

Amendment C215port to the Port Phillip Planning Scheme  
Amendment Documentation

1. Explanatory Report
2. Instruction Sheet
3. Planning Scheme Maps
4. Planning Scheme Ordinances
  - a. Clause 15.03-1L – Heritage policy
  - b. Schedule to Clause 43.01 (Heritage Overlay) – schedule to Heritage Overlay (extract)
  - c. Schedule to Clause 72.04 (Incorporated Documents)
  - d. Schedule to Clause 72.08 (Background Documents)
5. Incorporated Documents, including:
  - a. *Port Phillip Heritage Review* (C215port Exhibition Version, September 2023) – extract showing changes to Volume 1 and the new Citation 2457 (house)
  - b. *City of Port Phillip Heritage Policy Map* (updated September 2023) (part of Port Phillip Heritage Review) (extract)
  - c. *City of Port Phillip Neighbourhood Character Map* (updated September 2023) (part of Port Phillip Heritage Review) (extract)
  - d. Statement of Significance
6. Background Documents:
  - a. *21 Dorcas Street, South Melbourne Heritage Report and Place Citation* (Trethowan Architects, 2023)

## PORT PHILLIP PLANNING SCHEME

### AMENDMENT C215port

#### EXPLANATORY REPORT

#### Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this Amendment.

The amendment has been made at the request of Port Phillip City Council.

#### Land affected by the Amendment

The amendment applies to 21 Dorcas Street South Melbourne, shown in red in **Figure 1** below.



**Figure 1: Sites subject to the amendment.**

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

#### What the amendment does

The amendment applies Heritage Overlay 562 (HO562) to 21 Dorcas Street, South Melbourne on a permanent basis.

Specifically, Amendment C215port seeks to introduce permanent heritage controls by:

- a. Amending planning scheme map 4HO to apply Heritage Overlay 562 (HO562) to 21 Dorcas Street, South Melbourne.
- b. Amending Clause 15.03-1L to include the *21 Dorcas Street, South Melbourne Heritage Report and Place Citation (Trethowan Architecture, 2023)* as a background document, and update the version number and date of the *Port Phillip Heritage Review, Port Phillip Heritage Policy Map* and *Port Phillip Neighbourhood Character Map* Incorporated Documents.
- c. Amending the schedule to Clause 43.01 – Heritage Overlay to include HO562 applying to 21 Dorcas Street, South Melbourne on a permanent basis and list the *Statement of Significance*:

'House', 21 Dorcas Street, South Melbourne, July 2023 (Incorporated Document). Solar energy system controls to apply,

- d. Amending the schedule to Clause 72.04 (Incorporated Documents) to update the version number and date for the *Port Phillip Heritage Review, City of Port Phillip Heritage Policy Map* and *City of Port Phillip Neighbourhood Character Map* as Incorporated Documents, and add the *Statement of Significance: 'House', 21 Dorcas Street, South Melbourne, July 2023* as a new Incorporated Document.
- e. Amending the schedule to Clause 72.08 – Background Documents to include the *21 Dorcas Street, South Melbourne Heritage Report and Place Citation (Trethowan Architecture, 2023)* as a Background Document.
- f. Amending the *Port Phillip Heritage Review Volumes 1 - 6* (Incorporated Document) to update the version number and date, and introduce a new Citation 2457 for 21 Dorcas Street, South Melbourne.
- g. Applying a 'Significant heritage place' grading to 21 Dorcas Street, South Melbourne on the *City of Port Phillip Heritage Policy Map* (part of the Port Phillip Heritage Review) (Incorporated Document).
- h. Removing the 'Contributory Outside the Heritage Overlay' grading for 21 Dorcas Street, South Melbourne on the *City of Port Phillip Neighbourhood Character Map* (part of the Port Phillip Heritage Review) (Incorporated Document).

## **Strategic assessment of the Amendment**

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

Amendment C215port will give statutory effect to the recommendations of the *21 Dorcas Street, South Melbourne Heritage Report and Place Citation (Trethowan Architecture, 2023)* (the Review) through providing permanent heritage protection to 21 Dorcas Street, South Melbourne.

Council commissioned the Review as an input into the strategic planning for the South Melbourne Structure Plan, which is under preparation.

The Review provides that the property is of local historical (Criterion A), representative (Criterion D) and aesthetic significance (Criterion E) to the City of Port Phillip and recommends it for inclusion in the heritage overlay. In accordance with the review, the Amendment proposes to apply HO562 to 21 Dorcas Street, South Melbourne on a permanent basis, introduce a new Statement of Significance for the property, and make related changes to the *Port Phillip Heritage Review* (an Incorporated Document in the Port Phillip Planning Scheme), by introducing a new individual place Citation, and applying a 'significant' grading to the property on the City of Port Phillip Heritage Policy Map and removing the 'contributory outside the heritage overlay' grading on the City of Port Phillip Neighbourhood Character Map.

A request to apply an interim heritage overlay to the property was lodged with the Minister for Planning on 24 July 2023. The request was in response to a request to demolish the property pursuant to Section 29A of the *Building Act 1993* received by Council on 3 July 2023. There is currently no Heritage Overlay applied to the site, and accordingly no planning permit is required for demolition. Council has sought interim heritage protection to respond to the immediate threat of the demolition of this important heritage building and provide interim protection while permanent heritage controls are progressed through Amendment C215port.

### **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 buildings is protected and that heritage matters are considered as part of any planning permit applications for the nominated site.

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

The amendment will have a positive environmental impact by protecting a place of historic significance and allowing the reuse and recycling of existing building stock. It is considered that the long-term social and economic effects of the amendment will be positive, as it will allow for the conservation of a place of potential local heritage significance.

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

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

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

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

The amendment is consistent with *Ministerial Direction No. 9 – Metropolitan Strategy* pursuant to Section 12 of the Planning and Environment Act 1987 - that requires planning authorities to have regard to the Metropolitan Strategy (*Plan Melbourne 2017-2050*). Direction 4.4 of *Plan Melbourne 2017-2050* seeks to "respect our heritage as we build for the future". The amendment is consistent with this policy direction 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 maintained.

The amendment is consistent with *Ministerial Direction No. 15 – The Planning Scheme Amendment Process* pursuant to Section 12 of the Planning and Environment Act 1987.

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

The amendment supports the following aspects of the State Planning Policy Framework:

Clause 15.03-1S Heritage Conservation:

Objective: To ensure the conservation of places of heritage significance.

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

Provide for the protection of natural heritage sites and man-made resources.

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

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

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

Support adaptive reuse of heritage buildings where their use has become redundant.

The amendment ensures that the policy directions for heritage conservation can be met through the identification, assessment and protection of heritage places within Port Phillip. The protection of heritage properties will encourage appropriate development and the conservation and restoration of the contributory elements of the heritage places.

## **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 Planning Policy Framework of the Port Phillip Planning Scheme.

In accordance with Clause 02.02 of the Municipal Planning Strategy, the vision is shaped by a desire to celebrate history, protect character, and encourage inclusion and creativity, while planning for the future of a dynamic and evolving City, with policy seeking to create a Port Phillip:

- Of diverse and distinctive neighbourhoods where well-designed new development is integrated with, and enhances our valued heritage and character and the beauty of our neighbourhoods.
- That respects and values its past, its diversity and its link with traditional owners.

To achieve this vision, Clause 02.03-4 of the Municipal Planning Strategy, Built Environment and Heritage, sets out strategic directions. As such, Council supports:

- Protecting and enhancing the varied, distinctive and valued character of neighbourhoods across Port Phillip, and the physical elements therein.
- Protecting and conserving valued heritage places and precincts by:
  - Retaining and conserving heritage places.
  - Development that respects and complements heritage places by using a contextual design approach that retains and enhances the significance of a heritage place.
  - Supporting adaptive reuse of heritage places that are no longer used for their original purpose, such as industrial buildings.
- Balancing sustainability outcomes and heritage conservation.

To achieve this vision, Clause 15.03-1L Heritage Policy outlines the strategies that are relevant to the conservation and protection of heritage places, relating to:

- General heritage matters
- Demolition and relocation
- Conservation
- Alterations
- Additions
- New buildings
- Vehicle access
- Fencing
- Signage
- Significant trees and gardens
- Roof terraces and roof decks
- Sustainability and services
- Subdivision
- Public realm and infrastructure

While 21 Dorcas Street, South Melbourne, is located within an area where substantial residential growth is directed, heritage protection is not incompatible with growth.

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

The amendment makes proper use of the Victorian Planning Provisions by maintaining the approach of a schedule to the Heritage Overlay to place heritage controls over the properties identified to be of heritage significance.

Application of the Heritage Overlay in the Port Phillip Planning Scheme is consistent with *Practice Note 1 - Applying the Heritage Overlay*.

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

The amendment does not affect any agency.

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

The amendment will not have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010*, as the amendment applies to a single property in South Melbourne.

#### **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 not result in any significance resource implications for the Responsible Authority.

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

The Amendment is available for public inspection, free of charge, during office hours at the St Kilda Town Hall (99a Carlisle Street, St Kilda).

The amendment may also be viewed online at the City Port Phillip website:

<http://www.portphillip.vic.gov.au/planning-scheme-amendments.htm>

The Amendment can also be inspected free of charge at the Department of Transport and Planning website at: [Planning scheme amendments on exhibition](#).

#### **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by [insert date].

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](mailto: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: [to be set following authorisation]
- panel hearing: [to be set following authorisation]

**ATTACHMENT 1 - Mapping reference table**

<b>Location</b>	<b>Land /Area Affected</b>	<b>Mapping Reference</b>
South Melbourne	21 Dorcas Street, South Melbourne	Port Phillip C214port 001hoMap04

*Planning and Environment Act 1987*

**PORT PHILLIP PLANNING SCHEME**

**AMENDMENT C215port**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Minister for Planning.

The Port Phillip Planning Scheme is amended as follows:

***Planning Scheme Maps***

The Planning Scheme Maps are amended by a total of one attached map sheet.

***Overlay Maps***

1. Amend Planning Scheme Map No 04HO in the manner shown on the attached map marked "Port Phillip Planning Scheme, Amendment C215port".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 15.03-1L (Heritage Policy) with a new Clause 15.03-1L in the form of the attached document.
2. In Overlays – Clause 43.01 (Heritage Overlay), replace the Schedule with a new Schedule in the form of the attached document.
3. In Incorporated Documents – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
4. In Background Documents – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.



End of document

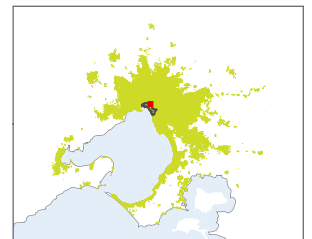


# PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C215port



## LEGEND

-  HO - Heritage Overlay
-  Local Government Area



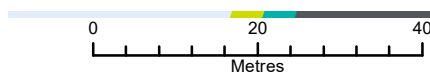
Part of Planning Scheme Map 4HO

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Planning Group  
Print Date: 19/09/2023  
Amendment Version: 1



Department  
of Transport  
and Planning

**15.03-1L Heritage policy**07/08/2023 - / - / -  
G213port Proposed C215port**Policy application**

This policy applies to all land within a Heritage Overlay.

**Strategies****General**

Conserve and enhance Significant and Contributory buildings as identified in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map'.

Conservation of heritage places and new development are guided by the statement of significance, the urban context and any relevant documentary or physical evidence.

Encourage high quality, contemporary design responses for new development that respects and complements the heritage place by using a contextual approach that:

- Responds to and reinforces the contributory features of the heritage place, including:
  - Building height, scale, massing and form.
  - Roof form and materials.
  - Siting, orientation and setbacks.
  - Fenestration and proportion of solid and void features.
  - Details, colours, materials and finishes.
- Conserves and enhances the setting and views of heritage places.

Maintain the integrity and intactness of heritage places.

Conserve and enhance the significant historic character, intactness and integrity of streetscapes within heritage precincts including:

- The layering and diversity of historic styles and character where this contributes to the significance of the precinct.
- The consistency of historic styles and character where this contributes to the significance of the precinct.

Avoid development that would result in the incremental or complete loss of significance of a heritage place by:

- Demolishing or removing a building or feature identified as Significant or Contributory in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map.'
- Altering, concealing or removing a feature, detail, material or finish that contributes to the significance of the heritage place.
- Distorting or obscuring the significance of the heritage place by using historic styles and detail where these previously did not exist.

**Demolition and relocation**

Prioritise the conservation, restoration or adaption of a heritage place over demolition.

Discourage the complete demolition of any building or feature that contributes to the significance of a heritage place unless the building or feature is structurally unsound and the defects cannot be rectified.

Avoid demolition where it would result in the retention of only the façade and/or external walls of a Significant or Contributory building.



Support demolition of part of a Significant or Contributory building or feature if it will not adversely impact upon the significance of the place and any of the following apply:

- It will remove an addition or accretion that detracts from the significance of the place.
- It is associated with an accurate replacement, or reconstruction of the place.
- It will allow an historic use to continue.
- It will facilitate a new use that will support the conservation of the building.

Avoid the demolition of a Significant or Contributory building unless new evidence has become available to demonstrate that the building is not of heritage significance and does not contribute to the heritage place.

Avoid the relocation of a building or feature that contributes to the significance of a heritage place unless a suitable new location is secured and either:

- The relocation is the only reasonable means of ensuring the continued existence of the building or feature and the option of retaining it in the current location is not feasible.
- The building or feature has a history of relocation and/or is designed for relocation.

### **Conservation**

Prioritise the maintenance and repair, rather than replacement of features, details, materials or finishes that contribute to the significance of heritage places.

Encourage accurate like for like replacement of features, details, materials or finishes that contribute to the significance of heritage places if they are damaged and cannot be repaired or are missing.

Encourage the accurate restoration or reconstruction of heritage places to a known earlier state, particularly publicly visible features such as:

- Verandahs, balconies and awnings.
- Doors and windows.
- Wall materials and details.
- Roof materials and details.
- Shopfronts.
- Chimneys.
- Front fences.
- Historic signage.

Support full reconstruction in exceptional circumstances (for example, if a building has been destroyed by fire) when there is sufficient physical or documentary evidence to enable accurate reconstruction, and where any of the following apply:

- The building forms part of a row, terrace or group that have a degree of uniformity that should be maintained and can be replicated.
- The building or feature is an integral part of a related group of buildings or features.
- The building or feature is a landmark and there is strong community attachment to the building or feature.

Encourage the conservation of alterations and additions where they contribute to the significance of the place.

Conserve original colour schemes and ensure new colour schemes are appropriate to the architectural style of the building where external paint controls are triggered.

Discourage the painting of originally unpainted surfaces.

For buildings originally used for commercial or industrial purposes, encourage conservation of features such as equipment, machinery or signage that provide evidence of the original use.

