crimea Street are not significant as part of St Michael's Grammar, but are individually significant for other reasons – please refer to the separate PPHR citations.

How is it significant?

St Michael's Grammar School is of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as an example of the private schools established within St Kilda during the late nineteenth century and as one of the few that have continuously operated until the present day. It demonstrates the continuing development of the private school system during the late nineteenth and early twentieth century. The complex of buildings demonstrates how many of these schools were established in former mansion houses and then expanded with purpose built facilities. (Criteria A & D)

'Marilton', as constructed in c.1864, is historically significant as one of the earliest mansions within St Kilda East and is of architectural significance as an early example of the Italianate style with restrained classical detailing by the noted architect, Lloyd Tayler. (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
- 8. Building community life: 8.2 Educating people

Port Phillip thematic environmental history

- 5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill; 5.3 The late nineteenth century boom
- 6. Education: 6.3 Other schools

History

'Marlton' c.1855 to c.1895

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this block on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma Roads. He lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

As shown on Figure 1 'Charnwood' was one of four early mansions within this area in 1855; the others were 'Nicholson House', 'Marlton' and 'Cintra'.

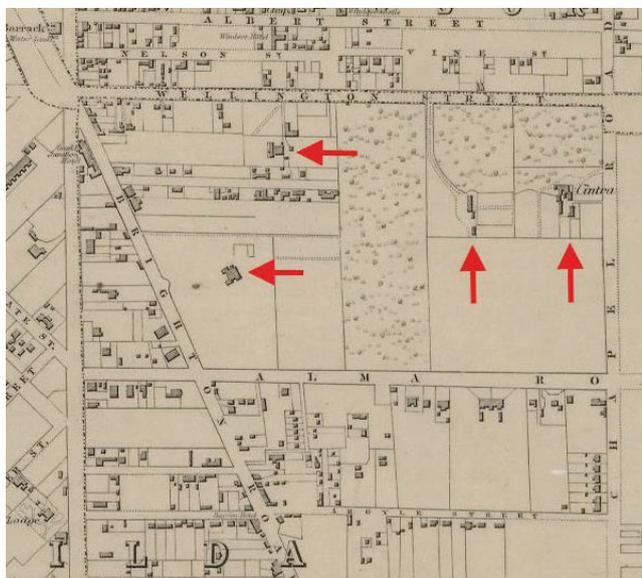


Figure 1 – Extract from Kearney's 1855 map of Melbourne prepared by Captain Andrew Clarke, Surveyor General showing (from left) 'Charnwood', 'Nicholson House', 'Marlton', and 'Cintra'

'Marlton' was constructed by 1855 for Edwin Fowler. In the first St Kilda Rate Book of 1859 Fowler is described as the owner and occupier of an eight roomed brick house in Wellington Street with coach house and stables and 'large gardens and paddock', and a substantial Net Annual Valuation of £425 (RB, 1859, no. in rate 631).

In early 1861, according to newspaper reports, 'Marlton' was sold to Dr. Henry Madden, a surgeon (although rate books continue to list John Fowler as owner until 1862). At the time the house was rented out to Benjamin Nicholson (*Argus*, 11 February 1861, p.2, RB). In 1864 Lloyd Tayler, architect, invited tenders for additions and improvements to 'Marlton' (*Argus*, 25 April 1864, p.3) and it appears that Dr. Madden moved in once the improvements were carried out. The St Kilda Rate Books consequently record an increase in the number of rooms from eight to 15 by 1866 (RB, 1866, 1078).

In early 1866 Dr. Madden offered 'Marlton' for sale ahead of his departure for England. It was described as a mansion containing 10 bedrooms, dining room, drawing room, breakfast room, kitchen, scullery, coach house and stabling (*Argus*, 25 January 1866, p.2). It was sold 'to Mr. J.S. Miller who established his boys' school, Yarra-lodge Academy, at the house. A notice in the *Argus* advised:

This elegant residence is situated in one of the healthiest and most eligible suburbs of Melbourne, only five minutes walk from Chapel-street railway station, and possesses every advantage that could be desired in connexion with an academy for young gentlemen – seven acres of land attached, extensive playground, gymnasium and baths, easy access to sea-bathing and ample accommodation for the ponies of day-boarders. (Argus, 26 January 1866, p.8)

The school must have been short-lived (or perhaps did not open as planned) as by 1867 Andrew Murray, a squatter from the western district of Victoria, was the owner and occupier (RB, 1867, 1085). Murray remained until February 1872 when he sold 'Marlton' and moved to 'Wool Wool', his country estate near Colac. The description of the house and grounds in the auction notice was very similar to when it was sold in 1866 (Argus, 7 February 1872, p.2). George P. Robertson was then the owner/occupier for a brief period before selling to G.W. Parbury. Parbury offered the mansion for let before holding a clearing sale of furniture and effects at 'Marlton' in December 1873 (Argus, 9 December 1873, p.3). Archibald Menzies and his family were in residence by late 1874.

