

people place heritage

CONTEXT

HERITAGE ASSESSMENT

2-6 Blanche and
110-118 Barkly Street, St Kilda

21 December, 2017



Prepared for
City of Port Phillip

© Context 2017

Project Team:

Annabel Neylon, Senior Associate

Robyn Ballinger, Senior Historian

Nigel Lewis, Sub Consultant

Report Register

This report register documents the development and issue of the report titled *Heritage Assessment 2-6 Blanche and 110-118 Barkly Street, St Kilda, 21 December 2017* which was undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2227	1	Heritage Assessment	21.12.17	Kelly White

Context

22 Merri Street, Brunswick VIC 3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email context@contextpl.com.au

Web www.contextpl.com.au

CONTENTS

1	INTRODUCTION	1
	1.1 Background	1
	1.2 Existing Heritage Protection	1
	1.3 Methodology	1
2	HISTORY	1
	2.1 Historical context	1
	2.2 Place history	2
	References	3
3	DESCRIPTION	3
	3.1 Physical Description	3
4	ASSESSMENT OF SIGNIFICANCE	8
	4.1 Assessment against criteria	8
	Historic significance	8
	Architectural significance	8
	Aesthetic significance	8
	4.2 Comparative analysis	9
	4.3 Statement of Significance	13
	What is significant?	13
	How is it significant?	13
	Why is it significant?	13
5	RECOMMENDATIONS	14
	5.1 Proposed Additional Controls in Schedule to Heritage Overlay	14
	5.2 Proposed curtilage of Heritage Overlay	14

1 INTRODUCTION

1.1 Background

In August 2017, the City of Port Phillip commissioned Context to undertake a preliminary heritage assessment of the small residential precinct at 2-6 Blanche and 110-118 Barkly Street St Kilda. On the basis of information gathered in the preliminary study, a recommendation was made to undertake a full assessment of the precinct. In response to the recommendation, the City of Port Phillip commissioned Context to undertake this full heritage assessment of the precinct.

1.2 Existing Heritage Protection

The properties within the precinct are not currently covered by any statutory heritage protection in the form of a Heritage Overlay or other mechanism.

1.3 Methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines. All terminology is consistent with the Burra Charter.

Assessment of the subject precinct has been carried out with reference to the Victorian Planning Practice Note *Applying the Heritage Overlay* (PN001) and complies with the guidance set out in that document, including the assessment of cultural heritage significance using the HERCON criteria.

In assessing the precinct, a desktop review of relevant documents, reports and maps was undertaken. All buildings were inspected from the street/public domain during a site visit in August 2017.

2 HISTORY

2.1 Historical context

St Kilda was established as a seaside village, settled from the 1840s by professional men and their families, mainly pastoralists from the country. With the establishment of the railway in 1857, St Kilda evolved into a commuter suburb. The professional middle-class continued to live in large houses on the high ground, and tourists started to arrive in ever-increasing numbers; to cater for them, hotels, sea baths and entertainment venues were built. Influenced by the wealth generated by Melbourne's property boom of the 1880s and the arrival of trams in 1888, St Kilda resident and visitor numbers increased, with the population of the municipality increasing from 11,654 in 1881 to 19,838 in 1891 (*Victorian Places* 2015).

However investment became increasingly speculative as blocks were subdivided and infrastructure developed well ahead of demand. As the *Encyclopaedia of Melbourne* notes, by the 1890s

Melbourne had... become overbuilt, and excess capacity in the housing and public transport sectors, falling wages, cutbacks in government spending and a slower rate of in-migration hit the city's economy hard (Frost 2008).

The Municipality of St Kilda's population increased only marginally over this time from 19,838 in 1891 to 20,542 in 1901 (*Victorian Places* 2015).

Australia's economic recovery was led by the growth of exports. Accompanying the economic growth, Melbourne's population increased from 478,000 inhabitants in 1901 to 593,000 in 1911, with many finding a home in the suburbs (Frost 2008). Between 1901 and 1911, St Kilda's population rose to 25,334, and between 1911 and 1921, increased to 38,579 (*Victorian Places* 2015). The population increase and improved economic conditions created opportunities for the construction of investment housing.

2.2 Place history

The group of eight houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, were constructed by builder and contractor, James Downie. James Downie lived with his father, builder and contractor John Downie, in High Street, Prahran, in 1881 (MCC registration no. 9020, as cited in AAI, record no. 76857). By 1884, James and his wife, Williamina Downie, both from Gippsland, were living at Orford Villa in St Kilda Road (*Argus* 29 December 1884:1).