**Alterations**

Discourage alterations to:

- Contributory fabric, the principal façade, roof or any walls or surfaces visible from the public realm including a side street or laneway for Significant and Contributory places.
- Any feature, detail, material or finish specified in the statement of significance for Significant places.

Support alterations to visible or contributory fabric of Significant or Contributory places if it will not adversely impact upon the significance of the place and any of the following apply:

- It will allow an historic use to continue.
- It will facilitate a new use that will support the conservation of the building.
- It will improve the environmental performance of the building.

**Additions**

Support additions to residential buildings that are:

- Substantially concealed when viewed at natural eye-level from the opposite side of the street.

Support additions to commercial and industrial buildings that are set back a minimum depth of the primary roof form (commercial buildings) or two structural bays (industrial buildings) to retain original or early fabric including the principal facade/s and roof features, and which:

- respect the scale and massing of the existing heritage building or streetscape; and
- maintain the prominence of the heritage features of the building or streetscape and do not detract from, or visually dominate, the heritage building or streetscape; and
- are visually recessive against the heritage fabric.

Additions to buildings situated on corner sites (including to a laneway) should respond to the host building and the heritage character of both the primary street and side street or lane.

**New buildings**

Support new buildings that respect and complement Significant and Contributory buildings in relation to form, scale, massing, siting, details and materiality.

**Vehicle access**

Discourage vehicle crossovers and driveways at the front of a Significant heritage place or any property within a heritage precinct where vehicle access was not historically provided for.

Avoid changes to existing crossovers that would impact upon the significance or setting of a heritage place.

Encourage vehicle access to be:

- From a rear laneway.
- For a corner property, from the side street to the rear yard of the property only if rear laneway access is not available.

Avoid onsite car parking in locations that would be visible from a street (other than a lane).

**Fencing**

Encourage conservation of fences or gates that contribute to the significance of a heritage place.

Ensure the height, materials, detailing and colours of front fences are appropriate to the architectural style of the heritage place.

Encourage a consistent approach to new fences for heritage places that form part of a related group of buildings such as an attached pair or terrace row or houses, including the reconstruction of historic fences if applicable.

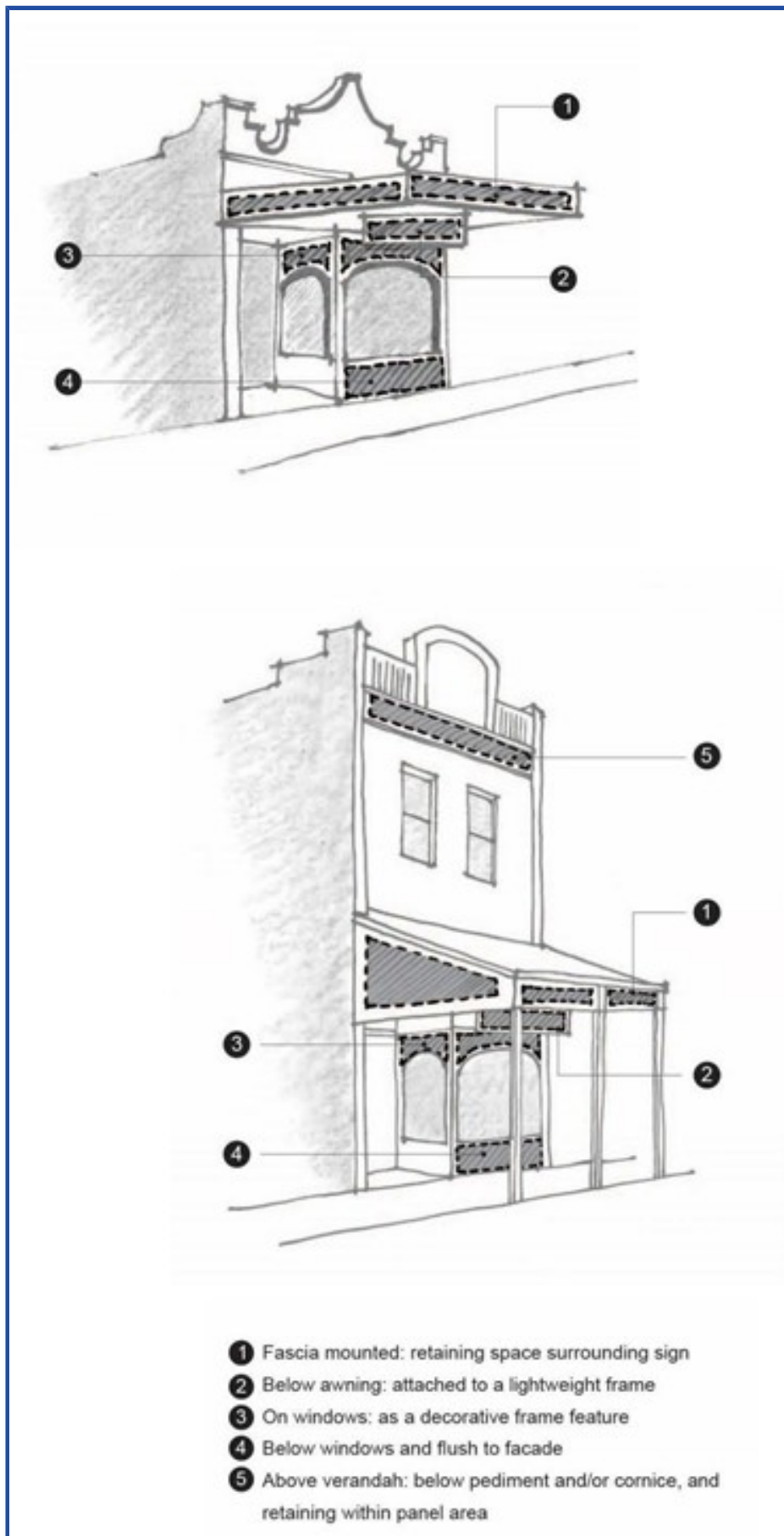
Encourage new fences or gates for Non-contributory places to be in a simple contemporary style that complements the fences historically found in the heritage precinct.

**Signage**

Encourage the conservation of historic signs.

Encourage signs to be in traditional locations on heritage buildings, as depicted in Figure 1.

Figure 1 - Traditional locations for signage on heritage buildings



Avoid signs that would:

- Be visually intrusive or dominant.
- Detract from the setting of a heritage place.
- Alter, damage, conceal or destroy features, details, materials or finishes that contribute to the significance of a heritage place.
- Interfere with views of heritage places.

Avoid the following types of signs unless consistent with the significance of the place:

- Above verandah signs, except as shown in Figure 1.
- Animated, electronic or floodlit signs.
- Bunting sign.
- High-wall sign.
- Panel sign.
- Pole sign.
- Promotion or major promotion signs.
- Reflective sign.
- Sky sign.
- Signs attached to street furniture including seating, shelters, phone booths and the like.

#### **Significant trees and gardens**

Encourage pruning practices and procedures that reduce the risk of hazard development such as branch failure, disease and infection and premature tree death.

Ensure that development, or changes in immediate environmental conditions, adjacent to a tree identified in the Schedule to the Heritage Overlay will not have a detrimental impact upon the integrity and condition of the tree.

Where a tree needs to be removed due to poor health or dangerous condition, encourage replacement with the same species or a comparable alternative if the original is no longer suitable.

Encourage conservation, including restoration or reconstruction, of significant garden layouts.

#### **Roof terraces and roof decks**

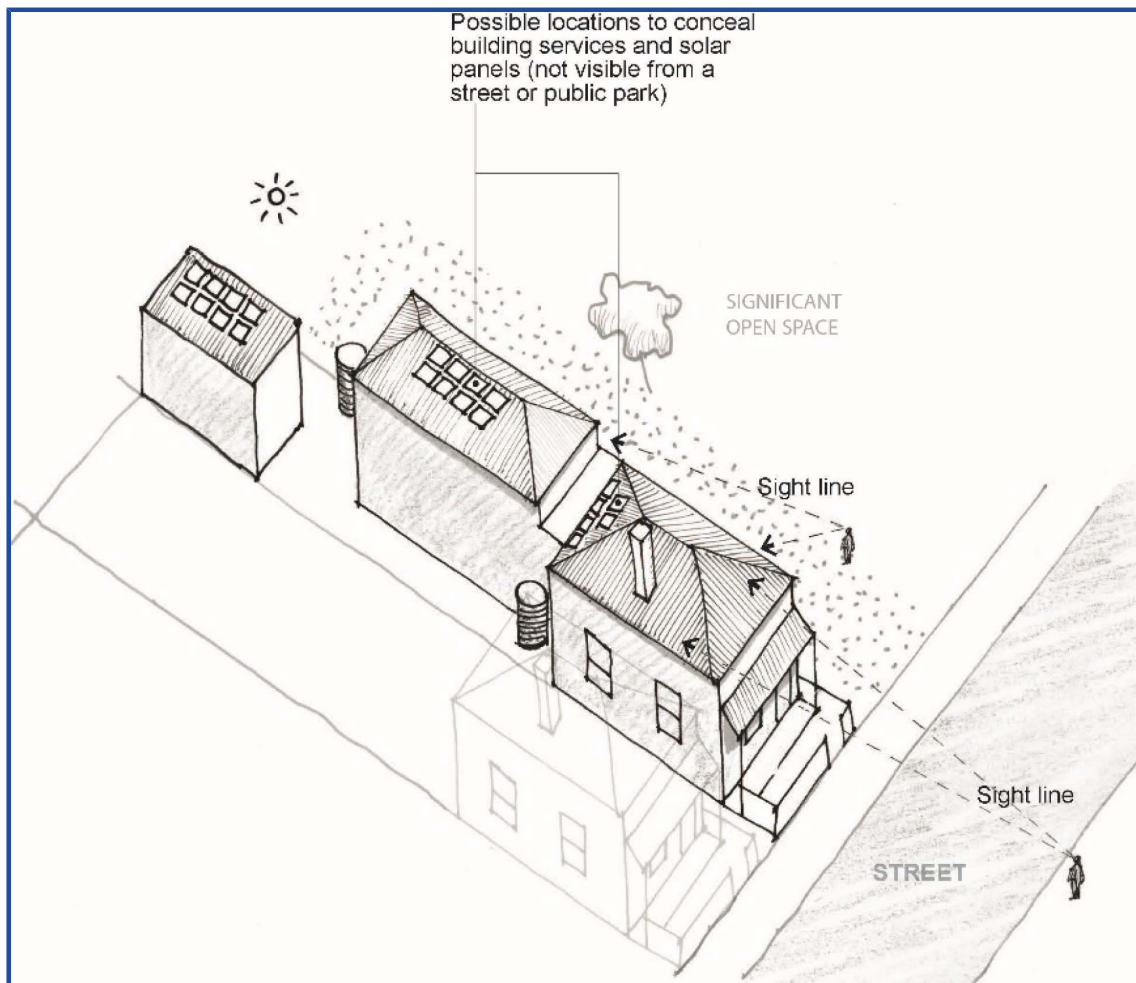
Encourage roof terrace and roof decks to be sited so that they are concealed when viewed from the street and, when on a corner, from the side street (excluding a laneway).

Ensure that roof terraces and roof decks are set back from chimneys, parapets and other roof features, for example roof lanterns.

#### **Sustainability and services**

Encourage building services and equipment associated with a heritage place such as air conditioning units and piping, water heaters and the like to be concealed so they are not visible from a street (other than a lane) or significant public open space as shown in Figure 2.

Figure 2 – Possible locations to conceal services and equipment



Provide for the installation of services and equipment that will support environmental sustainability such as solar panels, solar hot water services, water tanks and the like in visible locations when:

- There is no feasible alternative location due to the size or orientation of the lot or building.
- The product is selected, designed and installed in a manner that minimises potential impacts upon the heritage place and its setting.

**Subdivision**

Encourage the subdivision of land in a heritage precinct to reflect the historic subdivision pattern.

Ensure that subdivision maintains an appropriate setting for a heritage place by including the retention of contributory features associated with a heritage place on a single lot.

Avoid the creation of lots that because of their size, location or layout could result in development that would adversely impact upon the significance or setting of a heritage place.

**Public realm and infrastructure**

Conserve historic public realm infrastructure.

Ensure that new public realm infrastructure respects and complements the historic character of the heritage place.

**Policy guidelines**

Consider as relevant:



**Additions**

Containing additions to a residential heritage place within the following sightlines:

- A 10 degree sightline as shown in Figure 3 if the associated building is within a heritage streetscape with a consistent scale, or is a Significant place.
- An 18 degree sightline as shown in Figure 4 if the associated building is within a heritage streetscape with a diverse scale and is not a Significant place.
- A sightline taken from across the street in a narrow street less than 5 metres (Figure 5) or for the building types shown in Figure 6.

Containing additions to a commercial heritage place within a sightline taken from across the street as shown in Figure 7 and Figure 8.

For additions higher than one storey, having the same or greater side setbacks than those of the host building.