In late 1882 'Marlton' changed hands again. The frontage of the estate to Wellington Street was offered for sale in September and it appears that Marlton Crescent may have been created around this time because when the mansion and remaining land was offered for sale in December it was described as being in 'Marlton-Crescent, Wellington Street, St Kilda' and as having a 'charming carriage drive through an avenue of pines, gums and other beautiful forest trees' (Argus, 16 September 1882, p.7; 5 December 1882, p.3). Soon afterwards 'Marlton' was again offered for lease. Meanwhile, the Marlton Estate subdivision comprising 30 'magnificent villa sites' fronting Wellington Street, Marlton Crescent and Crimea Street was offered for sale in April 1883 and the first houses in Marlton Crescent were completed by December (Argus, 24 April 1883, p.2; 15 December 1883, p.7).

In late 1884 'Marlton' once again became a school when St Kilda Grammar relocated there under Head Master Howell J. Thomas (*Church of England Messenger*, 6 November 1884, p.14). The school continued at 'Marlton' until around 1892 when, under HM Edward L. Backhouse, it was relocated to Orrong Road, Caulfield (RB, 1892, no. in rate 521, SM).



Marlton, c.1885, showing E.L. Backhouse and family members standing in the doorway. (Source: Peel 1999)

St Michael's Grammar School

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne (Peel 1999:47). Several of these were within St Kilda East including All Saints' Grammar School, Alma Road Grammar School, Fairelight Ladies' College, The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically. Further closures followed the introduction of the *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, leading to the number of independent schools falling from 945 in 1898 to almost half that number in 1912 (Peel 1999:60).

For example, at The Priory Girls School, established by Miss Hatchell Brown in 1887 on the site of the Alma Road Grammar School at 59 & 61 Alma Road, numbers plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913 (Peel 1999:36, SKHS).

One school that continues today is St Michael's Grammar, which was opened in 1895 as the Church of England Day School for Girls. The school was established by the Community of the Sisters of the Church (CSC), an Anglican religious community founded in London in 1870. Twenty-two years later members of the CSC arrived in Australia and between 1892 and 1904 founded five schools throughout Australia (Peel 1999:ix).

Upon arriving in Melbourne members of the CSC settled in Prahran and formed an association with All Saints' Church in Chapel Street, St Kilda East. Despite some initial difficulties they expanded their support network within the district and found an 'enthusiastic band of workers' for the cause. They identified the need for a day school for a 'different clientele from the families who pursued the social cachet' of nearby schools such as Priory Ladies' College and Wattle House School and soon began the search for a suitable building (Peel 1999:31). In 1895 Melbourne was in the grip of an economic depression and many of the grand mansions were vacant. After briefly considering 'Cintra', the CSC decided upon 'Marlton', which had seen a reduction in rent from £325 per annum to just £100 (Peel 1999:28-32).

The Day School opened on 22 April 1895 when Dolly Ziebell was enrolled as the first student. By mid-November enrolments had reached 73 infants and girls and new enrolments topped 100 annually for the first three years (although the actual attendance usually fluctuated between 50 and 80). The new school was judged a success and within two years the concept of a secondary school seemed feasible. A senior class was formed in 1898 and by 1899 the school had outgrown 'Marlton' and necessitated the building of a school hall to be used as the kindergarten, which was adjacent to the main building and formed an area that came to be known as the Quadrangle. Lady Brassey, wife of the Governor of Victoria, attended the opening and agreed to become a patroness of the school. The kindergarten was designed by architect, Mr. Smart of Bates Smart ('A history to hold' pp.5-6).

The first boarder was admitted to the school in 1905 and, as enrolments grew, an east wing was added in 'Marlton' in 1906, increasing the number of rooms to 26, and in 1907 the former stables was converted into bedrooms at a cost of £250. The final stage of this first significant period of expansion was the doubling in size of the kindergarten hall, which became the main school hall for sixty years. Opened in 1909 by Archdeacon Crossley and Canon Hughes, it became known as 'Bishop's Hall'. In 1912 the school was granted registration as a Secondary School and by 1913 was known as 'St Michael's Collegiate School'. In 1913 an influx in new boarders led to the purchase of a neighbouring house in Marlton Crescent to the east of 'Marlton' known as 'Eastongrey', which was converted to new junior classrooms and renamed as 'St Gabriel's' (Peel 1999:59, 69, 75; 'A heritage to hold').

Growing enrolments and new regulations imposed as a result of secondary school registration led to the need for new and expanded accommodation during the interwar period. In 1919 the school was gifted a house in Barkly Street, St Kilda that for a short time became the junior boarding house known as 'St

Margarets'. In 1924, after abandoning a previous scheme, the school engaged architect Mr Sale of Sale & Keague to prepare a design for a new school building to replace the ageing 'Cloisters' building. Canon Hughes blessed and laid the foundation stone for the new building in October 1924, which was opened by the Archbishop in the following year.



View of the new school classrooms completed and opened in 1925 (Source: Peel, 1999)

In 1931 the old science lab house in the converted coach house was replaced by a new building. From 1930 to 1935 the school incorporated 'Oberwyl' in Burnett Street, St Kilda that had operated as a girls' school since the 1860s, and in 1937 further updates were carried out and two further properties in Marlton Crescent (nos. 2 and 16) were purchased becoming a boarding house and small kindergarten/preparatory school, and later as accommodation for the Sisters (Peel 1999:89, 98-99, 114, 120, 139-40).