When James Downie died at his home, 'Glenview', in Longwarry South in 1926, his obituary noted that he was responsible for the construction of a number of important projects, some undertaken with another contractor, a Mr Pearson:

*Mr. Downie, who was aged 75 years, was born in Dundee, Scotland, in 1851, and came to Australia when aged two years in the ship Ganges Khan. He was one of the earliest builders and contractors in the colony, and with his father built the Western Market and buildings, the Victoria Homes for the Aged at Royal Park [originally built as an industrial school with contractor Mr Pearson in 1874-75], the Law Courts in Lonsdale street [with contractor Mr Pearson in 1874-84], the Female Penitentiary at Coburg [in 1891-92], the Domain entrance to Government House, additions to Menzies' Hotel, and St. James's Buildings, William street [designed by architects Terry and Oakeden and built in 1885], as well as large railway and bridge works on the Wimmera River [the Natimuk-Noradjuia railway line with contractor Mr Barnfield opened in 1877]. He also built the Sydney road from Kilmore to Seymour practically as it stands today. In 1892 he retired from business and lived quietly on his property at Longwarry South. He left a widow, four sons, and a daughter. The burial took place at the Melbourne Cemetery on Tuesday (*Argus* 7 October 1926:10).*

The land on which the subject residences stand was vacant in 1897 (MMBW Detail Plan no. 1370, 1897) and remained so until 1910 when it was sold to Williamina Downie of Longwarry in Gippsland (CT:V2336 F100; V4353 F527).

Building permits for the subject residences were issued in 1910. A building permit for five brick villas in Barkly Street, to be constructed by James Downie for owner Mrs James (Williamina) Downie, was issued in May 1910, and another permit for three semi-detached brick villas in Blanche Street, to be constructed by James Downie, who was also listed as the owner, was issued in August 1910 (City of St Kilda Building Permits nos. 1033 and 1108, as cited in AAI, record nos. 47009 and 47084). The houses in Barkly Street were built by 1911, and the residences in Blanche Street were constructed by 1912 (S&Mc 1911 and 1912).

In 1915 the cottages were occupied by Alfred H Miller (110 Barkly), John Blake (112 Barkly), Harry Grove (114 Barkly), Elizabeth Timper (116 Barkly), Louis Marks (118 Barkly), Mrs Cath Winter (2 Blanche), Myer Jacobson (4 Blanche) and Barnett Goldstein (6 Blanche) (S&Mc 1915).

In 1920 the land and cottages were sold to Rose, Agatha and Cecily Moran, unmarried sisters, who all lived at the George Hotel in Fitzroy Street, St Kilda (CT:V2336 F100; V4353 F527).

Mary (nee Castles) and Patrick Moran married in 1879 and lived in Wagga Wagga, New South Wales, where they were involved in running a general store and brewery. Mary Moran's father was an architect and contractor who owned a number of properties in Melbourne. After Patrick Moran died in 1909, Mary and her four daughters, Rose, Agatha, Gertrude and Cecily,

moved to St Kilda. Mary Moran died in 1931, (*Wagga Wagga Express* 14 November 1931:13), but the Moran sisters continued to live at the George Hotel until the 1970s. The sisters were well-known St Kilda identities.

The subject houses remained in the ownership of the Moran family until 1977 when the last surviving sister, Rose, died. After Rose's death, the land was subdivided and the houses were sold individually (CT:V2336 F100; V4353 F527).

References

Argus, as cited.

Australian Architectural Index (AAI), as cited. Copyright Miles Lewis.

Frost, Lionel 2008, 'Economy' in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00501b.htm>, accessed 14 September 2017.

Land Victoria, Certificates of Title (CT), as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Sands and McDougall, *Melbourne and Suburban Directories* (S&MC), as cited.

Victorian Places 2015, 'St Kilda', Monash University and University of Queensland, <http://www.victorianplaces.com.au/st-kilda>, accessed 14 September 2017.

Wagga Wagga Express, as cited.

3 DESCRIPTION

3.1 Physical Description

The group of eight houses are clustered around the corner of Barkly Street and Blanche Street in St Kilda East. They form a cohesive and distinctive group due to their shared materials, detail, setback and form. Constructed between 1910 and 1912, they are notable for the repetition of gabled roof forms, design idioms, materials and other details.