**Figure 3 – Sightline for an addition to a residential heritage place within a consistent heritage streetscape**

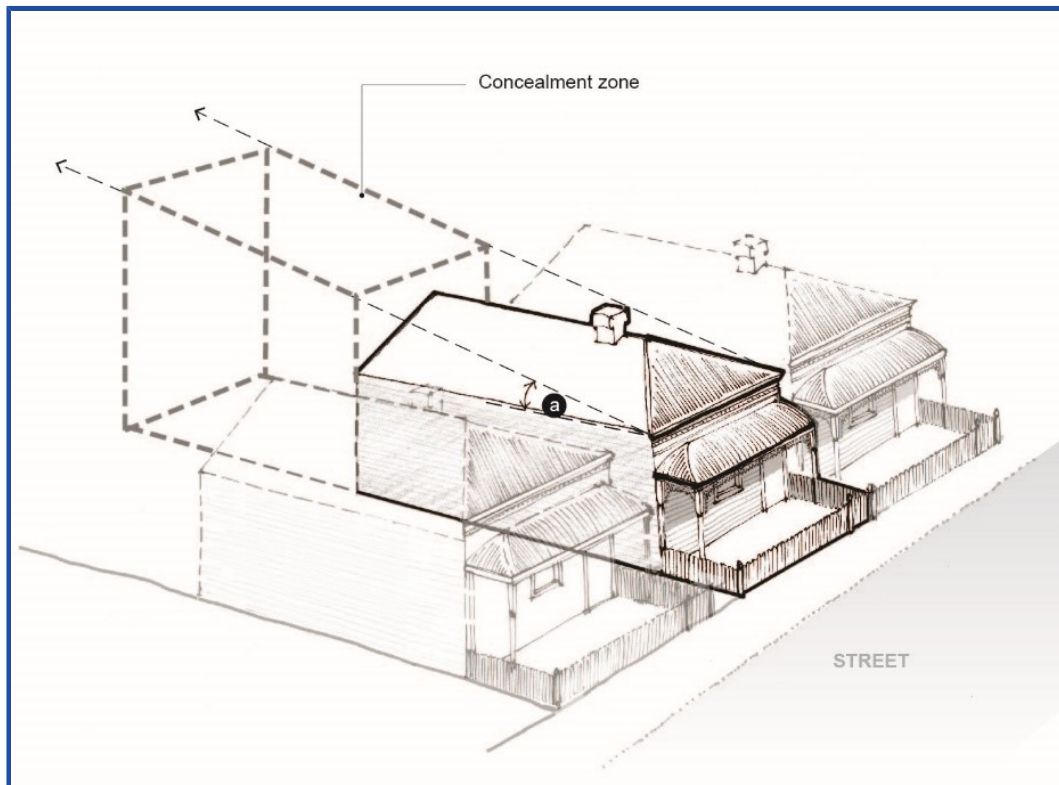
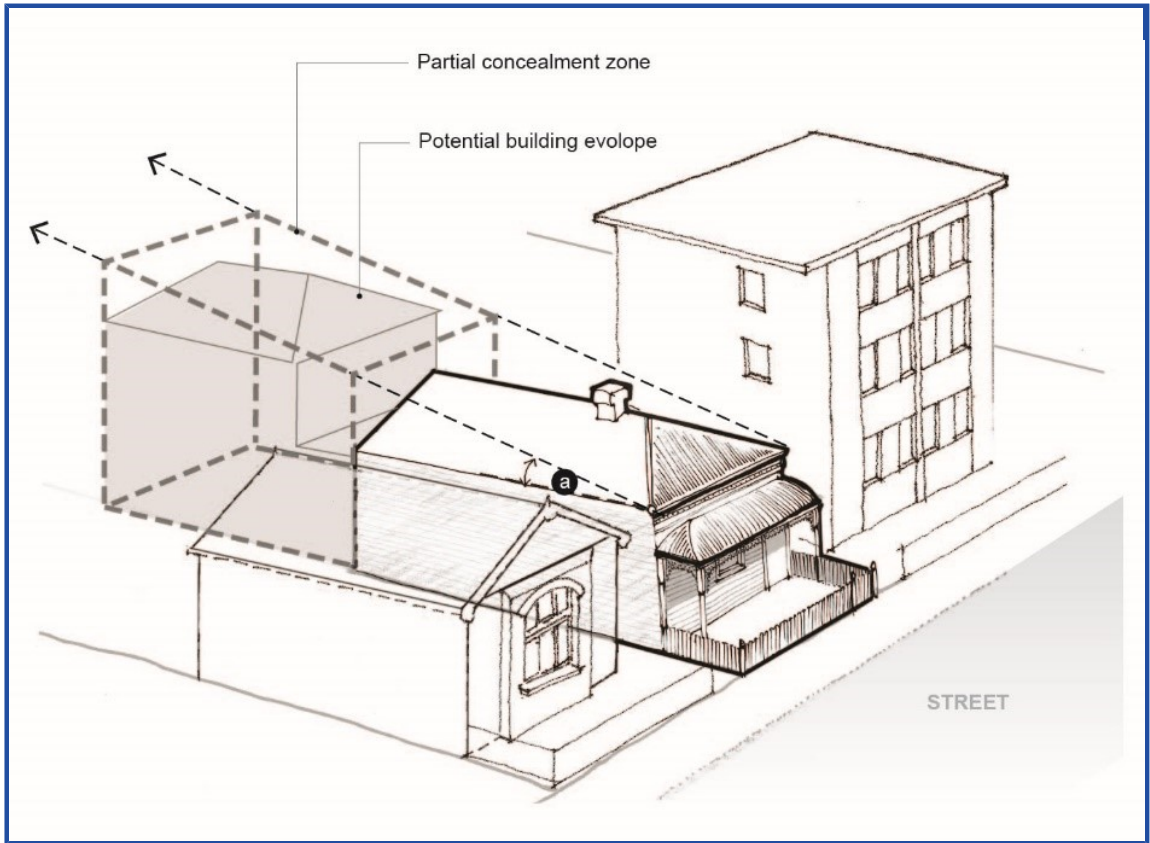


Figure 4 - Sightline for an addition to a residential heritage place within a diverse streetscape



a) The sightline is measured from the top of the gutter line at the corner of the main roof, and not from the projecting front bay, porches or verandahs.

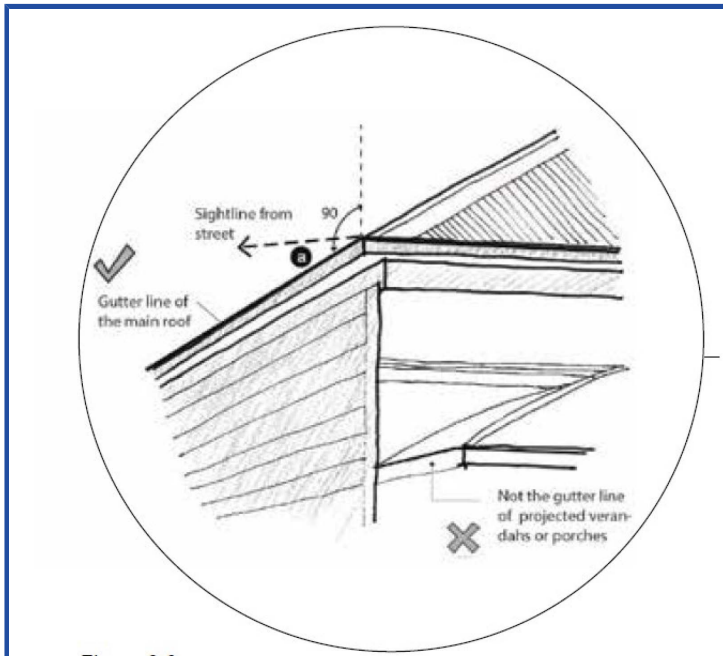


Figure 5 - Sightline for an addition to a residential heritage place in a narrow street

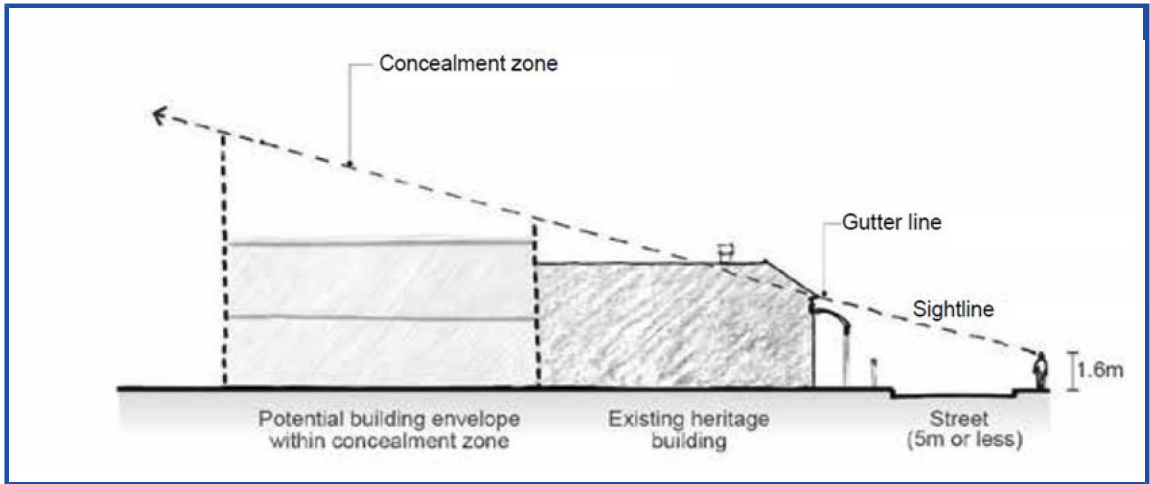


Figure 6 - Sightline for an addition to a residential heritage place with a primary ridge line parallel to the street

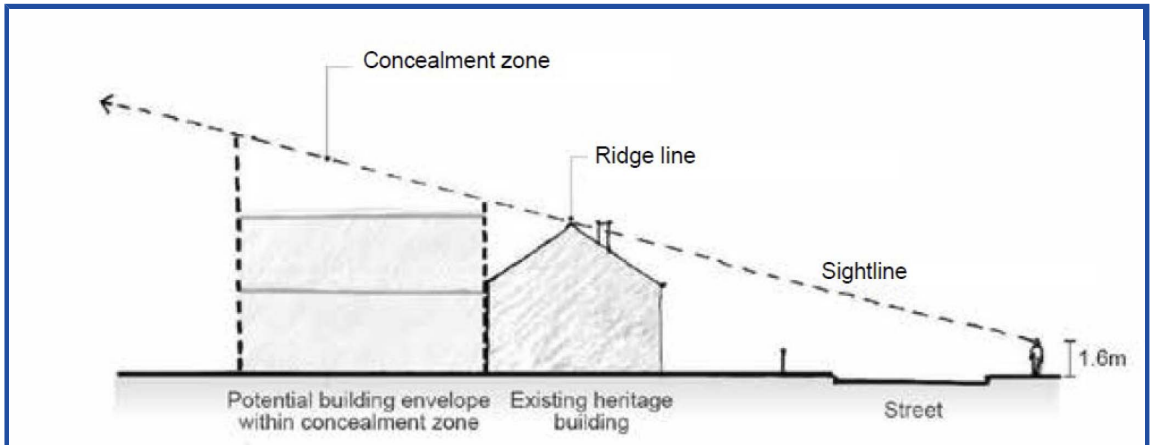


Figure 7 - Sightline for an addition to a commercial heritage place with a solid parapet

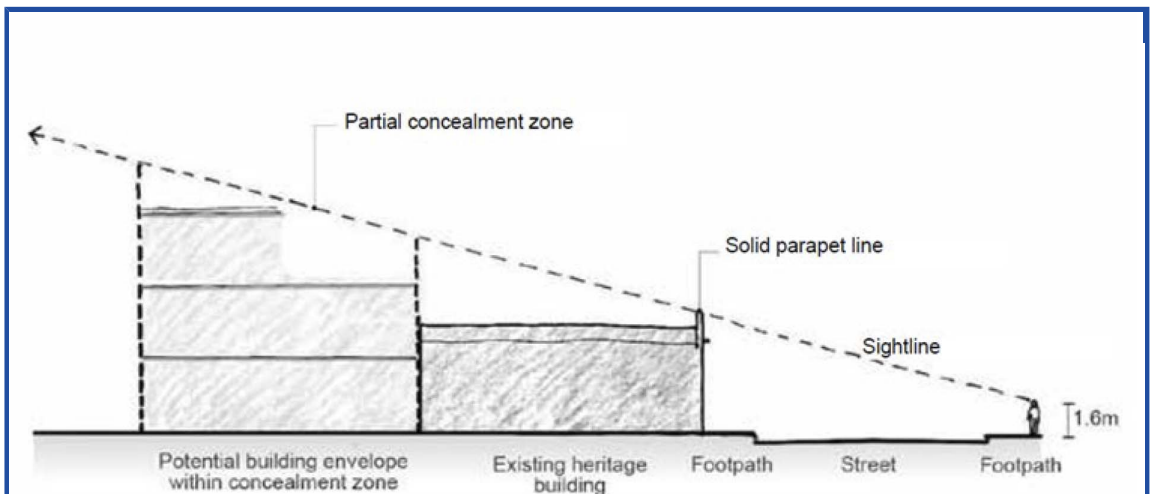
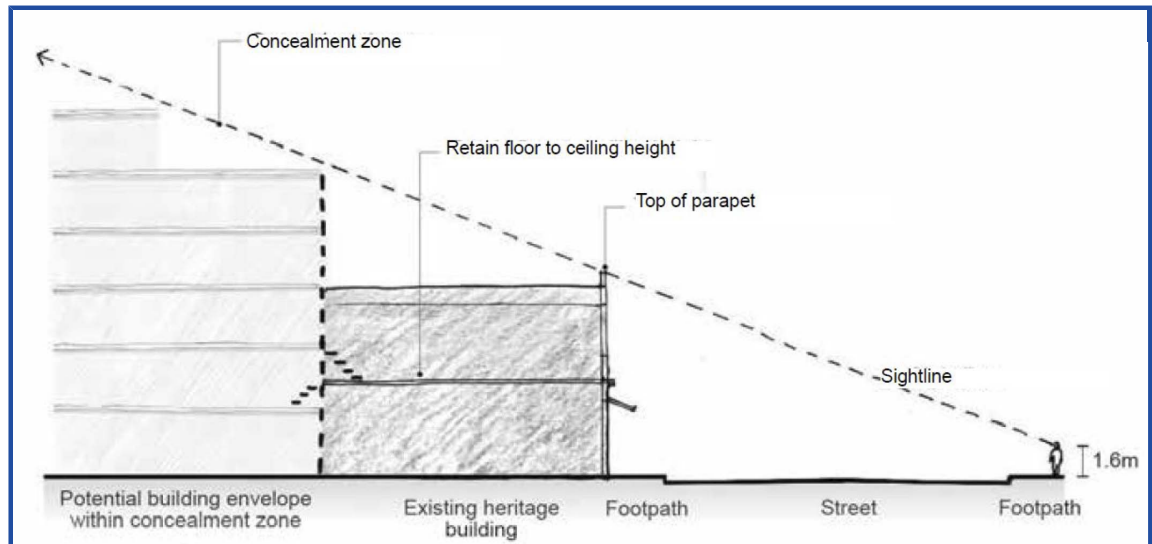


Figure 8 – Sightline for an addition to a two-storey commercial heritage place



**Policy documents**

Consider as relevant:

- [21 Dorcas Street, South Melbourne Heritage Report and Place Citation \(Trethowan Architecture, 2023\)](#)
- *Fishermans Bend Additional Heritage Place Assessments* (Biosis Pty Ltd, 2015)
- *Fishermans Bend Heritage Study* (Biosis Pty Ltd, 2013)
- *Fishermans Bend Heritage Review: Montague Commercial Precinct* (RBA Architects and Conservation Consultants, October 2019)
- *Heritage Appraisal: 16-20A & 44 Wellington Street, St Kilda* (Lovell Chen, May 2015)
- *Heritage Assessment, 588-590 City Road, South Melbourne* (Context Pty Ltd, May 2017)
- *Heritage Design Guidelines* (City of Port Phillip, 2022)
- *Heritage Kerbs, Channels and Laneways Guidelines* (City of Port Phillip, 2006)
- *Heritage Overlay 6 St Kilda East Precinct Review Final Report* (David Helms Heritage Planning, January 2020)
- *Heritage Review – Wellington Street, St Kilda* (Lovell Chen (Revised) March 2017)
- *Port Phillip Design Manual, 2000* (City of Port Phillip, 2000) including:
  - *Dunstan Estate Guidelines* (City of Port Phillip, 2007)
  - *Fishermans Bend Estate Guidelines* (City of Port Phillip, updated 2021)
  - *Garden City Guidelines* (City of Port Phillip, updated 2021)
- *Port Phillip Heritage Review* (~~Version 35, March 2021~~ [AmC215port Exhibition Version, September 2023](#)) including:
  - *City of Port Phillip Heritage Policy Map* (City of Port Phillip, ~~2021~~ [2023](#))
  - *City of Port Phillip Neighbourhood Character Policy Map* (City of Port Phillip, ~~2021~~ [2023](#))
- *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)

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0****Application requirements**07/08/2023  
G213port

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For applications to alter, extend or demolish a heritage place, building or structure a report prepared by a suitably qualified heritage consultant, that assesses the impact of the application upon the significance of the heritage place, building or structure. This report should demonstrate how the application has considered and responded to the objectives of this clause and the heritage strategies and policy guidelines in Clause 15.03.
- For applications that propose full or substantial demolition of a heritage place, building or structure:
  - Plans and elevations showing the extent of all buildings and features to be demolished or removed.
  - A structural engineering report prepared by a suitably qualified person that assesses the condition of the heritage place, building or structure and whether any defects can be rectified.
  - A demolition method statement that describes how any retained contributory features will be protected and conserved during demolition and construction.
- For applications to paint a heritage place, building or structure, a schedule, plans and elevations showing the colours and finishes to be used on all surfaces, when external paint controls are triggered.
- For applications that include changes to contributory features, at least one image of the existing feature.
- For applications that include restoration or reconstruction of original fabric, plans prepared at a scale that clearly shows the proposed details.
- For an addition to a heritage place, building or structure or new development:
  - Fully scaled and dimensioned site plan showing existing and proposed circumstances including outbuildings, fences, significant vegetation, car parking, new crossovers, onsite parking space locations and any other noteworthy features.
  - A site context report that identifies contributory features of surrounding buildings including building form, scale, siting, massing, materiality and detailing, and fence types and heights.
  - Photographs of the existing streetscape.
  - For additions, sightline diagrams in accordance with the relevant policy guidelines for additions in Clause 15.03-1L.