The school continued to grow in the post-war era. By 1946 the enrolments had risen to almost 500 and with post-war restrictions upon building this was set as the limit that the existing infrastructure could accommodate. In 1947 the school began purchasing adjoining land to enable future expansion beginning with 20 Redan Street and in 1950 added 4 Cintra Avenue. Further sites were acquired in Redan Street, the houses demolished and replaced with the new Senior School. Around the same time the old St Gabriel's was demolished and replaced with the Frances Newson Oval, while the May Vicars Foote Hall, complete with Chapel was opened in 1972 (Peel 1999:189).

Significant changes occurred during the 1970s. The boarding house was closed in 1975 and co-education began in the Junior School in 1977. The beginning of co-education coincided with the last of the CSC sisters leaving St Michael's. In 1980 Mr Hewison became the first headmaster and further building work was undertaken. In 1987 the former 'Rondebosch' mansion at 27 Chapel Street was purchased and renamed as 'Hewison House', while in 1997 the former Baptist Church (and later Masonic Lodge) at 16 Crimea Street was acquired and became the Emily Hall and Wilma Hannah Library.

Lloyd Tayler

Lloyd Tayler (1830-1900), architect, was born in London, June 1851 he migrated to Australia and by 1856 was working on his own in Melbourne and had designed premises for the Colonial Bank of Australasia. In the 1860s and 1870s he won repute by his designs for the National Bank of Australasia; distinguished by a refined strength, they follow simple Renaissance revival formulae. His major design for the bank was the Melbourne head office (1867) which he described as Palladian (ADB).

According to Dunbar & Tibbits "In all his public and commercial designs he seems to have been committed to a restrained classicism spiced with reserved mannerist details", while his domestic architecture featured similar characteristics; the finest example is the colonnaded mansion Kamesburgh, Brighton, commissioned by W. K. Thomson in 1872. Other houses include Thyra, Brighton (1883); Leighswood, Toorak; Roxcraddock, Caulfield; Chevy Chase, Brighton; Blair Athol, Brighton; and a house for his son-in-law J. C. Anderson in Kew (ADB). Tayler was particularly active in St Kilda in the mid to late nineteenth century and designed several houses and mansions include 22-24 Princes Street (1856), 'Fernacres' (1863), 'Marlton' (1864), 'Yanakie' (1868), 'Decomet' (1870) 'Hereford' (or 'Herford', 1870), and 'Pladda' (1889).

In 1881 Tayler went into partnership with his pupil and assistant, Frederick A. Fitts. Tayler and Fitts were complimented for the design of a building for Lambert and Son, Melbourne (1890), for 'avoidance of the overcrowding of ornamentation ... which forms a far too prominent feature on [many contemporary] façades'. In 1899 Tayler opposed decorative stucco work and warned against extremes in which the picturesque became the grotesque (ADB).

One of his last major commissions, in 1890, was for the Melbourne head office of the Commercial Bank of Australia; he and Alfred Dunn (1865-1894) became joint architects. The vast, domed banking chamber created a sensation at the time and is carefully preserved. His last important design was the Metropolitan Fire Brigade Headquarters Station, Eastern Hill (1892) (ADB).

Tayler was active in the architectural profession. He was an inaugural member of the Victorian Institute of Architects in 1856, helped to obtain its Royal Charter in 1890, and was president in 1886-87, 1889-90 and 1899-1900. In May 1900 he read a paper on 'Early and later Melbourne Architects' before the institute. While on a two-year visit to Europe and Britain, he was admitted a fellow of the Royal Institute of British Architects in 1874, and in 1899 contributed a paper on 'The Architecture of the Colony of Victoria' to its *Journal*. He was a 'staunch and valued supporter' of the Architectural and Engineering Association (ADB). Tayler died on 17 August 1900 and his obituarists referred to him as 'probably the best known figure in the architectural profession in Melbourne' (ADB).

References

- 'A heritage to hold: An account of St Michael's CEGGS 1895-1975', research by The Rev. Wenman Bowak Th. Schol. Hon. C.F., 1975
- Dunbar, Donald James and George Tibbits, 'Lloyd Tayler (1830-1900)' in Australian Dictionary of Biography (ADB) viewed on line at <http://adb.anu.edu.au/biography/tayler-lloyd-4689> on 5 December 2016
- Peel, Victoria, *St Michael's Grammar School. A study in educational change*, 1999
- 'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873
- Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015*
- St Kilda Rate Books (RB) Public Records Office of Victoria Series Title 2335/P Microfilm copy of Rate Books, City of St Kilda [1858-1900] viewed at Ancestry.com on 21 May 2016
- Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

St Michael's Grammar occupies a large site now extending from Marlton Crescent to Chapel Street and Redan Street. The oldest buildings associated with the development of the school prior to World War II

are clustered in the northern part of the site closest to Marlton Crescent. They are the former 'Marlton' mansion, 'Bishop's House', two former residences at 4 & 6 Marlton Crescent and part of the 1925 school.