The group comprises two separate single fronted pairs with slightly different designs and a corner villa in Barkly Street, and three single fronted conjoined houses in Blanche Street. The residences clearly indicate a common provenance, in this case the builder.

The group are unified by their slate roofs and red brick walls (see figure 1). There is a band of two cream brick courses that cuts through the lower window sashes, and a single narrow course of moulded cream brick below the rendered moulded chimney capping of the matching chimneys. The brickwork is tuck-pointed where it is contained by the verandahs. Other common design elements are the striking design of the gables with projecting barge boards, verandah wing walls with rendered cappings, shallow bull-nose verandahs, and the traditional design of the rinceau pattern cast iron friezes, brackets and verandah posts.



Figure 1. Houses at 110-118 Barkly Street and 2-6 Blanche Street, St Kilda. Note that 118 Barkly is the freestanding villa on the corner of Barkly and Blanche streets.



Figure 2. Showing decorative detailing common to 110-112 Barkly Street and 2-6 Blanche Street (oculi and swagged garlands on gable end, verandah posts and cast iron frieze, cream brick banding).

The distinctive design of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street bookend this group (see figures 2 and 3). They have gable end walls decorated with oculi with timber louvres, above highly decorated rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a diaper pattern of timber strapwork. 118 Barkly Street has vertical strapwork on the single gable that matches the pitch and height of the other seven houses of the group, and the smaller gablet that projects from the hipped roof that forms the corner with Blanche Street.



Figure 3. 110-112 Barkly Street, showing the paired nature of the dwellings, and intact gable ends and chimneys, unpainted oculi.

The long ownership by an affluent St Kilda family of three unmarried sisters from 1920 to 1977 has resulted in the current largely intact condition of the houses (see figures 4-6). All retain slate roofs in the portion of the dwelling fronting the street, except for the east face of 6 Blanche Street. The rear roofs are all clad in corrugated iron.

All houses in the group retain most of their face brick work in an unpainted state. The only exceptions are the gable ends of 114, 116 and 118, where the background face brickwork of the timber strapwork is painted, and the surrounds of the oculi of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which have been painted.

The verandah of 116 has been infilled, but is assumed to be intact behind, and window screens have been fitted to 118. All original fences have been replaced with high timber pickets of various designs.



Figure 4. 2-6 Blanche Street showing the identical form and detailing of this conjoined group of three houses, and the high degree of intactness.



Figure 5. Showing 2-6 Blanche Street - note the painted oculi and high timber picket fences of different design and colours.



Figure 6. 114-118 Barkly Street, showing slate roofs to all, and alternate gable end decoration on 114-116 Barkly Street.

4 ASSESSMENT OF SIGNIFICANCE

This section brings together all the evidence gathered to provide an assessment of the architectural and historical values associated with the precinct at 2-6 Blanche and 110-118 Barkly Street, St Kilda. A comparative analysis will compare the heritage values of this site, with those of similar precincts in the City of Port Phillip. A Statement of Significance will summarise the heritage values associated with the precinct.

4.1 Assessment against criteria

Historic significance

Importance to the course, or pattern, of the City of Port Phillip's cultural history. (Criterion A)

The houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, are of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they evidence Edwardian-era speculative investment housing development in St Kilda.

Built by James Downie, a high-profile Melbourne builder, their construction is an excellent example of the speculative building which took place throughout St Kilda in the first decades of the twentieth century as a result of the economic recovery in Victoria, and which has led to the distinctly Edwardian characterisation of many areas within the locality.

Architectural significance

Importance in demonstrating the principal characteristics of a class of cultural places and objects. (Criterion D)

The group of houses on the corner of Blanche Street and Barkly Street is an excellent and intact example of the rows and groups of high-end contiguous Edwardian houses speculatively constructed in St Kilda in the first decades of the twentieth century. The houses form a cohesive and distinctive group due to their shared materials, detail, setback and form, and demonstrate the principal characteristics of Edwardian residences in St Kilda during this period, as well as additional decorative detailing. This detailing includes the use of red brick walls with cream brick banding, gabled roof forms clad in slate, moulded chimney capping to tall chimneys, shallow bullnose verandahs with decorative friezes, and decorative detail applied to gable ends, including timber strapwork. The consistency and distinctiveness of the gable design and detailing is unusual in groups of houses such as this within St Kilda.