## PORT PHILLIP PLANNING SCHEME

- When located within a precinct, elevations that show the addition or new development in the context of the streetscape if they are visible from the public realm.
- Three dimensional illustrative renders or photographic montages showing views of the addition or development in the context of the streetscape including from oblique (side on) views. For corner sites, this should include views of the addition from side streets or laneways.
- For applications to remove a tree with identified heritage value a report prepared by a suitably qualified person in relation to the health, condition and expected lifespan of the tree and why removal is necessary.
- For applications to prune or lop a tree or for development in proximity to a tree with identified heritage value a report prepared by a suitably qualified person that assesses potential impacts upon the health and viability of the tree, when external tree controls are triggered.

### 2.0 Heritage places

20/03/2023 - / - / - -  
 VC229 Proposed C215port 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?	Solar energy system 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.	Yes	No	No	No	No
HO2	<i>The Garden City Housing Estates</i> Port Melbourne	Yes	No	No	Yes	No	No	No	No
HO4	<i>City Rd Industrial Area</i> South Melbourne	Yes	No	No	Yes	No	No	No	No
HO5	<i>St Kilda Hill</i>	Yes	No	No	Yes	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO107	<i>Monterey Flats</i> 35 Docker St, Elwood	Yes	No	No	Yes	No	No	No	No
HO562	<u><i>House</i></u> <u>21 Dorcas Street, South Melbourne</u> <u>Statement of Significance: 'House', 21 Dorcas Street, South Melbourne, July 2023</u>	No	No	No	Yes	No	No	No	
HO108	<i>St Luke's Church</i> 210 Dorcas St, South Melbourne	-	-	-	-	-	Yes Ref No H218	Yes	No
HO109	<i>Former Salvation Army Citadel</i> 232 Dorcas St, South Melbourne	Yes	Yes	No	Yes	No	No	No	No
HO110	<i>Former Baptist Church</i> 250 Dorcas St, South Melbourne	Yes	Yes	No	Yes	No	No	No	No
HO111	<i>Primary School No 1253</i> 284 Dorcas St, South Melbourne	-	-	-	-	-	Yes Ref No H1346	Yes	No
HO112	<i>Former Presbyterian Church</i> 317-329 Dorcas St, South Melbourne	Yes	Yes	No	Yes	No	No	No	No
HO113	<i>Former Queens Arms Hotel</i> 330-334 Dorcas St, South Melbourne	-	-	-	-	-	Yes Ref No H1827	No	No
HO114	<i>House</i> 337 Dorcas St, South Melbourne	Yes	Yes	No	Yes	No	No	No	No

**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0 Incorporated documents**31/08/2023 - / - / -  
G204port Proposed C215port

Name of document	Introduced by:
2-14 Thistlethwaite Street, South Melbourne, Incorporated Document (March 2021)	C175port
6 & 8 Boundary Street, South Melbourne, Incorporated Document (November 2022)	C204port
10, 11, 12 / 339 Williamstown Road, Port Melbourne, Transitional Arrangements (January 2017)	C136
11-41 Buckhurst Street, South Melbourne, Incorporated Document (February 2021)	C190port
17 Rocklea Drive, Port Melbourne, Incorporated Document (July 2022)	C183port
22 Salmon Street, Port Melbourne, Incorporated Document (August 2022)	C180port
2-28 Montague Street and 80 Munro Street, Incorporated Document, South Melbourne	C176port
33, 35-37 Fitzroy Street, St Kilda (February 2021)	C196port
118 Bertie Street, Port Melbourne, Incorporated Document (July 2020)	C172port
167 Fitzroy Street, St Kilda	NPS1
91-95 Montague Street, South Melbourne, Incorporated Document (November 2022)	C184port
203-205 Normanby Road, Southbank, Incorporated Document (July 2020)	C163port
240-246 Normanby Road, South Melbourne, Incorporated Document (July 2023)	C195port
256-262 Normanby Road, South Melbourne, Incorporated Document (August 2020)	C166port
272-280 Normanby Road, South Melbourne, Incorporated Document (June 2023)	C207port
276 Ingles Street, Port Melbourne, Incorporated Document (July 2023)	C201port
277-289 Ingles Street, Port Melbourne, Incorporated Document (June 2021)	C181port
286-294 Albert Road, South Melbourne Incorporated Document (March 2023)	C211port
315-317 Beaconsfield Parade and 109-111 Park Street, St Kilda	NPS1
360-370 St Kilda Road, Melbourne (Revised November 2001)	C33
365-391 Plummer Street, Port Melbourne, Incorporated Document (October 2021)	C182port
400 - 430 City Road, Southbank (December 2010)	C85



**PORT PHILLIP PLANNING SCHEME**

Name of document	Introduced by:
<i>400-410 City Road, 2-48 Cecil Street and 127-135 Whiteman Street, South Melbourne</i>	NPS1
<i>450-460 City Road and 7 Wolseley Street, South Melbourne, Incorporated Document (June 2021)</i>	C193port
<i>477-481 Plummer Street, Port Melbourne (part), Incorporated Document (June 2020)</i>	C168port
<i>582-584 St Kilda Road, Melbourne</i>	NPS1
<i>89 Fitzroy Street, St Kilda</i>	NPS1
<i>Acland Courtyard Development Plan</i>	NPS1
<i>Acland Street Upgrade Project Incorporated Document (December 2015)</i>	C124
<i>Albert Park Master Plan</i>	NPS1
<i>Beacon Cove Development, Port Melbourne (Revised 2013)</i> <i>(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)</i>	C104
<i>Becton, Port Melbourne Development Concept Plan and Building Envelope Plan</i>	NPS1
<i>City of Port Phillip Heritage Policy Map (<del>Adoption Version Amendment C161port Part 2, December 2021</del>AmC215port Exhibition Version, September 2023) (Part of Port Phillip Heritage Review)</i>	C161portPt2C215port
<i>City of Port Phillip Neighbourhood Character Map (<del>Adoption Version Amendment C161port Part 2, December 2021</del>AmC215port Exhibition Version, September 2023) (Part of Port Phillip Heritage Review)</i>	C161portPt2C215port
<i>Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document (June 2017)</i>	GC49
<i>Incorporated Plan - Sea Wall and Promenade (September 2008)</i>	C70
<i>Luna Park</i>	NPS1
<i>Major Promotion Signs – Permit Provisions (December 2008)</i>	C100
<i>Melbourne CityLink Project – Advertising Sign Locations (November 2003)</i>	VC20
<i>Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands (April 2006, Amended May 2016)</i>	GC44
<i>Melbourne Metro Rail Project Incorporated Document (May 2018)</i>	GC82
<i>Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document (May 2016)</i>	GC67
<i>Melbourne Sports &amp; Aquatic Centre, Albert Park</i>	NPS1
<i>Montague Community Park and associated Streetscape Works (August 2017)</i>	C135

**PORT PHILLIP PLANNING SCHEME**

Name of document	Introduced by:
<i>Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works) (July 1999)</i>	C13
<i>Port Phillip Heritage Review - Volumes 1-6 (<del>Adoption Version Amendment C161port Part 2, December 2021</del> <u>AmC215port Exhibition Version, September 2023</u>)</i>	<del>C161port Part 2</del> <u>C215port</u>
<i>Prince Apartments Stage 2 Development Plans – 29 Fitzroy Street, St Kilda (December 2013)</i>	C94
<i>Shrine of Remembrance Vista Controls (April 2014)</i>	C140
<i>St Kilda Foreshore Urban Design Framework (2002)</i>	C36
<i>St Kilda Seabaths</i>	NPS1
<i>St Kilda Station Redevelopment plans prepared by Billard Leece Partnership (July 1999)</i>	C9
<i>State Sports Facilities Project Albert Park, September 2009 (amended May 2012)</i>	C120
<i>Statement of Significance: Montague Commercial Precinct (February 2021)</i>	C186port
<i>Statement of Significance: 21 Redan Street, St Kilda, "Maisonettes" (February 2020)</i>	C142port
<i>Statement of Significance: 226 Alma Road, St Kilda East, "House (Concrete House)" (February 2020)</i>	C142port
<i>Statement of Significance: 264-266 St Kilda Road, St Kilda, "Shops &amp; Residence" (February 2020)</i>	C142port
<i><u>Statement of Significance: 'House', 21 Dorcas Street, South Melbourne (July 2023)</u></i>	<u>C215port</u>
<i>Statement of Significance, 'Houses', 110, 112, 114, 116 and 118 Barkly Street, St Kilda and 2, 2A, 4 and 6 Blanche Street, St Kilda (December 2021)</i>	C161port Part 2
<i>Stokehouse – 30 Jacka Boulevard, St Kilda (July 2014)</i>	C110
<i>Tramway Infrastructure Upgrades Incorporated Document (May 2017)</i>	GC68
<i>Victorian Cricket and Community Centre, St Kilda Cricket Ground (May 2016)</i>	C119
<i>Victorian Pride Centre Incorporated Document (September 2018)</i>	C149port
<i>West Beach Pavilion Precinct Incorporated Plan (2004)</i>	C36
<i>Statement of Significance, 588-590 City Road, South Melbourne "Shops &amp; Residences" (February 2021)</i>	C161port Part 1
<i>Statement of Significance, 324 Esplanade East, Port Melbourne (December 2021)</i>	C161port Part 2
<i>Statement of Significance, 'Duplex Houses', 152 and 154 Mitford Street, Elwood (December 2021)</i>	C161port Part 2

PORT PHILLIP PLANNING SCHEME

Name of document	Introduced by:
<i>Statement of Significance, 'Edgewater Towers', 12 Marine Parade, St Kilda (December 2021)</i>	C161port Part 2
<i>Statement of Significance, 'Flats', 58-60 Queens Road, Melbourne (December 2021)</i>	C161port Part 2

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0 Background documents

07/08/2023 --/---  
 G213port Proposed C215port

Name of background document	Amendment number - clause reference
<i>21 Dorcas Street, South Melbourne, Heritage Report and Place Citation</i> (Trethowan Architecture, 2023)	C215port Clause 15.03-1L
<i>Act and Adapt – Sustainable Environment Strategy 2018-28</i> (City of Port Phillip, 2018)	C203port Clause 15.01-2L-01 and 19.03-3L
<i>Activating Laneways Strategy</i> (City of Port Phillip, July 2011 adopted August 2011)	C203port Clause 15.01-2L-01
<i>Art and Soul - Creative and Prosperous City Strategy 2018-22</i> (City of Port Phillip, 2018)	C203port 15.01-2L-03
<i>Australian Rainfall and Runoff – Book 9 Runoff in Urban Areas</i> (Commonwealth of Australia, 2019)	C203port Clause 19.03-3L
<i>Backpackers' Lodges in the City of Port Phillip</i> (City of Port Phillip, March 2000)	C62 Clause 13.07-1L-01
<i>Bay Street Activity Centre Structure Plan Parts 1 and 2</i> (City of Port Phillip, May 2014)	C103 Clause 11.03-1L-01, 11.03-1L-02 and 11.03-6L
<i>Beacon Cove Neighbourhood Character Guidelines</i> (SJB Urban, 2010)	C73 Schedule to Clause 43.02s19 Schedule to Clause 43.02s20 Schedule to Clause 43.05s1 Schedule to Clause 43.05s2
<i>Car Share Policy 2016-2021</i> (City of Port Phillip, 2018)	C203port Clause 18.02-4L-01
<i>Carlisle Street Activity Centre Structure Plan</i> (City of Port Phillip, 2009)	C80 Clause 11.03-1L-01 and 11.03-1L-03, and Schedule to Clause 43.02s21
<i>Carlisle Street Activity Centre Urban Design Framework</i> (City of Port Phillip and David Lock and Associates, 2009)	C80 Clause 11.03-1L-01, 11.03-1L-03 and Schedule to Clause 43.02s21
<i>City of Port Phillip Activity Centres Strategy</i> (City of Port Phillip, 2006)	C62 Clause 11.03-1L-01
<i>City of Port Phillip Activity Centres Strategy Implementation Plan 2007</i> (City of Port Phillip, 2007)	C62 Clause 11.03-1L-01
<i>City of Port Phillip Biodiversity Study</i> (Arcadis, May 2020)	C203port Clause 19.02-6L
<i>City of Port Phillip Council Plan 2017-2027</i> (City of Port Phillip, 2017)	C203port Clause 02 and Clauses 11 to 19
<i>City of Port Phillip Housing Needs Assessment and Allocations Framework</i> (Beverly Kliger & Associates, 2019)	C203port Clause 16.01-2L