'Marlton' is an early example of an Italianate villa with classical detailing. The original house, which probably dates to the 1864 remodelling by Lloyd Tayler, was symmetrical in form and has a hipped roof clad in slate, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed). The side entrance has a shallow porch with columns and an entablature, while the rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.

Immediately to the east of 'Marlton' is the 'Bishop's Hall'. This is a brick gabled hall with side walls divided into five bays by buttresses. Each bay contains a single segmental arch window. The two stages of development are demonstrated by the bi-chromatic brickwork that is confined the three bays closest to Marlton Crescent, which have a cream brick band at sill height and cream bricks used in the arch above the windows, whereas the southern two bays are of plain red brick.

Behind 'Bishop's Hall' is part of the 1925 school. This is a two storey building constructed of red brick with a hipped roof and large square windows. The most distinctive feature is the projecting entry porch, originally to the centre of the northern elevation, which has a castellated parapet with a triangular pediment over the pointed arch entry and above the stairwell behind there is another triangular pediment, this time flanked by low piers surmounted with orbs. ~~It appears the section~~ A substantial portion of the 1925 school, west of the porch, has been demolished, and the building has been extended in stages at the eastern end. Other alterations include the replacement and enlargement of windows. The fabric of the building to the east, west and south elevations is of no significance.

To the west of 'Marlton' and facing Marlton Crescent are two similar late Victorian Italianate villas, each asymmetrical in plan with hipped slate roof and a return verandah with cast iron frieze set between the projecting front and side bays, with the polygonal front bay containing segmental arch timber frame sash windows with further timber frame sash windows in the main elevations. Each house is constructed of bi-chrome brick, which is notable for the bold patterning created by the decorative quoining around the openings and wall corners, diaper work to the walls and between the eaves brackets. The chimneys are also of bi-chrome brick and have rendered cornices.

Comparative analysis

'Marlton' is perhaps the oldest of the surviving early mansions within the St Kilda East precinct. The others are 'Toldara' (later 'Shirley'), 40 Alma Road (1868), 'Aldourie', 87 Alma Road (1864), 'Kangatong' 91 Alma Road (1865), 'Fairleigh' 134 Alma Road (c.1869) and 'Rondebosch', 25 Chapel Street (1869). Of these, 'Marlton' and 'Rondebosch' are the most intact and comprise the original mansion with an early (late nineteenth or early twentieth century) addition. By comparison, 'Toldara' retains the remarkable classical style façade, but the rear wing has been demolished and 1960s flats that wrap around now hide it. Similarly, 'Aldourie' is almost completely concealed by later additions and only parts of the north and west side elevations are visible. 'Kangatong' is more visible, but much of the original detail was stripped away in the 1930s when it was converted to flats. 'Fairleigh' is relatively intact, apart from the enclosure of the front verandahs, whereas at 'Yanachie' the main visible change has been the overpainting of the face brickwork and the enclosure of verandah.

'Marlton' is one of at least three surviving residential buildings in St Kilda designed by Lloyd Tayler. The others include 'Yanachie' at 161 Alma Road, St Kilda East (c.1868, HO391 precinct) and the pair of houses at 22-24 Princes Street (c.1856, HO230).

As an early private school, St Michael's compares with the Christian Brothers College (CBC) that is adjacent to the St Mary's Catholic Church complex. Like St Michael's, the CBC comprises a complex of buildings that date from the late nineteenth century to the present day including several that have been

significantly altered and extended. Notable within the CBC complex is the former school hall at the west corner of Dandenong Road and Westbury Street, constructed in 1902. The other major building in the complex is the gabled school building along the west side of Westbury Street, which has been built in stages from the late nineteenth to the mid-twentieth century. Other buildings in the complex date from the postwar era.

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.

Recommendations

Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

-

Other images





Showing the 1925 school at left and Bishop's Hall at right

City of Port Phillip Heritage Review

Place name: St George's Presbyterian Church and Hall (former)
Other names: St Michael's Grammar School

Citation No: 78



Address: 4 Chapel Street, St Kilda East
Heritage Precinct: St Kilda East
Category: Religion: Church, Manse, Hall
Heritage Overlay: HO6 & HO82
Style: Victorian: Gothic; Interwar: Tudor
Graded as: Significant
Constructed: 1877-1880, 1927-28
Victorian Heritage Register: Yes, H864
Designer: Albert Purchas (1877), Hare & Hare (1927)
Amendment: C29, C142
Comment: Revised citation

Significance

The former St George's Presbyterian Church (including the front fence, but excluding the hall) is included on the Victorian Heritage Register (VHR H864) 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:

What is significant?