While there are some similar examples of groups of Federation/Edwardian houses constructed by a single builder in St Kilda within the St Kilda Hill precinct (HO5), such as those at 30-44 Acland Street, 3-9 and 4-12 Emilton Street, they are all of a much more conventional Federation/Edwardian design idiom, with terra cotta tile roofs with cresting.

Aesthetic significance

Importance in exhibiting particular aesthetic characteristics. (Criterion E)

Aesthetically, 2-6 Blanche Street and 110-118 Barkly Street are significant as a cohesive and distinctive group of residences due to their shared materials, detail, setback and form. Constructed between 1910 and 1912, they are notable for the repetition of gabled roof forms, design idioms, materials and other details. The group comprises two separate single fronted pairs with slightly different designs and a corner villa in Barkly Street, and three single fronted conjoined houses in Blanche Street. These clearly indicate a common provenance, in this case the builder, James Downie.

Of particular interest is the distinctive decorative design of the gable end walls and verandahs, which are highly intact. 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which form

book-ends to this group, have gable end walls decorated with oculi with timber louvres, above highly decorated rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a diaper pattern of timber strapwork, and 118 Barkly Street has vertical strapwork on the single gable that matches the pitch and height of the other seven houses of the group, and a gablet. The verandahs are consistently shallow bull-nose verandahs, with the traditional design of the rinceau pattern cast iron friezes, brackets and verandah posts, not commonly seen in groups of Edwardian housing in this locality.

4.2 Comparative analysis

Federation/Edwardian housing is well represented in the Heritage Overlay in St Kilda, and the City of Port Phillip more generally. The majority of these places are included within precincts as either Significant or Contributory places.

What distinguishes the group on the corner of Barkly Street and Blanche Street, St Kilda, is the consistency and distinctiveness of the gable design and detailing. It can best be compared with the unique 1888 development of Cambridge Street, Armadale, (City of Stonnington HO125), a whole street of almost matching single fronted gabled weatherboard houses with striking gable end designs.

While there are similar examples of groups of Federation/Edwardian houses constructed by a single builder in St Kilda within the St Kilda Hill precinct (HO5), such as those at 30-44 Acland Street (see figure 7), 3-9 and 4-12 Emilton Street (see figure 8), they are all of a much more conventional Federation/Edwardian design idiom, with terra cotta tile roofs with cresting.



Figure 7. Single terrace row of Edwardian houses c.1910 at 30-44 Acland Street, St Kilda, and located in the St Kilda Hill Precinct (HO5). Note the traditional forms and detailing.



Figure 8. 3-9 Emilton Avenue and 4-12 Emilton Avenue, located in St Kilda Hill Precinct (HO5), comprise attached and detached Queen Anne style Federation houses, all with 'standard' detailing and decoration, and built c.1909-1910.

Similarly, most of those in the St Kilda East Precinct (HO6) are fairly conventional in their detailing and design, although intact groupings.

The houses at 1-13 and 2-10 Moodie Place, St Kilda and 68-74 Octavia Street, St Kilda (see figure 9), include attached pairs and one detached house, all of similar/identical design, and most are intact, although the roof materials have been altered in at least three houses in this group. These residences were built c.1907-1910 by local builder Mr P Einsiedel, who also constructed others close by, including those in Charlotte Place (see figure 10), Chapel Street, Lambeth Place, Cintra Avenue and Robertson Avenue.



Figure 9. 68-74 Octavia Street, showing two pairs of houses (constructed along with several pairs and one freestanding house in adjacent Moodie Place [around the corner]).



Figure 10. Houses in the row at 1-15 Charlotte Place, St Kilda, constructed c.1905-1907 in the St Kilda East Precinct (HO5).

Only the row of attached houses 10-36 Lambeth Place, St Kilda, (HO6) (see figures 11 and 12) have a similar form of repetitive gables, but in a much more typically 'Federation' style; none have the distinctive oculi and garland swag motifs of the Blanche Street and Barkly Street

houses. These houses in Lambeth Place were all built c.1909 for the owner Mr Sleep. P Einsiedel is once again recorded as the builder of some of these houses, which are very similar to the Moodie Place cottages.



Figure 11. Houses at 10-36 Lambeth Place. Note the high degree of intactness and similarity of design and detailing. This detailing is more typical of the period when compared to that of Barkly and Blanche streets group.



Figure 12. Detail of houses in Lambeth Place.

4.3 Statement of Significance

What is significant?

The group of eight houses, including two duplexes, one set of three co-joined house and a single free standing house at 2-6 Blanche Street, at 110-118 Barkly Street St Kilda, constructed by builder James Downie, is significant.