**PORT PHILLIP PLANNING SCHEME**

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>City of Port Phillip Housing Strategy 2007 to 2017</i> (City of Port Phillip, 2007)	C62 Clause 13.07-1L-01, 16.01-1L-01 and 16.01-1L-02
<i>City of Port Phillip Outdoor Advertising Guidelines 1996</i> (revised 2007) (City of Port Phillip, 2007)	C62 Clause 15.01-1L-01
<i>City of Port Phillip Subdivision Guidelines</i> (City of Port Phillip, 2000)	C62 Clause 15.01-3L
<i>City of Port Phillip Urban Art Strategy</i> (City of Port Phillip, 2002)	C62 Clause 11.03-6L-01 and 15.01-2L-02
<i>City of Port Phillip Urban Iconography Study</i> (City of Port Phillip, 2004)	C62 Clause 11.03-6L-01 and Schedule to Clause 43.02s21
<i>City of Port Phillip Water Sensitive Urban Design Guidelines, 2009</i> (City of Port Phillip, 2009)	C78 Clause 19.03-3L
<i>Compliance Guidelines for Clause 22.12 Stormwater Management</i> (City of Port Phillip, 2017)	C203port Clause 19.03-3L
<i>Design Guidelines 1-7 Waterfront Place, Port Melbourne</i> (City of Port Phillip, 2014)	C104 Schedule to Clause 43.02s23
<i>Don't Waste It! - Waste Management Strategy 2018-28</i> (City of Port Phillip, 2018)	C203port Clause 19.03-5L
<i>Fishermans Bend Framework</i> (Department of Environment, Land, Water and Planning, September 2018)	GC81 Schedule to Clause 45.09s01
<i>Fishermans Bend Additional Heritage Place Assessments</i> (Biosis Pty Ltd, 2016)	C115 Clause 15.03-1L
<i>Fishermans Bend Heritage Review: Montague Commercial Precinct</i> (RBA Architects and Conservation Consultants, October 2019)	C186port Clause 15.03-1L
<i>Fishermans Bend Heritage Study</i> (Biosis Pty Ltd, 2013)	C115 Clause 15.03-1L
<i>Fishermans Bend Integrated Transport Plan 2017</i> (Transport for Victoria Department of Economic Development, Jobs, Transport and Resources, September 2017)	GC81 Schedule to Clause 45.09s01
<i>Fishermans Bend Vision</i> (Department of Environment, Land, Water and Planning, September 2016)	GC81 Schedule to Clause 45.09s01
<i>Foreshore Management Plan</i> (City of Port Phillip, 2012)	C203port Clause 12.02-1L, 17.04-2L and 19.02-6L
<i>Getting Our Community Active – Sport and Recreation Strategy 2015-2024</i> (City of Port Phillip, 2015)	C203port Clause 17.04-2L and 19.06-6L
<i>Greening Port Phillip Strategy – An Urban Forest Approach</i> (City of Port Phillip, 2010)	C203port Clause 12.01-1L
<i>Guidelines for Preparing a Waste Management Plan</i> (City of Port Phillip, 2019)	C203port Clause 19.03-5L

**PORT PHILLIP PLANNING SCHEME**

Name of background document	Amendment number - clause reference
<i>Heritage Appraisal: 16-20A &amp; 44 Wellington Street, St Kilda</i> (Lovell Chen, May 2015)	C122 Clause 15.03-1L
<i>Heritage Assessment, 588-590 City Road, South Melbourne</i> (Context Pty Ltd, May 2017)	C161portPt1 Clause 15.03-1L
<i>Heritage Design Guidelines</i> (City of Port Phillip, 2022)	C203port Clause 15.03-1L
<i>Heritage Kerbs, Channels and Laneways Guideline</i> (City of Port Phillip, 2006)	C62 Clause 15.01-5L and 15.03-1L
<i>Heritage Overlay 6 St Kilda East Precinct Review Final Report</i> (David Helms Heritage Planning, January 2020)	C142port Clause 15.03-1L
<i>Heritage Review – Wellington Street, St Kilda</i> (Lovell Chen (Revised) March 2017)	C122 Clause 15.03-1L
<i>In Our Backyard: Growing Affordable Housing in Port Phillip 2015-2025</i> (City of Port Phillip, 2016)	C203port Clause 16.01-2L, 16.01-4L and 16.01-5L
<i>Move, Connect, Live: Integrated Transport Strategy</i> (City of Port Phillip, August 2018)	C203port Clause 18.01-1L-01, 18.01-1L-02 and 18.02-4L-01
<i>Ormond Road Urban Design Guidelines</i> (City of Port Phillip, 2007)	C57(part 2) Clause 11.03-1L-01 and Schedule to Clause 43.02s18
<i>Port Development Strategy 2035 Vision</i> (Port of Melbourne Corporation, 2009)	Clause 42.01s4 Clause 43.02s23
<i>Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works)</i> (City of Port Phillip, July 1999)	C13 Schedule to Clause 45.06s1
<i>Port Phillip Advertising Signs Policy Review</i> (Hansen Partnership, 2007)	C62 Clause 15.01-1L-01
<i>Port Phillip Design Manual – Chapter 8: Neighbourhood Character Statements – Bay Street Activity Centre Environs</i> (City of Port Phillip, 2000)	C103 Clause 11.03-1L-02
<p><i>Port Phillip Design Manual</i> (City of Port Phillip, 2000) including:</p> <ul style="list-style-type: none"> <li>▪ <i>Fishermans Bend Estate Guidelines</i> (City of Port Phillip, revised 2021)</li> <li>▪ <i>Garden City Estate Guidelines</i> (City of Port Phillip, revised 2021)</li> <li>▪ <i>Dunstan Estate Guidelines</i> (City of Port Phillip, 2007)</li> </ul>	C5 (original) and C203port (revised) Clause 11.03-1L-03, 15.01-2L-01, 15.01-5L and 15.03-1L
<i>Port Phillip Practice Notes Policy No. 15 – Caretaker’s Dwellings</i> (City of Port Phillip, 2011)	C62 Clause 13.07-1L-02
<i>Places for People: Public Space Strategy</i> (City of Port Phillip, 2021)	C203port Clause 19.02-6L
<i>Recreational Boating Facilities Framework</i> (Central Coastal Board, 2014)	C203port Clause 11.03-6L-01
<i>Responsible Gambling Policy</i> (City of Port Phillip, 2011)	C88 Schedule to Clause 52.28s01

**PORT PHILLIP PLANNING SCHEME**

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>Review of Heritage Overlay 1 Port Melbourne – Outcomes and Recommendations</i> (Lovell Chen, July 2011)	C89 Clause 15.03-1L
<i>Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report</i> (Lovell Chen, December 2012)	C103 Clause 15.03-1L
<i>Review of Heritage Overlay 3</i> (Heritage Alliance, 2009 & Built Heritage, 2010)	C72 Clause 15.03-1L
<i>South Melbourne Central Structure Plan</i> (City of Port Phillip, August 2007)	C52 Clause 11.03-1L-01 and 11.03-1L-06, and Schedule to Clause 43.02s08
<i>South Melbourne Central Urban Design Framework</i> (David Lock Associates and City of Port Phillip, August 2007)	C52 Clause 11.03-1L and 11.03-6L, and Schedule to Clause 43.02s08
<i>St Kilda Foreshore and Environs Urban Design Guidelines</i> (1991)	Clause 37.02s2
<i>St Kilda Foreshore Urban Design Framework</i> (City of Port Phillip, 2002)	C62 Clause 11.03-6L-01
<i>St Kilda Road North Precinct Plan</i> (City of Port Phillip, 2013)(Updated 2015)	C154 Clause 43.06s26
<i>St Kilda Road South Urban Design and Land Use Framework</i> (Planisphere and City of Port Phillip, 2015)	C122 Clause 11.03-6L-03, and Schedule to Clause 43.02s27, 43.02s34, 43.02s35 and 43.02s36
<i>Sustainable Transport Policy and Parking Rates</i> (Ratio, 2007)	C89 Clause 11.03-1L-01, 11.03-1L-02, 11.03-1L-03, 15.01-3L and 18.02-4L
<i>The Shrine of Remembrance: Managing the significance of the Shrine</i> (Message Consultants Australia, July 2013)	C140 Clause 15.01-1L-01, 15.01-2L-01 and 43.02s26
<i>Tiuna Grove Heritage Assessment</i> (Barrett, 2019)	C173port Clause 15.03-1L
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999)	C78 Clause 19.03-3L
<i>Water Sensitive Urban Design – Engineering Procedures: Stormwater</i> (Melbourne Water and CSIRO Publishing, 2005)	C78 Clause 19.03-3L



Extract for  
AmC215port  
exhibition  
purposes

# Port Phillip Heritage Review

**Volume I** – ~~Version 36, December 2021~~ <sup>CITY</sup> ~~C215port~~  
Exhibition Version., September 2023  
September 2023 ~~December 2021~~





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

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# 1. Introduction

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## 1.1 Port Phillip Heritage Review<sup>1</sup>

The initial Review of the cultural heritage of the City of Port Phillip was commissioned in October, 1996. The consultant team was lead by Andrew Ward, architectural historian and supported by Francine Gilfedder, horticulturalist and garden historian. Data base management and map generation was undertaken by Ian Perry of Big Picture Software Pty. Ltd. and research assistance was provided by Jenny Dalrymple of Andrew Ward's office. The project was directed by Jim Holdsworth, manager, Urban Design and Strategic Planning at the City of Port Phillip and he was assisted during the early stages of the Study by Peter Boyle, architect, as project officer.

The project was undertaken simultaneously with the City of Port Phillip Urban Character Study and a joint project steering committee was established to give support to the consultant teams. The membership of the committee was as follows:

- Councillor Dick Gross (chair),
- Councillor Pat Browne,
- Councillor Liz Johnstone
- Jim Holdsworth, manager Urban Design and Strategic Planning,
- David Spokes, general manager, Community Planning,
- Steve Dunn, manager Business and Industry,
- Geoff Austin, Department of Infrastructure,
- Dale Wardlaw, Department of Infrastructure,
- Kim Dovey, University of Melbourne,
- Lyn Harrison, community representative,
- Adair Bunnett, community representative,
- Andrew Heslop, community representative, and
- David Brand, community representative.

The support of the members of this committee throughout the course of the Study is acknowledged with thanks, their knowledge of the Municipality, their expertise and commitment to the task being highly valued.

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

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The City of Port Phillip, having been formed by the amalgamation of the Cities of Port Melbourne, South Melbourne and St. Kilda, had inherited several urban conservation studies. They had been prepared at different times, commencing in 1975 and using different criteria for the evaluation of the significance of places. Furthermore, the municipal boundaries represented discontinuities in the identified urban conservation areas, placing the integrity of the new City's conservation strategy at risk. The studies were as follows:

- Yuncken Freeman Ashton Wilson: South Melbourne Conservation Study (1975),
- Jacobs Lewis Vines: Port Melbourne Conservation Study (1979),
- Allom Lovell Sanderson Pty. Ltd.: South Melbourne Conservation Study (1987),
- Nigel Lewis and Associates: St. Kilda Conservation Study Area 1 (1982),
- David Bick: St. Kilda Conservation Study Area 2 (1985),
- Robert Peck von Hartel Trethowan with Henshall Hansen Associates: City of St. Kilda Twentieth Century Architectural Study (1992), and
- Allom Lovell and Associates: Port Melbourne Conservation Study Review (1995).

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## 1.2 Updating the Port Phillip Heritage Review

Since the gazettal of the original Port Phillip Heritage Review in 2000, additional assessments of places and areas of heritage significance have been completed. The following heritage studies were commissioned:

- Graeme Butler and Associates: *Swallow Street (2004)*
- Heritage Alliance: *East St Kilda Heritage Study (2004)*
- Heritage Alliance: *Elwood Heritage Review (2005)*
- Heritage Alliance: *Nightingale Street Heritage Study (2008)*
- Heritage Alliance & Built Heritage: *Review of Heritage Overlay 3 (2009 / 2010)*
- Lovell Chen: *Review of Heritage Overlay 1 (2011)*.
- Lovell Chen: *Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review (2012)*
- Peter Andrew Barrett: *Tiuna Grove, Elwood (2019)*
- RBA Architects and Conservation Consultants: *Fishermans Bend Heritage Review: Montague Commercial Precinct (2019)*
- David Helms Heritage Planning: *Port Phillip Heritage Review Update (2019)*
- David Helms: *HO6 St Kilda East Precinct Review (2020)*
- Context: *Heritage Assessment 588-590 City Road South Melbourne (2017)*
- Context: *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda (December 2017)*
- Peter Andrew Barrett: *Heritage Assessment 58-60 Queens Road, Melbourne (November 2017)*
- David Helms Heritage Planning: *Port Phillip Heritage Review Update (2019)*
- Trethowan Architecture: *21 Dorcas Street, South Melbourne Heritage Report and Place Citation (2023)*
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The resultant findings have been included in the Port Phillip Heritage Review through the Planning Scheme Amendment process.<sup>2</sup>

The assessment framework used in each of the above heritage assessments is based upon the framework developed by Andrew Ward as outlined in the following chapters.

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<sup>2</sup> The Port Phillip Heritage Review is an incorporated document in the Port Phillip Planning Scheme. Planning Scheme Amendments C24, C29, C32, C46, C52, C54, C70, C72, C74, C89 and C103 enabled new information on heritage places and heritage areas within the municipality to be included in the Port Phillip Heritage Review.

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## 2. Brief

The project brief was designed to address the inconsistencies inherent in the previous studies when viewed together. The objectives were stated in the brief as follows:

- *“to provide a consistent approach to building grading and the recording of building significance across the municipality, for all architectural/historical periods including the twentieth century;*
- *to identify and fill gaps in building records, e.g., to ensure that significant 20th century buildings across the municipality are identified;*
- *to ensure that building gradings are updated, e.g., some buildings have been demolished;*
- *to identify historically significant streetscapes, other public spaces, parks or elements within them worthy of protection;*
- *to provide the strategic basis for any future statutory heritage controls in the Planning Scheme using the new Heritage Place Control.”*

The project tasks were to:

- Review the building gradings and assessments from the earlier studies.
- Assess 20<sup>th</sup> century buildings across the whole of the municipality to complement the work previously undertaken in the former City of St. Kilda.
- Investigate and complete building identification forms and citations for the commercial and industrial areas of Port Melbourne that were not included in the 1995 review.
- Review the Port Melbourne recommendations for area controls based on the new Model Heritage Place control.
- Prepare plans identifying the location of all graded buildings and existing and proposed urban conservation area boundaries.
- List those buildings recommended for inclusion in the Register of the National Estate and the Victorian Historic Buildings Register.
- Identify and assess the public spaces and parks within the City of Port Phillip and their contents including significant trees, monuments and sculptures.