The former St George's Presbyterian Church complex at 4 Chapel Street, St Kilda is significant. The significant features are:

- The church, designed by Albert Purchas and constructed in 1877-80 in a polychrome Gothic style, and the interior including the organ, original decoration and associated objects;
- The former church hall & Sunday School, ~~designed by Hare & Hare and constructed in 1927-28, is of secondary significance due to its low integrity. A gabled building of generally simple detailing, its most prominent~~ ~~The significant element is the, designed by Hare & Hare and constructed in 1927-28, which is a gabled brick building with a~~ rendered entry porch that features a Tudor arch and abstracted Gothic detail; and;

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- The cast iron palisade fence on a bluestone base across the frontage.

Non-original alterations and additions to the above buildings and the post-war former manse are not significant.

How is it significant?

The former St George's Presbyterian Church complex is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant for its associations with the establishment of the Presbyterian Church in St Kilda and the scale and quality of the church demonstrates the increasing wealth and prominence of Presbyterians in Victoria during that time. Together, the church and hall demonstrate the important role of St George's as a parish centre in St Kilda. The hall provides a reminder of the importance of Sunday Schools to church life in the twentieth century and the social welfare activities of the church. (Criterion A)

St George's Presbyterian Church is of architectural and aesthetic significance as a fine example of the polychromatic Gothic Revival style and is important for its ~~early~~ use of polychromatic brick for both the exterior and interior. The tall banded tower is a most important element of the composition and makes this church highly significant. The church is a notable landmark, which is complemented by the visible portion of the hall and the front fence that form part of an important grouping of nineteenth century church and public buildings flanking Alma Park along the east side of Chapel Street. (Criteria D & E)

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Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

Among the earliest buildings in St Kilda East are the churches, established from the 1850s to the 1870s. The presence of these churches and the early mansions of prominent residents such as 'Charnwood', 'Marlton' and 'Cintra' established the prestige of St Kilda East as a desirable residential address, and encouraged further development as St Kilda's population grew from 6,000 residents in 1861 to almost 12,000 by 1881.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Catholic Church was first to build, and the first St. Mary's Catholic Church opened in 1854 at the west corner of Westbury Street and Dandenong Road. The foundation stone of the present church was laid in 1859, but due to a lack of funds it was not completed until 1864. As the congregation grew additions were carried out and the enlarged church was blessed by Bishop Goold in 1871, and consecrated in 1887.

St. Mary's was soon joined by All Saints' Anglican Church and the Free Presbyterian Church, both fronting Chapel Street. The Free Presbyterian Church built a manse at the northeast corner of Alma Road in 1858 and in 1864 erected a bluestone church on the north side. Meanwhile, All Saints' was opened at the corner of Dandenong Road in 1861 and, after two additions, was consecrated in 1892. To the south of All Saints'

St. George's Presbyterian Church was opened in 1877 after the congregation had been meeting in the 'Orderly Room' just to the south since the previous year.

St George's Presbyterian Church & Hall

One acre of land was reserved in Chapel Street for the Presbyterian Church and was gazetted on 10 September 1866. In June 1876 a public meeting was held in the Orderly Room in Chapel Street, St Kilda East, adjoining the church's land, to gauge interest in establishing a church. Sunday services began on 13 August 1876 in the Orderly Room with the Reverend Groundwater Fraser preaching (Bomford 2003).

On 21 April 1877 the foundation stone for the church was laid by Sir James McCulloch, the former Premier of Victoria and a founding trustee. Albert Purchas was the architect, Robert S. Ekins was the contractor and his tender was £3000. The church, of which only the western portion was constructed, opened on 1 October 1877 and at the first Communion Service, held on 9 December 1877, fifty-one communicants were present (Bomford 2003).

The congregation soon outgrew the church's capacity and so it was decided to complete the church to the original design. Sir James McCulloch once again laid the foundation stone and the enlarged church, designed to accommodate 650 people and built at an estimated cost of £8700 was opened on 3 October 1880. In 1881 an organ by Lewis & Sons of London was installed and St George's thereafter established a proud tradition for music in its services (Bomford 2003).

A Sunday school with Mr. A. Anderson as Superintendent commenced in August 1876. Three years later, it moved to Hornby Street State School where there was an average attendance of one hundred children and eighteen teachers. The first Sunday School hall in the church grounds was opened on 14 February 1886. This was destroyed by fire and a new hall, designed by Hare & Hare, was built in 1927-28. After World War II the numbers of children attending declined and the Sunday school 'went into recess', probably in the late 1960s (Bomford 2003).

Many sons and fathers of the St George's congregation enlisted during World War I and twenty died, including St George's own minister, the Reverend Andrew Gillison, MA. The first AIF chaplain to die in the war, he was deeply mourned by his military companions and his parishioners. The 14th Battalion and the congregation at St George's jointly erected a memorial tablet in the church and provided a communion table. The congregation raised almost £700, which was placed in trust for his family. The commemorative service in 1917 to install the memorial forged a bond between the battalion and the congregation at St George's. A roll of honour, installed in the vestibule made of Victorian blackwood carved in high relief, commemorates the twenty men who died and another eighty-nine who served (Bomford 2003).

After World War II, St George's suffered from a decline in church attendances due to the changing nature of St Kilda and the decrease in numbers of residents living in the vicinity of the church. In 1997 the congregations of St George's and the East St Kilda and Windsor Congregational Churches joined together to form the East St Kilda Uniting Church parish. The Centre for Creative Ministries now operates from the former Congregational church and hall on the corner of Hotham and Inkerman Streets, St Kilda East (Bomford 2003).