The high timber picket fences on each property are not significant. The modern timber carport at 2a Blanche Street is not significant.

How is it significant?

2-6 Blanche Street and 110-118 Barkly Street St Kilda are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, are of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they evidence Edwardian-era speculative housing development in St Kilda. (Criterion A)

The group of houses on the corner of Blanche and Barkly streets is an excellent and intact example of high-end contiguous Edwardian houses speculatively constructed in St Kilda in the first decades of the twentieth century. Compared to other similar groups, this group stands out due to the quality and detailing of its construction and materials. While exhibiting the typical forms and expressions of Edwardian architecture, the use of red brick walls with cream brick banding, gabled roof forms clad in slate, moulded chimney capping to tall chimneys, shallow

bullnose verandahs with decorative frieze, and decorative detail applied to gable ends, including timber strapwork, is unusual. The consistency and distinctiveness of the gable design and detailing is unusual in groups of houses such as this within St. Kilda. (Criterion D)

Aesthetically, 2-6 Blanche Street and 110-118 Barkly Street are significant as a cohesive and distinctive group due to their shared materials, detail, setback and form. Constructed between 1910 and 1912, they are notable for the repetition of gabled roof forms, design idioms, materials and other details. Of particular interest is the distinctive decorative design of the gable end walls and verandahs, which are highly intact. 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which form book-ends to this group, have gable end walls decorated with oculi with timber louvres, above highly decorated rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a diaper pattern of timber strapwork, and 118 Barkly Street has vertical strapwork on the single gable that matches the pitch and height of the other seven houses of the group, and a gablet. The verandahs are consistently shallow bull-nose verandahs, with the traditional design of the rinceau pattern cast iron friezes, brackets and verandah posts, not commonly seen in groups of Edwardian housing in this locality. (Criterion E)

5 RECOMMENDATIONS

5.1 Proposed Additional Controls in Schedule to Heritage Overlay

None to be applied

5.2 Proposed curtilage of Heritage Overlay

All of the land included in the curtilage shown below (red line). This includes the land at numbers 110, 112, 114, 116, 118 Barkly Street, St. Kilda and all of the land included in numbers 2, 2a, 4, 6 Blanche Street, St Kilda and any other land within the curtilage shown.

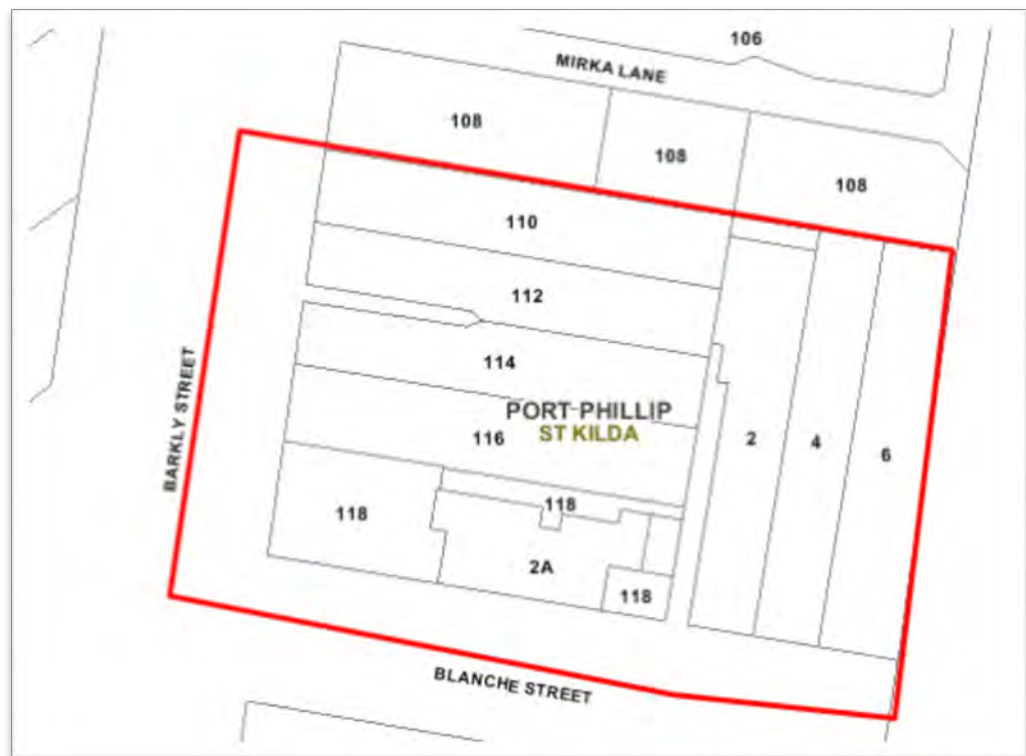


Figure 13 Proposed curtilage of HO for the group of houses. The Heritage Overlay should be applied to all of the land within the red line.