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## 3. Study Method

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### 3.1 Thematic Environmental History

A working paper was prepared (no.1) summarising the findings of the environmental histories prepared by earlier consultants so as to establish an historical context for the forthcoming field work. It was, however, agreed at an early stage, that the Review should be founded in a new thematic history of the whole of the Municipality using the trial framework of themes contained in the report entitled “Principal Australian Historic Themes: A Guide for heritage agencies” (draft), being a document prepared under the Australian Heritage Commission’s National Heritage Co-ordination Strategy. This work was carried out and constitutes section 4 of the Report. The work previously undertaken by the consultants in the reports noted above was used as a source of information in the thematic history which also drew on available published histories of the former Cities of Port Melbourne, South Melbourne and St. Kilda. This work was undertaken by Andrew Ward.

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### 3.2 Field Survey

The Thematic Environmental History provided a basis for the identification and evaluation of the significance of places in the field. The criteria for the assessment of cultural heritage significance adopted by the Australian Heritage Commission in April, 1990 were used in conjunction with the history and the field inspections to provide preliminary assessments of significance for all properties in the Municipality. A working paper (no.4) was prepared to explain how these criteria would be applied and used in the generation of computerised maps. These maps recorded information according to a system of ranking which can be explained in the following terms:

Levels of importance were simplified along traditional lines, assigning the letter A to places considered to be of national importance, B to those of regional importance and C to those of local importance. These levels of importance had implications for the introduction or confirmation of existing statutory control provisions in the Planning Scheme. Where a place was considered to have lesser importance than level C, it was ranked D, meaning that it was likely to be substantially intact but merely representative of an era. Places of lesser cultural value were ranked E, usually implying that the place had been defaced, but not irretrievably, or that it was aesthetically undistinguished. Finally, a place was ranked F if it was considered to have been important in the past but as a result of intervention now so compromised that it was likely to be of interest only. Places having for planning purposes no cultural value were ranked N.

It is important to note when interpreting the maps produced in this way that they represent a “picture” of the Municipality that is in many instances based upon imperfect data. A quick visual inspection of the exterior of a building, after all, cannot be said to constitute a thorough appraisal. By the same token, however, if a data sheet has been prepared for a place, then the recommendations arising from the review of this data sheet have been incorporated in the maps and may therefore be counted as a firm basis for future planning decisions. The maps are therefore of greatest value for their capacity to graphically present an overview of the Municipality, not only in terms of its evolution but also in terms of the cultural value of neighbourhoods. They have been used to assist the consultant to identify potential heritage overlay areas.

The maps themselves used a digital base supplied to Council by the State Government. One of the layers of this base consists of a series of polygons representing the boundaries of properties. The mapping software allows data fields to be attached to each property with the result that the map becomes a front end to a data base table. Data generated during this Review, however, was included on the map by adding a separate data base table, linked to the map table by a unique identifying number. In this way, one can work on the data in the heritage table independently of the map. In its final form, the Review consists of data sheets for individual places linked to the map by the appropriate identifying

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numbers. The mapping software was Mapinfo, having the capability of linking with Microsoft Access97 for the storage of linked data.

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### 3.3 Heritage Overlay Areas

These areas were identified using the maps in conjunction with the work of the previous consultants. Further inspection was then undertaken in the field to verify this Consultant's findings. There are important changes between the work of the earlier consultants and this Review that can be accounted for in the following ways:

- in some instances, places have been altered since the earlier surveys. In extreme circumstances, contributory buildings have been demolished. This was, not surprisingly, most evident in the areas that had not been protected by planning scheme control.
- given the new planning scheme provisions and more particularly the urban character provisions, it was determined that heritage controls should only apply to those areas where the fabric of the place was considered to be so important that it should not be demolished. In other words, the areas of lesser cultural value could not unreasonably be managed by the urban character provisions of the Scheme. It is for this reason that the proposed heritage overlay areas have been drawn with precision and form highly irregular patterns. Their focus, after all, is on the conservation of fabric as well as character. It is argued in this Review that discrete areas, bounded more or less neatly by streets and natural boundaries are best managed by the urban character controls with heritage overlay controls applying only to those areas within the urban character areas where demolition control is required. It is partly as a consequence, therefore, of the new planning provisions, that the approach to the identification of the heritage overlay areas has changed.
- finally, and as a consequence of the computerised mapping process, changes were made on the basis of data that had been prepared consistently over the whole of the Municipality, irrespective of past municipal boundaries. Consistency carries with it the fact that comparative evaluations were made for places in this Review over a much larger area than had previously been subject to consideration. In other words, some areas, which when assessed in terms of the former municipal boundaries, were arguably the most important of their respective types, were of much lesser importance when assessed comparatively over the wider municipality of Port Phillip.

Once identified, the areas were documented in terms of their present circumstances and the elements which give them distinction. Their history was then summarised and their position in the thematic framework identified prior to preparing statements of significance with consequent recommendations.

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### 3.4 Data Sheets

Data sheets have been prepared for several additional places previously undocumented. They include the heritage overlay areas themselves, individually significant places situated outside of the areas and a number of additional places. A standard format has been used that is similar to the heritage overlay area data sheets. Big Picture Software Pty. Ltd. was engaged during the course of the Study period to prepare a data base incorporating the data sheets for the individual places undertaken as a part of this Study as well as the work of all previous consultants. The findings of the past consultants have been reviewed as a part of this Study using the same criteria, thereby introducing consistency to the assessments. This data base forms an additional four volumes of this report.

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### 3.5 Schedule to the Heritage Overlay Table

This schedule was prepared using the assessments arising from the field survey and checking them wherever possible against the assessments of the earlier consultants. It includes the identified heritage overlay areas and all places of individual significance outside of those areas. Within the areas, only those



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places considered to be of regional or state importance have been listed. It follows that there are many places of individual significance at the local level within the identified heritage overlay areas that have not been separately listed.

Generally speaking, paint colour scheme controls have been proposed only in the retail streets of the heritage overlay areas. These controls are not proposed in the residential areas except where a place is individually listed. Interior controls for individually listed places have only been proposed where elements of the interior of a place are known to contribute to its significance in an important way. This may be on account of their architectural or aesthetic value or simply because a building of a certain type is expected to have rooms of a certain type, the absence or defacement of which would impact on its significance. By way of example, a post office would be expected to have a public space; a railway station, waiting rooms, and so on. Planning decisions impacting on the significance of the building should respect the integrity of these spaces, irrespective of their aesthetic values.

# City of Port Phillip Heritage Review

Place name: **House**  
Other names: -

Citation No:  
**2457**



Address: **21 Dorcas Street, South Melbourne**

Heritage Precinct: **None**

Category: **Residential: House**

Heritage Overlay: **HO562**

Period/Style: **Federation: Transitional**

Graded as: **Significant**

Constructed: **1905**

Victorian Heritage Register: **No**

Designer: **Unknown**

Amendment: **C215port**

Comment: **New Citation**

## Significance

### *What is significant?*

The transitional style Federation period house at 21 Dorcas Street, South Melbourne, built in 1905 is significant.

Alterations and additions are not significant.

### *How is it significant?*

The house at 21 Dorcas Street, South Melbourne is of local historical representative and aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

The house is historically significant as a rare surviving example of housing in this part of South Melbourne that was developed at the turn of the twentieth century. It is associated with the Federation period of development that took place on land typically subdivided and sold off during the 1880s. (Criterion A)

The house is of representative significance as a good and largely intact example of a Federation period house built in a transitional style, demonstrating the continuation of the Victorian residential idiom into the early twentieth century. Victorian elements comprise the overall attached cottage form with symmetrical design, brick and bluestone banding, tiled terrace, boundary walls and full length front verandah with decorative frieze, hipped slate roof and symmetrical chimney position. More typically Edwardian elements comprise brick and rendered Chimneys with terracotta pots, turned timber verandah posts, original timber multi paned door, and square bays with tall sash windows. (Criterion D & E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

### Port Phillip thematic environmental history

5. Buildings and Cultural Landscapes 5.2 Shaping the suburbs

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## History

### Contextual history

The suburb of South Melbourne, known as Emerald Hill between 1855 and 1883, is part of the traditional Country of the Yalukit Willam clan of the Boon Wurrung people, part of the broader Kulin nation, whose name means 'people of the river'.

South Melbourne, initially called Emerald Hill by British colonists, was hemmed in on all sides by the swampy lowlands. The colonists treated the 'island' as a wasteland for grazing, dumping, camping and recreation in the 1830s-40s. To the east of the future Kings Way, settlement was not only constrained by the swamplands but also by the desire to keep free the area around the military reserve west of St Kilda Road. The first sixty-seven allotments of the 1852 Subdivision of Emerald Hill were auctioned on 18 August. (Lemon, p.7) Many buyers were speculators, none of whom planned to reside in the area. Development in the 1850s was rapid, with 1,149 houses assessed for rates by the Melbourne Corporation by 1855. (Lemon, p.8) The Sandridge Road was improved to make it an acceptable path through the marshes. Toll gates were established on the major roads through the district to raise funds up until 1878. The Emerald Hill municipality was created in 1855 and a railway line through from Melbourne to St Kilda opened in 1857. Emerald Hill was free from the building restrictions of Melbourne municipality that had been introduced to reduce the risk of fire. This led to the rapid construction of timber buildings in the suburb.

From the 1850s-1860s the gold rush period saw the rapid formation of a new suburb, 'out of the canvas' as new arrivals sought new residences and services close to their arrival point in the colony. While land northwards was eventually reclaimed for industrial use, expansion eastwards was stymied by the military reserve (later Victoria Barracks). The military reserve extended as far west as Moray Street, but was reduced to Hanna Street (King's Way) in 1862. Lowlands to the south would eventually be reclaimed for recreation (Albert Park). In the 1870s-80s the area became known for its cheap and well-located land for factories and worker housing. The population of South Melbourne grew from 17,101 in 1871, to 25,374 in 1881. In 1881 most of the land between the Barracks and Emerald Hill was sold, requiring filling and leveling. As a result, population saw an even greater increase to 41,724 by 1891. After the 1890s Depression, the area reached a new peak in industrial and residential development in the early twentieth century, but population growth slowed to 46,190 in 1911. In the Interwar and early post-war period South Melbourne fell into relative decline as population fled the inner city.

By 1947 the population fell to 43,452 and saw further declines in the post-war period. The remnant inner urban 'slums' became a concern of new government interventions in the 1960s, with significant interventions by the Victorian Housing Commission to demolish what was considered substandard housing and move tenants into modern tower developments. Nonetheless, the late twentieth century saw a resurgence in appreciation for the communities and identity of the inner city, including South Melbourne. This led to movements to conserve historic areas as well as experiments in new forms of medium density housing. New processes of gentrification concurrently led to fresh development pressures and an economic transformation of the area away from its industrial past.

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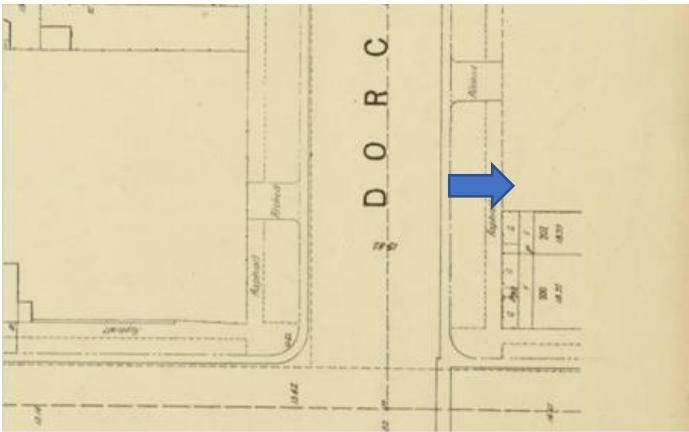


This section of Dorcas Street was sold and developed late compared to the rest of South Melbourne. While allotments were sold in the late nineteenth century, the area was not substantially built up until the early twentieth century. This may have been partly due to the Depression of the 1890s that hit South Melbourne with its industrial base particularly hard. Nonetheless the Edwardian period saw a recovery of building activity in its newer areas (Lemon, p.17-18). Most of the development that occurred during the Federation/Edwardian period occurred on subdivisions laid out during the 1880s boom period, as well as in the continuing subdivision of mansion estates in St Kilda, Elwood, Balaclava and Ripponlea. (Thematic History, p.84).

## 21 Dorcas Street

The subject site is in Crown Allotment 19, Section 59 of the South Melbourne Parish. In 1888, Allotments 18-20 were the property of the Anthony brothers, including Thomas Wilkinson, Henry Redmond, Robert and Arthur (Title V2208 F981). They were registered as timber merchants based in a'Beckett Street, Melbourne. Allotment 19 remained vacant land until 1904-5 (South Melbourne Rate Book 1904-5).

In 1905, the Anthony brothers sold Allotment 19 to Frances Harriett Roberts (nee Brighton) (Title V3066 F057). The house was constructed shortly after the purchase and was registered as a brick house with 6 rooms (South Melbourne Rate Book 1906-07).



21 Dorcas Street see MMBW c.1895 shows the property was still vacant along with most of this section of Dorcas Street.



Crown allotment map (c.18 --) SLV shows an F. Murphy as the purchaser of the properties in this section of Dorcas Street.

## References

Andrew Lemon, 'A History of South Melbourne', p.4/1 of Allom Lovell Sanderson *City of South Melbourne Urban Conservation Study 1986*

Census of Victoria

Way Back When, *City of Port Phillip Thematic Environmental History, 2021*

South Melbourne Rate Books

Sands & McDougall Melbourne Street Directory.

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## Description

The house at 21 Dorcas Street is a single storey brick cottage set back from the street with a front garden and central path. The house extends the width of the property like a terrace house. The projecting brick party walls at each side boundary have rendered brackets and crown mouldings in an Italianate style with incised designs on render, and recessed arches inside the verandah side walls.

The whole is red brick with bluestone banding consisting of one band at window sill level and a second midway up. The façade is tuckpointed brick, and while the mortar is degraded in places looks originally to have been black ribbon tuckpointing. The facade is symmetrical, with two square bays each with a pair of very tall (Edwardian) rectangular windows with timber sashes and bluestone sills. The door is an original Edwardian timber five panel multi pane door with central door knocker, letter slot, side lights and transom window.

The verandah has turned timber posts in an Edwardian style that appear original. Decorative lacework is missing but in keeping with the Edwardian timber posts may have been quite simple. The verandah floor is tiled in a Victorian styled diamond and square pattern, with bluestone footings. The verandah roof is corrugated iron. Above the verandah runs a decorative cornice frieze with moulded rosettes on brick and moulded corbels.

The roof is hipped with square and diamond shaped slate tiles and iron ridges. There are two symmetrically placed face red brick chimneys with rendered crowns and terracotta chimney pots.



Front view of the house. Source: Trethowan Architecture.