St Michael's Grammar School now uses the St George's Church and [Hall](#) as a performing arts complex.

References

Bomford, Janette, *The spirit of St Kilda. Places of worship in St Kilda*, 2003, viewed online http://skhs.org.au/spirit_of_st_kilda.htm on 22 May 2016

Cooper, J.B., *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Melbourne, 1931 vol. 2, p.15

Corrigan, P., 'The History of St Kilda', p.54, Research Essay, University of Melbourne, Department of Architecture

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

The Australasian Sketcher, 9 June 1877, pp. 38-9, 23 October 1880, p.278

Description

St George's Presbyterian Church, St Kilda is constructed in a polychromatic Gothic Revival style. The main feature is the slender, striped octagonal tower, which rises from the base of the building to high above the steep roof and terminates in a spire. This feature of the front facade overshadows the other side tower, but does not distract from the double arched entrance or the main pointed tracery window over. Freestone dressings and cream brickwork relieve the overall red brickwork and the roof is of slate with a fleche at the intersection of the nave and transepts.

Internally, the church has a T-shaped plan with an aisleless nave, raked floor and broad transepts, a shallow sanctuary and no chancel, representing a Protestant reduction of the ideas of British architects such as Pearson and Butterfield. On the walls cream bricks are exposed and coloured brickwork used in pattern strings. There are several stained glass windows including non-figurative windows by Ferguson & Urie, a large triple window in the chancel presented by Lady McCulloch, and others in memory of John Kane Smyth, former Vice-Consul for the United States of America in Melbourne, and Samuel McKenzie, church minister from 1930 to 1948.

At the rear is the church hall and Sunday School of 1928, which is a gabled red brick building [of relatively simple character](#) with terracotta tiled roofs. The roof of the main hall has tall metal ventilators, and pilasters divide the sidewalls into four bays, which contain large multi-pane metal frame windows. The rendered entry porch [that is the key element visible from the Chapel Street](#) features a Tudor arch and abstracted Gothic detail.

The church and hall are substantially intact and the original cast iron fence across the frontage still remains.

A post-war two storey cream brick manse is situated to the north of the church building.

Comparative analysis

No information.

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.

Recommendations

2016: Retain in HO84 and part HO6 St Kilda East precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Nigel Lewis and Associates, *St. Kilda Conservation Study*, 1982

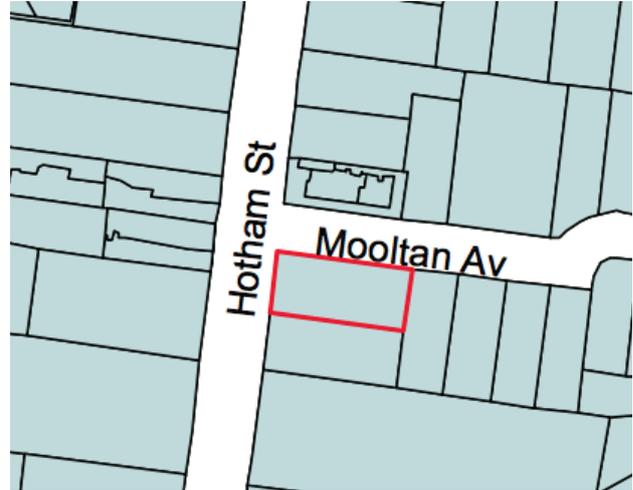
Other images



City of Port Phillip Heritage Review

Place name: ~~Summers~~-House
Other names: -

Citation No:
2015



Address: 42 Hotham Street, St Kilda East
Category: Residential: House
Style: Interwar: American bungalow
Constructed: c.1927
Designer: Unknown
Amendment: C29, C142
Comment: Revised citation

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue
Heritage Overlay: HO391
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

The house, erected in 1926-27 by bricklayer Harold Summers a residence for himself and his new wife Minnie, at 42 Hotham Street, St Kilda East is significant. An unusually ornate bungalow-style dwelling on a corner site it is of tuckpointed clinker brick construction, with a hipped and gabled roof of red Marseilles pattern terracotta tiles. The gable ends, to the two street frontages, are clad with timber shingles of a particularly unusual cusped form, and the eaves are supported on shaped timber brackets. The principal frontage, to Hotham Street, is asymmetrical, comprising a central segmental-arched entry porch flanked by a curved bay window and a broad verandah, now infilled with glazed panels. The verandah has a distinctive hit-and-miss brick railing with bullnosed coping; this detail is echoed on the front fence, which extends along both street frontages. This brick walling has been unsympathetically altered by the addition of a tall timber paling fence.

Non-original alterations and additions including the tall timber paling to the original brick fence are not significant.

How is it significant?

The house at 42 Hotham Street, St Kilda East is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Historically, the house is a representative example of the type of housing that proliferated in East St Kilda in the 1920s, when large Victoria estates were carved up into new residential subdivisions. Aesthetically, the house stands out from the average inter-War bungalow by its intactness and its high level of decorative detailing, notably the unusual shaped shingles to the gable ends, and the extensive use of patterned and moulded brickwork, which extends to the matching front fence. (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

The site of this house formed part of residential estate that was created in 1922 from the grounds of 'Mooltan' and 'Wavenhoe', two large Victorian mansions. Harold V. Summers, a bricklayer, built this house at the south corner of Hotham Street and Mooltan Avenue in 1926-7, as his own residence (BP). Typically, it first appears in the Sands & McDougall Directory in 1927 as a 'house being built' on the corner of Mooltan Avenue. The following year, it was listed as 'vacant' and then, by 1929, occupied by Summers (SM).

Research establishes that Harold Victor Summers (1888-1983) and his wife Minnie, nee Fort (1894-1967) had married in 1927, around the time that this house was built. They remained living there for only a few years. Subsequent occupants included Sydney F Palmer (1933), George Simpson (1935) and Daniel Blomme (from 1936 to at least 1940) (SM).

References

Lodged Plans No 8866, declared 16 June 1922

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permits (BP) nos. 6513 issued 27 July 1926

Sands & McDougall Directories (SM) 1926 onwards

Description

The house at 42 Hotham Street, East St Kilda, is a single-storeyed bungalow on a corner site. It is of tuckpointed clinker brick construction, with a hipped and gabled roof of red Marseilles pattern terracotta tiles. The gable ends, to the two street frontages, are clad with timber shingles of a particularly unusual cusped form, and the eaves are supported on shaped timber brackets. The principal frontage, to Hotham Street, is asymmetrical, comprising a central segmental-arched entry porch flanked by a curved bay window and a broad verandah, now infilled with glazed panels. The verandah has a distinctive hit-and-miss brick railing with bullnosed coping; this detail is echoed on the front fence, which extends along both street frontages. This brick walling has been unsympathetically altered by the addition of a tall timber paling fence.

Comparative analysis

The California Bungalow is ubiquitous in many parts of the City of Port Phillip, including St Kilda, St Kilda East, Ripponlea, Balaclava and Elwood. It is less common elsewhere in the municipality; a rare example in Port Melbourne being that at 20 Ross Street (1929). Given the extent of closer settlement, which occurred in East St Kilda during the 1920s, it is not surprising that some of the best examples of California Bungalows are located there. A number have already been identified as being of individual significance due to either their high levels of intactness, or because of particular stylistic influences or unusual integration of elements or decorative details.

Amongst those bungalows of relatively conventional design that are distinguished simply by their remarkable intactness are 26 Hammerdale Avenue (1920) and 186 Alma Road (1928), both in St Kilda East. Bungalows with unusual stylistic influences include 331 Orrong Road, St Kilda East (1920) and 17 Robe Street, St Kilda, both with an oriental flavour; 109 Tennyson Street, Elwood (c.1920), which displays a pure American influence, and 18 Normandy Street, Elwood (c.1920), one of several bungalows designed in an idiosyncratic style by local builder M. Sherlock. Those examples which are noteworthy for particularly unusual detailing include 217 Alma Road (1918-19), with its tapered pillars embellished with river pebbles; 18 Lansdowne Road (1924), with its quirky canted front porch; 13 Baker Street (1920s) with its unusual stucco work, concrete awnings and bracket supports; 86 Mitford Street, Elwood (c.1920), embellished with river pebbles and unusual brick banding; 19 Wavenhoe Avenue (1929) with its atypical decorative brickwork. The example at 42 Hotham Street, with its quirky shingles and decorative brickwork, is not directly comparable to these five examples, beyond the fact that, like them, its unusual detailing makes it stand out from the more generic California Bungalows of the 1920s.

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.

Recommendations

2016: Retain in the HO as a Significant place, but transfer to the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct as part of the Hotham Street extension.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Heritage Alliance, *East St Kilda Heritage Study*, 2004

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

Other images

Nil

Statement of Significance: Maisonettes

Address:	21 Redan Street, St Kilda	Name:	Maisonettes
Place type:	Residential: Flats	Grading:	Significant
PS map ref (Heritage Overlay):	HO503	Constructed:	1958
Heritage precinct:	Not applicable	Citation no:	785



What is significant?

The maisonettes, designed by John and Phyllis Murphy and constructed in 1958, at 21 Redan Street, St Kilda are significant. This comprises twelve two-storey dwellings of identical or similar layout arranged in two groups of six and circumnavigated by a driveway. The complex is distinguished by its plain brick walls and square window openings designed to have the right proportions for each room. However, within this inherent simplicity there is order and functionalism and the unassuming and consistent detailing allows the basic planning and design principles of the building to be expressed. The front elevation reflects the floor planning with its angled walls meeting at the centre, however even this is crafted in a supremely functional manner creating a bold effect through understatement. In plan the building is off-set to ensure that all units have northern orientation at both ground and first floor level. Internally, there is an open-plan living and kitchen area on the ground floor connected by a staircase to the bedroom and ensuite bathroom on the first floor. The ground floor opens via large glass doors on to a small courtyard and the entry is defined by a flat-roofed porch with a feature wall of roughcast concrete panels. Other windows include a high level slot window in the side wall to the ground floor living area and a window above the porch to the bedroom, and a small square window to the bathroom. At the rear is a small laundry block and two garage blocks, all built at the same time as the maisonettes.