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## Comparative analysis

From a historical perspective there are few other remnant houses in this area of South Melbourne towards St Kilda Road as the area has been largely redeveloped with high rise buildings. As a building type, the house can be compared to other transitional style houses around the turn of the twentieth century that combine typical Victorian and later Edwardian characteristics. The house can also be compared to Victorian brick villas, demonstrating the persistence of the earlier form into the twentieth century.

### Remnant houses in this area of South Melbourne

- House, 42 Albert Road, South Melbourne (Citation 2229) is a boom style double storey Victorian terrace house built in 1881, historically associated with the late nineteenth century when this section of Albert Road was occupied exclusively by terraces and villa residences. While the subject property demonstrates similar terrace characteristic it is different in scale and is more representative of the lower scale villa type of development in the area.
- Houses, 328 Kings Way, South Melbourne (Citation 39) is a pair of attached terrace houses built in 1890. It is important as a survivor in an area recently almost totally redeveloped for offices, whilst the mansard treatment to the uppermost floor creating a third floor is unusual. By comparison, the subject property is again distinctive in representing the single-storey villa type of development in the area as opposed to the Victorian terrace type.

### Transitional Federation houses

- 'Palmville' at 240 Graham Street, Port Melbourne (Citation 30 ) is a conservative Federation period single fronted symmetrical black brick villa with hipped corrugated iron clad roof, extended side walls, cast iron verandah, bayed windows and symmetrical Italianate chimneys. There are tiled panels in the frieze. The house, built in 1899 at the turn of the twentieth century, is similar to the subject property in its conservative, symmetrical overall form and design but also more classically Victorian in the consistent Italianate detailing of the chimneys, frieze and verandah. The subject property compares favourably in terms of form, and demonstrates a more transitional Edwardian style in its substitution of more restrained turned timber posts to the verandah, and Arts & Crafts detailing to the chimneys. The subject property is also distinguished by its square or box rather than canted bay windows.
- 192 Liardet Street, Port Melbourne, (Citation 664 ) is a transitional style timber house representative of the transition from Victorian to Edwardian timber homes. While different in materiality, the subject site compares favourably in terms of scale, symmetry and carrying across conservative Victorian form with typical Edwardian elements such as the turned timber posts and Arts & Crafts chimneys. The subject property is also more intact.
- Creswick House, at 139 Bridge Street, Port Melbourne (Citation 262 ) is a transitional styled Edwardian house combining elements of the Victorian terrace house with Federation Arts & Crafts style. While different in terms of scale, the subject property compares favourably in terms of the combination of Victorian and Edwardian elements, such as the subject property's incorporation of the conservative terrace house form with the tall Edwardian windows.
- A number of transitional houses are also located within precincts around Albert Park, Middle Park and St Kilda West. The house at 402 Richardson Street, Middle Park for example exhibits similar representative features such as frieze, tall vertical windows, hipper roof and verandah side walls with ornamented ends. By comparison, 21 Dorcas Street retains its slate roof, original verandah posts, door, and is also distinguished historically by its location as a remnant house in this area of South Melbourne.

## Victorian villas

- 21 Ross Street, Port Melbourne (Citation 677) is an unusually intact example representative of the more substantial brick suburban villas built in other suburbs in the 1880s. It is of interest for its atypically elaborate design in an area predominantly of simple timber cottages. By comparison, the subject property demonstrates remarkable similarity in overall form and composition distinguished by the substitution of the Edwardian styled windows, door, chimneys and verandah posts.



240 Graham Street



192 Liardet Street



139 Bridge Street



21 Ross Street

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the HERCON criteria.

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## Recommendations

Recommended for inclusion in the Heritage Overlay as an individual place.

Extent of HO: Whole of property as defined by the title boundaries.

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No specific HO controls are required.

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## Primary source

Trethowan Architecture, *South Melbourne Structure Plan Heritage Review*, 2023.

## Other studies

Not applicable.

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## Other images

None



# Amendment C215port to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



**Extract for exhibition purposes. This map only shows the changes proposed via Amendment C215port**



0 100 200 300 400 500 600 m

Map 4 of 9

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### C215port Exhibition Version

- Current**
- Significant Heritage Place - inside HO
  - Contributory Heritage Place - inside HO
- Proposed**
- Significant Heritage Place - inside HO
  - Contributory Heritage Place - inside HO
  - Non Contributory - Inside HO

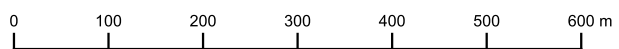
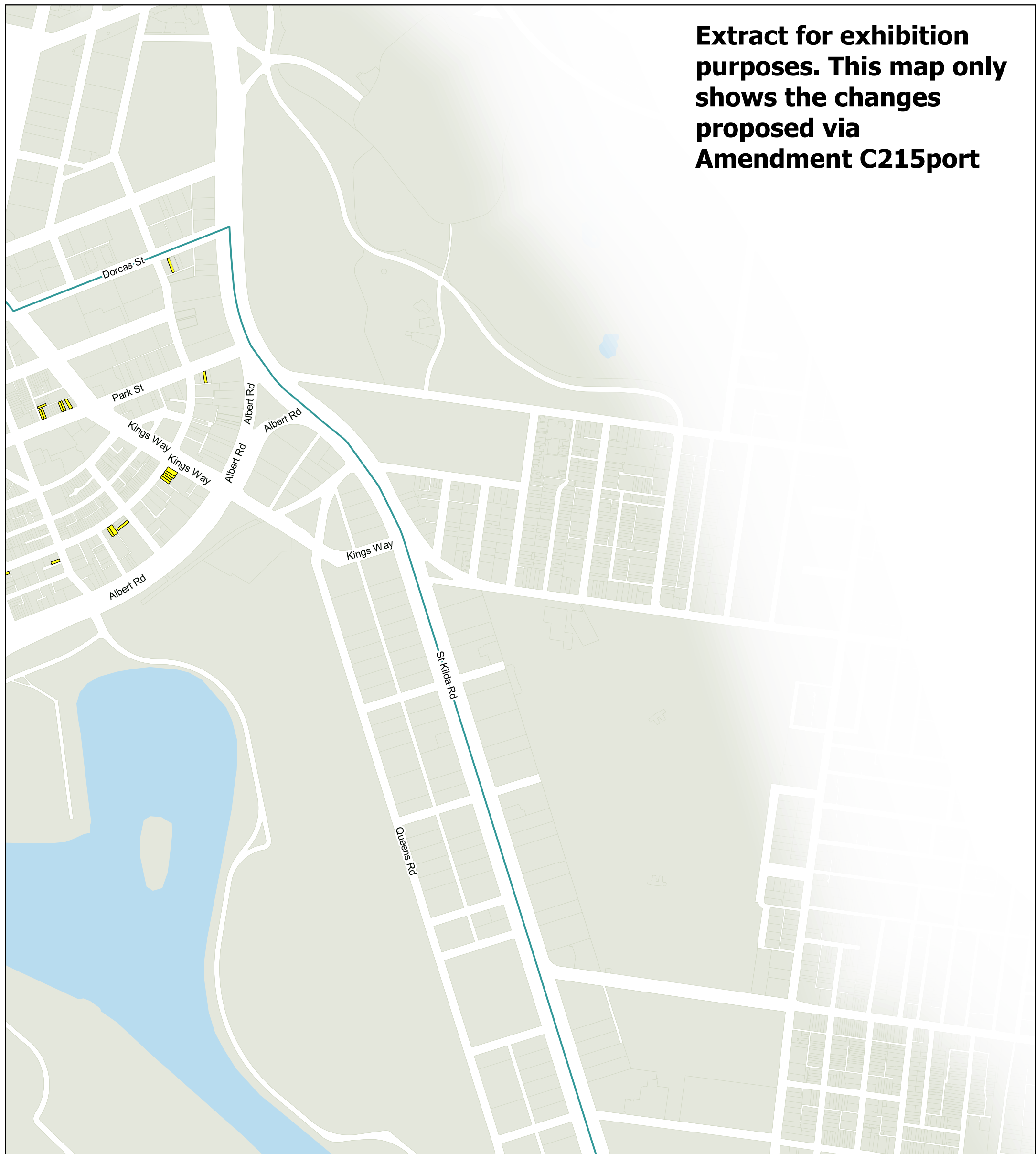


# Amendment C215port to the Port Phillip Planning Scheme

## Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



**Extract for exhibition purposes. This map only shows the changes proposed via Amendment C215port**



Map 4 of 9

C215port Exhibition Version

 Contributory Heritage Place - outside HO

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# Statement of Significance: 'House', 21 Dorcas Street, South Melbourne, July 2023

<b>Address:</b>	21 Dorcas Street, South Melbourne	<b>Name:</b>	House
<b>Place type:</b>	Residential: House	<b>Grading:</b>	Significant
<b>PS ref no:</b>	HO562	<b>Constructed:</b>	1905
<b>Heritage precinct:</b>	Not applicable	<b>Citation No.:</b>	2457



## What is significant?

The transitional style Federation period house at 21 Dorcas Street, South Melbourne, built in 1905 is significant.

Alterations and additions are not significant.

## How is it significant?

The house at 21 Dorcas Street, South Melbourne is of local historical representative and aesthetic significance to the City of Port Phillip.

## Why is it significant?

The house is historically significant as a rare surviving example of housing in this part of South Melbourne that was developed at the turn of the twentieth century. It is associated with the Federation period of development that took place on land typically subdivided and sold off during the 1880s. (Criterion A)

The house is of representative significance as a good and largely intact example of a Federation period house built in a transitional style, demonstrating the continuation of the Victorian residential

idiom into the early twentieth century. Victorian elements comprise the overall attached cottage form with symmetrical design, brick and bluestone banding, tiled terrace, boundary walls and full length front verandah with decorative frieze, hipped slate roof and symmetrical chimney position. More typically Edwardian elements comprise brick and rendered Chimneys with terracotta pots, turned timber verandah posts, original timber multi paned door, and square bays with tall sash windows. (Criterion D & E)

**Primary source**

Trethowan Architecture, *South Melbourne Structure Plan Heritage Review*, 2023.



# Heritage Report & Place Citation

21 Dorcas Street, South Melbourne

Author Trethowan Architecture

Date 14 September 2023



Revision	Description	Date	Issued To
1	Draft for Review	14/09/2023	Client



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# 1 Executive Summary

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## 1.1 Introduction & Background

Trethowan Architecture have been commissioned by the City of Port Phillip Council to undertake a *Heritage Review* of the property at 21 Dorcas Street, South Melbourne.

## 1.2 Key Findings

The key findings are:

- 21 Dorcas Street, South Melbourne has been assessed to be of local significance.

## 1.3 Recommendations

It is recommended that the City of Port Phillip Council:

- Adopt the '*Heritage Report & Place Citation: 21 Dorcas Street, South Melbourne*' (2023) and include it as a Reference Document in the Planning Scheme.
- Implement the '*Heritage Report & Place Citation: 21 Dorcas Street, South Melbourne*' (2023) by:
  - Adding 21 Dorcas Street, South Melbourne to the Heritage Overlay of the City of Port Phillip Planning Scheme with the schedule entry shown in the place citation.
  - Include the new Statement of Significance for the significant place as an incorporated document in the Planning Scheme.



## 2 Methodology

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The Review has been undertaken in accordance with the *Australia ICOMOS Burra Charter, 2013* (the 'Burra Charter') and the Victorian Planning Practice Note No. 1 'Applying the Heritage Overlay DELWP' (2018) (the 'Practice Note').

The following stages of work were undertaken and are detailed in this section:

### Step One:

- Inception meeting to discuss subject place for detailed assessment.

### Step Two:

- Fieldwork inspection of the subject property.
- Historical research into the place and locality undertaken.

### Step Three:

- Undertake a detailed assessment of the place in accordance with PPN1 and having regard to the Burra Charter.
- Prepare draft citation for the place should it be found to meet the significance threshold, using Council's standard template.

### Step Four:

- Preparation of a draft final report detailing the findings, recommendations and the draft citation.
- Meeting 3 to discuss findings of draft report. Council to provide one set of consolidated comments on draft report.

### Step Five:

- Submission of the final report and final citation incorporating Council feedback (with potential for review).

### 2.1 Step One

A meeting was held via Microsoft Teams on 12 October 2022 to confirm the site to be surveyed, the methodology, and exchange information. Following this, Trethowan Architecture prepared meeting minutes and a final project plan outlining dates for the delivery of each stage of work.

### 2.2 Step Two

#### 2.2.1 Review of Documentation

Prior to embarking on fieldwork, Trethowan Architecture undertook a desktop review of the site. This included review of all background information provided by Council, previous heritage studies and any other additional historical research.

#### 2.2.2 Fieldwork

The fieldwork involved a heritage consultant surveying, at street level, the place identified by Council. The place was externally inspected on foot, photographed from the public realm and recorded (in notes and photographs). The fieldwork was used to inform:

- An understanding of the place
- Any trees, fences or outbuildings of note
- Intactness and integrity
- An up-to-date photograph

- Any other considerations that may arise in the course of the assessment.

A description of the individual place and precinct was prepared. This set out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if observed.

### 2.2.3 Place History

Answers to fundamental questions such as when the place was created/built, for whom, by whom (builder and designer), for what purpose, and how it has changed over time (both physically and in use).

Researchers drew upon primary and secondary sources such as the following:

- Building permit index cards and associated plans where available
- Previous heritage studies and the 2021 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- Sands & McDougall street directories

## 2.3 Step Three

The following tasks were conducted:

- Comparative analysis
- Assessment against criteria

As the place was found to meet the threshold of significance at a local level we progressed to the following stage:

- Preparation of Statement of Significance
- Preparation and review of citation

### 2.3.1 Comparative Analysis

Comparative analysis is an essential step to determine if a place meets the relevant threshold for heritage significance. The 'Applying the Heritage Overlay' Practice Note (2018) advises that:

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

For the purpose of this review, places of local significance to the City of Port Phillip were selected as comparators, including comparable places around South Melbourne and Port Melbourne. Similar places were used as 'benchmarks' in determining a reasonable threshold in terms of integrity, period or other features. This might include how well a place represents important features of a particular style or typology, or how well it demonstrates the history of the municipality. In determining historical significance, the revised Thematic Environmental History provided valuable guidance in establishing what local themes were important in the municipality.



When a place is considered to be of equal or better quality than the benchmarks, it can be assessed as meeting the threshold of significance. On passing this test, a place can be recommended for inclusion in the Heritage Overlay.

### 2.3.2 Assessment Against Criteria

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

*Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).*

*Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

*Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).*

*Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

*Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

*Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

*Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

*Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

For the assessed place, a discussion was prepared for each of the criteria that the place was considered to meet the threshold of local significance for. In some cases, this discussion concluded that the place did not meet the threshold for that criterion.

### 2.3.3 Statements of Significance

Given the individual place was found to meet the threshold of local significance for at least one criterion, a Statement of Significance was prepared, summarising the most important facts and the significance of the place.