Non-original alterations and addition and the front fence are not significant.

How is it significant?

The maisonettes at 21 Redan Street, St Kilda are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are significant as a fine and intact example of the work of John & Phyllis Murphy who are remembered for their contribution to the residential architecture of Melbourne in the post-war era. The distinctive form, unusual planning, and the simplicity and economy of the design are all characteristic of the residential designs by the Murphys. The building is notable for its bold and functional planning

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with each unit offset to allow access to north light, and the plain brick walls and well proportioned windows demonstrate an affinity with European (especially Scandinavian) examples of multi-unit housing, reflecting the architects' interest in developments overseas. (Criteria A, D & E)

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2019.⁸

Port Phillip Heritage Review – Volumes 1-6, Version ~~3028~~, ~~December 2018~~October 2019.

Statement of Significance: House (Concrete House)

Address:	226 Alma Road, St Kilda East	Name:	House (Concrete House)
Place type:	Residential: House	Grading:	Significant
PS map ref (Heritage Overlay):	HO505	Constructed:	1912
Heritage precinct:	Not applicable	Citation no:	2387



What is significant?

The concrete house, constructed in 1912, at 226 Alma Road, St Kilda East is significant. This house has rendered concrete walls and a hip tile roof with a central gablet at the front. The render to the front walls has 'fish scale' detailing below a band of textured render set between a stringcourse and the eaves. There is a box bay window and tall double-hung timber windows. The entrance is via a typical Edwardian style high-waisted timber door with an arched window and flanked by sidelights and highlighted located at one end of the inset porch, which has sinuous Art-Nouveau style timber frieze.

Non-original alterations and additions are not significant.

How is it significant?

The house at 226 Alma Road, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as an early example of a concrete house. One of several constructed in the City of Port Phillip in the first two decades of the twentieth century it is notable as one of the first, pre-dating the nearby house at 200 Alma Road (designed by a leading advocate of concrete houses, Leslie Perrott) by three years. It is also significant as one of the earliest houses in the eastern section of Alma Road and is associated with the first phase of suburban residential development that followed the opening in 1911 of the electric tram along Dandenong Road. (Criteria A & D)

While mostly conventional in its form and detailing it is also significant for how the render has been used as a decorative device on the front elevation. (Criterion E)

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2018.6

Port Phillip Heritage Review – Volumes 1-6, Version 3028, December 2018/October 2019.

Statement of Significance: Shop & residence

Address:	264-66 St Kilda Road, St Kilda	Name:	Shop & residence
Place type:	Commercial: Shop & residence	Grading:	Significant
PS map ref (Heritage Overlay):	HO506	Constructed:	1864
Heritage precinct:	Not applicable	Citation no:	2390



What is significant?

The chemist shop and residence, constructed by 1864, at 264-66 St Kilda Road, St Kilda is significant. This is a two storey shop and residence, constructed of brick and built to both street boundaries with a splayed corner. The parapet has a simple run classical cornice above a plain frieze (which would have provided a place for painted signage) and the paired first floor windows facing St Kilda Road are segmentally arched with an oversized diamond-point keystone and a continuous sill below. The window jambs between are rendered with stop chamfering on both sides, and an incised quatrefoil at the top. The outer window jambs are also stop chamfered, here executed in brick. The side elevation has two sets of paired windows with continuous sills, while the corner entrance and the residential entrance at the side are each segmentally arched with a diamond-point keystone, and the paired timber doors in the corner entrance may be original and sit below an arched toplight.

Non-original alterations and the c.1950s addition in cream brick at the rear are not significant.

How is it significant?

The shop and residence at 264-66 St Kilda Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a rare surviving pre-1870 shop and dwelling recalling the early phase in the development of High Street as a commercial centre. (Criteria A, B & D)

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 201~~8~~⁶

Port Phillip Heritage Review – Volumes 1-6, Version ~~3028~~, ~~December-October 2019~~⁸

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*

Heritage Overlay 6 St Kilda East Precinct Review - David Helms Heritage Planning, 2018

Updates to the Heritage Overlay 6 St Kilda East Precinct Review report will occur following the Panel's recommendations. Recommended changes include:

- Remove references to 11 Hotham Street and 21 Lambeth Place throughout report and attachments.
- Update the following citations (track-changed versions provided below):
 - Citation 2388 (Marlton Crescent & 25-27 Chapel Street, St Kilda - St Michael's School): to provide additional information in the Statement of Significance to describe why the 1925 school building is of secondary significance, and update the description to note which aspects of the building have significance.
 - Citation 78 (4 Chapel Street, St Kilda - St George's Church): to provide additional information in the Statement of Significance and to note that the church hall is of secondary significance.
 - Citation 2015 (42 Hotham Street, St Kilda): to remove reference to Summers House.