The Statement was prepared in accordance with the *Burra Charter*, using the HERCON criteria and applying the thresholds of local significance. The assessment is summarised in the format recommended by the 'Applying the Heritage Overlay' Practice Note (2018), namely:

***What is significant?*** - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

***How is it significant?*** - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

***Why is it significant?*** - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The

*relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.*

## Mapping and Curtilages

The 'Applying the Heritage Overlay' Practice Note (2018) states in regard to mapping:

*The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).*

*However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.*

On this basis, the following mapping type is recommended:

- Individual place to be mapped to the extent of the title boundaries.

The precise area recommended for HO protection is described in the place citation.

## Statutory Recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the 'Applying the Heritage Overlay' Practice Note (2018).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Solar energy systems controls apply.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this Study.



## 2.4 Step Four

In preparing this outcomes report, the place has been briefly reviewed against relevant comparators, and relevant additional recommendations made.

## 2.5 Step Five

This report and the attached citation constitutes the final step in the Study.

## 2.6 Additional – HERMES Orion Entry

The 'Applying the Heritage Overlay' Practice Note (2018) specifies that:

*All statements of significance should be securely stored in the HERMES heritage database.*

*Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.*

This will be done once a planning scheme amendment has been gazetted. Once the place has been added to HERMES Orion, the records of the place added to the City of Port Phillip Heritage Overlay will be visible on the Victorian Heritage Database.

Should the place be found to not meet the threshold of local significance it should be entered into the HERMES Orion database to note that it has been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff and those with access to the database.



### **3 Key Findings**

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The following section outlines the outcome of the fieldwork and review of the identified place. In summary, the place is recommended for inclusion in the Heritage Overlay as an individual place. The reasoning behind the recommendation is included below.

#### **3.1 Recommended for the Heritage Overlay**

The individual heritage place has been assessed to be of local significance as set out in the attached Citation (see Appendix C).







## **4 Appendix A – Assessment of Findings**

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### **4.1 Places of local significance**

The following individual place is recommended for inclusion in the City of Port Phillip Heritage Overlay:

- House at 21 Dorcas Street, South Melbourne





## Appendix B – Draft HO SCHEDULE

### SCHEDULE TO THE HERITAGE OVERLAY

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?	Solar energy 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 p
	<i>House</i> 21 Dorcas Street, South Melbourne  <b>Statement of Significance:</b> 21 Dorcas Street, South Melbourne	No	No	No	Yes	No	No	No	No



## Appendix C – Place Citation

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# City of Port Phillip Heritage Review

Place name: **House**  
Other names: -

Citation No:  
**2457**



Address: **21 Dorcas Street, South Melbourne**

Heritage Precinct: **None**

Category: **Residential: House**

Heritage Overlay: **HO562**

Period/Style: **Federation: Transitional**

Graded as: **Significant**

Constructed: **1905**

Victorian Heritage Register: **No**

Designer: **Unknown**

Amendment: **C215port**

Comment: **New Citation**

## Significance

### *What is significant?*

The transitional style Federation period house at 21 Dorcas Street, South Melbourne, built in 1905 is significant.

Alterations and additions are not significant.

### *How is it significant?*

The house at 21 Dorcas Street, South Melbourne is of local historical representative and aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

The house is historically significant as a rare surviving example of housing in this part of South Melbourne that was developed at the turn of the twentieth century. It is associated with the Federation period of development that took place on land typically subdivided and sold off during the 1880s. (Criterion A)

The house is of representative significance as a good and largely intact example of a Federation period house built in a transitional style, demonstrating the continuation of the Victorian residential idiom into the early twentieth century. Victorian elements comprise the overall attached cottage form with symmetrical design, brick and bluestone banding, tiled terrace, boundary walls and full length front verandah with decorative frieze, hipped slate roof and symmetrical chimney position. More typically Edwardian elements comprise brick and rendered Chimneys with terracotta pots, turned timber verandah posts, original timber multi paned door, and square bays with tall sash windows. (Criterion D & E)

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## Thematic context

### Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

### Port Phillip thematic environmental history

5. Buildings and Cultural Landscapes 5.2 Shaping the suburbs

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## History

### Contextual history

The suburb of South Melbourne, known as Emerald Hill between 1855 and 1883, is part of the traditional Country of the Yalukit Willam clan of the Boon Wurrung people, part of the broader Kulin nation, whose name means 'people of the river'.

South Melbourne, initially called Emerald Hill by British colonists, was hemmed in on all sides by the swampy lowlands. The colonists treated the 'island' as a wasteland for grazing, dumping, camping and recreation in the 1830s-40s. To the east of the future Kings Way, settlement was not only constrained by the swamplands but also by the desire to keep free the area around the military reserve west of St Kilda Road. The first sixty-seven allotments of the 1852 Subdivision of Emerald Hill were auctioned on 18 August. (Lemon, p.7) Many buyers were speculators, none of whom planned to reside in the area. Development in the 1850s was rapid, with 1,149 houses assessed for rates by the Melbourne Corporation by 1855. (Lemon, p.8) The Sandridge Road was improved to make it an acceptable path through the marshes. Toll gates were established on the major roads through the district to raise funds up until 1878. The Emerald Hill municipality was created in 1855 and a railway line through from Melbourne to St Kilda opened in 1857. Emerald Hill was free from the building restrictions of Melbourne municipality that had been introduced to reduce the risk of fire. This led to the rapid construction of timber buildings in the suburb.

From the 1850s-1860s the gold rush period saw the rapid formation of a new suburb, 'out of the canvas' as new arrivals sought new residences and services close to their arrival point in the colony. While land northwards was eventually reclaimed for industrial use, expansion eastwards was stymied by the military reserve (later Victoria Barracks). The military reserve extended as far west as Moray Street, but was reduced to Hanna Street (King's Way) in 1862. Lowlands to the south would eventually be reclaimed for recreation (Albert Park). In the 1870s-80s the area became known for its cheap and well-located land for factories and worker housing. The population of South Melbourne grew from 17,101 in 1871, to 25,374 in 1881. In 1881 most of the land between the Barracks and Emerald Hill was sold, requiring filling and leveling. As a result, population saw an even greater increase to 41,724 by 1891. After the 1890s Depression, the area reached a new peak in industrial and residential development in the early twentieth century, but population growth slowed to 46,190 in 1911. In the Interwar and early post-war period South Melbourne fell into relative decline as population fled the inner city.

By 1947 the population fell to 43,452 and saw further declines in the post-war period. The remnant inner urban 'slums' became a concern of new government interventions in the 1960s, with significant interventions by the Victorian Housing Commission to demolish what was considered substandard housing and move tenants into modern tower developments. Nonetheless, the late twentieth century saw a resurgence in appreciation for the communities and identity of the inner city, including South Melbourne. This led to movements to conserve historic areas as well as experiments in new forms of medium density housing. New processes of gentrification concurrently led to fresh development pressures and an economic transformation of the area away from its industrial past.

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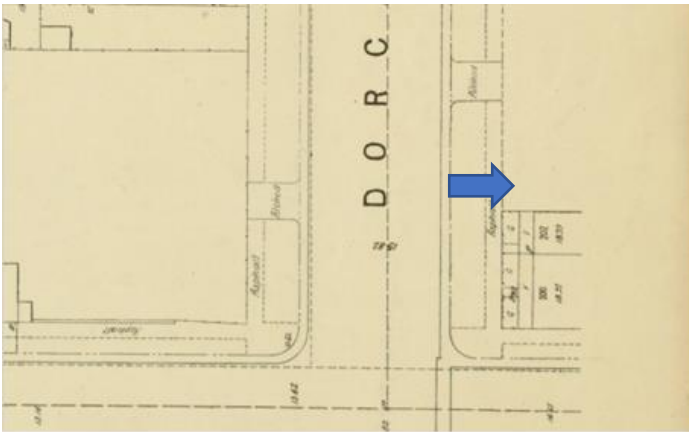


This section of Dorcas Street was sold and developed late compared to the rest of South Melbourne. While allotments were sold in the late nineteenth century, the area was not substantially built up until the early twentieth century. This may have been partly due to the Depression of the 1890s that hit South Melbourne with its industrial base particularly hard. Nonetheless the Edwardian period saw a recovery of building activity in its newer areas (Lemon, p.17-18). Most of the development that occurred during the Federation/Edwardian period occurred on subdivisions laid out during the 1880s boom period, as well as in the continuing subdivision of mansion estates in St Kilda, Elwood, Balaclava and Ripponlea. (Thematic History, p.84).

## 21 Dorcas Street

The subject site is in Crown Allotment 19, Section 59 of the South Melbourne Parish. In 1888, Allotments 18-20 were the property of the Anthony brothers, including Thomas Wilkinson, Henry Redmond, Robert and Arthur (Title V2208 F981). They were registered as timber merchants based in a'Beckett Street, Melbourne. Allotment 19 remained vacant land until 1904-5 (South Melbourne Rate Book 1904-5).

In 1905, the Anthony brothers sold Allotment 19 to Frances Harriett Roberts (nee Brighton) (Title V3066 F057). The house was constructed shortly after the purchase and was registered as a brick house with 6 rooms (South Melbourne Rate Book 1906-07).



21 Dorcas Street see MMBW c.1895 shows the property was still vacant along with most of this section of Dorcas Street.



Crown allotment map (c.18 --) SLV shows an F. Murphy as the purchaser of the properties in this section of Dorcas Street.

## References

Andrew Lemon, 'A History of South Melbourne', p.4/1 of Allom Lovell Sanderson *City of South Melbourne Urban Conservation Study 1986*

Census of Victoria

Way Back When, *City of Port Phillip Thematic Environmental History, 2021*

South Melbourne Rate Books

Sands & McDougall Melbourne Street Directory.

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## Description

The house at 21 Dorcas Street is a single storey brick cottage set back from the street with a front garden and central path. The house extends the width of the property like a terrace house. The projecting brick party walls at each side boundary have rendered brackets and crown mouldings in an Italianate style with incised designs on render, and recessed arches inside the verandah side walls.

The whole is red brick with bluestone banding consisting of one band at window sill level and a second midway up. The façade is tuckpointed brick, and while the mortar is degraded in places looks originally to have been black ribbon tuckpointing. The facade is symmetrical, with two square bays each with a pair of very tall (Edwardian) rectangular windows with timber sashes and bluestone sills. The door is an original Edwardian timber five panel multi pane door with central door knocker, letter slot, side lights and transom window.

The verandah has turned timber posts in an Edwardian style that appear original. Decorative lacework is missing but in keeping with the Edwardian timber posts may have been quite simple. The verandah floor is tiled in a Victorian styled diamond and square pattern, with bluestone footings. The verandah roof is corrugated iron. Above the verandah runs a decorative cornice frieze with moulded rosettes on brick and moulded corbels.

The roof is hipped with square and diamond shaped slate tiles and iron ridges. There are two symmetrically placed face red brick chimneys with rendered crowns and terracotta chimney pots.



Front view of the house. Source: Trethowan Architecture.



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## Comparative analysis

From a historical perspective there are few other remnant houses in this area of South Melbourne towards St Kilda Road as the area has been largely redeveloped with high rise buildings. As a building type, the house can be compared to other transitional style houses around the turn of the twentieth century that combine typical Victorian and later Edwardian characteristics. The house can also be compared to Victorian brick villas, demonstrating the persistence of the earlier form into the twentieth century.

### Remnant houses in this area of South Melbourne

- House, 42 Albert Road, South Melbourne (Citation 2229) is a boom style double storey Victorian terrace house built in 1881, historically associated with the late nineteenth century when this section of Albert Road was occupied exclusively by terraces and villa residences. While the subject property demonstrates similar terrace characteristic it is different in scale and is more representative of the lower scale villa type of development in the area.
- Houses, 328 Kings Way, South Melbourne (Citation 39) is a pair of attached terrace houses built in 1890. It is important as a survivor in an area recently almost totally redeveloped for offices, whilst the mansard treatment to the uppermost floor creating a third floor is unusual. By comparison, the subject property is again distinctive in representing the single-storey villa type of development in the area as opposed to the Victorian terrace type.

### Transitional Federation houses

- ‘Palmville’ at 240 Graham Street, Port Melbourne (Citation 30 ) is a conservative Federation period single fronted symmetrical black brick villa with hipped corrugated iron clad roof, extended side walls, cast iron verandah, bayed windows and symmetrical Italianate chimneys. There are tiled panels in the frieze. The house, built in 1899 at the turn of the twentieth century, is similar to the subject property in its conservative, symmetrical overall form and design but also more classically Victorian in the consistent Italianate detailing of the chimneys, frieze and verandah. The subject property compares favourably in terms of form, and demonstrates a more transitional Edwardian style in its substitution of more restrained turned timber posts to the verandah, and Arts & Crafts detailing to the chimneys. The subject property is also distinguished by its square or box rather than canted bay windows.
- 192 Liardet Street, Port Melbourne, (Citation 664 ) is a transitional style timber house representative of the transition from Victorian to Edwardian timber homes. While different in materiality, the subject site compares favourably in terms of scale, symmetry and carrying across conservative Victorian form with typical Edwardian elements such as the turned timber posts and Arts & Crafts chimneys. The subject property is also more intact.
- Creswick House, at 139 Bridge Street, Port Melbourne (Citation 262 ) is a transitional styled Edwardian house combining elements of the Victorian terrace house with Federation Arts & Crafts style. While different in terms of scale, the subject property compares favourably in terms of the combination of Victorian and Edwardian elements, such as the subject property’s incorporation of the conservative terrace house form with the tall Edwardian windows.
- A number of transitional houses are also located within precincts around Albert Park, Middle Park and St Kilda West. The house at 402 Richardson Street, Middle Park for example exhibits similar representative features such as frieze, tall vertical windows, hipper roof and verandah side walls with ornamented ends. By comparison, 21 Dorcas Street retains its slate roof, original verandah posts, door, and is also distinguished historically by its location as a remnant house in this are of South Melbourne.

## Victorian villas

- 21 Ross Street, Port Melbourne (Citation 677) is an unusually intact example representative of the more substantial brick suburban villas built in other suburbs in the 1880s. It is of interest for its atypically elaborate design in an area predominantly of simple timber cottages. By comparison, the subject property demonstrates remarkable similarity in overall form and composition distinguished by the substitution of the Edwardian styled windows, door, chimneys and verandah posts.



240 Graham Street



192 Liardet Street



139 Bridge Street



21 Ross Street

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## Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the HERCON criteria.

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## Recommendations

Recommended for inclusion in the Heritage Overlay as an individual place.

Extent of HO: Whole of property as defined by the title boundaries.

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No specific HO controls are required.

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## Primary source

Trethowan Architecture, *South Melbourne Structure Plan Heritage Review*, 2023.

## Other studies

Not applicable.

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## Other images

None