Figure 14 Proposed HO curtilage overlaid on aerial image (source: LandChannel (accessed 12/09/2017))

Port Phillip Heritage Review Update

Final report

Prepared for City of Port Phillip

DAVID HELMS HERITAGE PLANNING | FEBRUARY 2019

© David Helms Heritage Planning 2016

e. info@davidhelmsheritage.com

Prepared by: DAVID HELMS, HERITAGE CONSULTANT

Final v.9 – February 2019

Contents

1 Introduction	1
1.1 Background	1
1.2 Purpose	1
1.2 Approach and methodology	2
Review of places already included in the HO	2
Review of places of potential heritage significance	2
1.3 Study team	4
1.4 References	4
2 Findings	5
2.1 Summary	5
2.2 New places of individual significance	5
2.3 HO precinct extensions	7
2.4 Changes to HO places and precincts	9
Full reviews of PPHR citations	9
Updates of PPHR citations	10
Updates to PPHPM heritage status	12
Updates to HO schedule and maps	13
2.5 Demolished places	13
2.6 Not significant at the local level	15
3. Recommendations	17
APPENDIX A – Assessment methodology	19
A.1 Introduction	19
A.2 Establishing a threshold of local significance	19
APPENDIX B – New and revised citations	24
B.1 New places of individual significance	24
B.2a Revised - existing HO places (full review)	25
B.2b Revised – existing HO places (minor updates)	26
B.3 Revised - demolished places	29
B.4 Revised - not significant at the local level	30
APPENDIX C – List of changes to PPHPM gradings	31



Edgewater Towers, 12 Marine Parade



Greycourt, 96 Grey Street



Houses, 152 & 154 Mitford Street



Houses 2-6 Blanche Street, St Kilda

1 Introduction

1.1 Background

The Heritage Overlay (HO) of the Port Phillip Planning Scheme contains 35 heritage precincts and over 400 individually listed places. Heritage citations for these precincts and places are contained in the *Port Phillip Heritage Review* (as updated, hereafter referred to as the 'PPHR').

The City Strategy Unit at the City of Port Phillip has identified a number of errors and anomalies with existing heritage places included in the HO either individually or as part of a precinct. They include:

- ▶ Information in the PPHR citation is incorrect or out of date. For example, address details may have changed or alterations may have been made since the building was assessed;
- ▶ The level of significance (Significant, Contributory, Not Contributory/Nil or Contributory outside of HO) shown on the Port Phillip Heritage Policy Map (PPHPM) or Port Phillip Neighbourhood Character Map (PPNCM) appears to be incorrect. For example, several places that have individual citations in the PPHR are shown as 'Nil-graded' (i.e., not significant), while other places shown as 'Contributory' should be 'Significant' (or vice versa); and
- ▶ Places that have internal alterations controls, but no information in the PPHR citation to explain what is significant about the interior; and
- ▶ Errors in the HO schedule or on the HO maps.

In addition, there are several places of potential significance that are not included in the HO. These include:

- ▶ Places with an individual citation in the PPHR, which have been partially assessed and require review and assessment;
- ▶ Places that form logical extensions to precincts; and
- ▶ Places that have not been assessed, and require full assessment.

Finally, several places have been demolished. Some of these places have an individual PPHR citation and HO, whilst others are within the HO as part of a precinct.

1.2 Purpose

The purpose of this study is to undertake a review of these places. The tasks include:

- ▶ Undertaking a review of those places identified that are already included in the HO to ensure that:
 - The information about the place in the relevant PPHR citation is correct;
 - The status of place shown on the PPHPM is correct; and
 - The description of the place in the HO schedule and the HO extent in the HO map is correct.
- ▶ Assessing the places of potential heritage significance to determine whether they are of significance, either individually or as part of a precinct, and should be included in the HO.

- ▶ Reviewing the demolished places to determine whether the heritage grading of the place and/or inclusion in the HO needs to be changed.
- ▶ Making recommendations for changes to the PPHR, PPHPM and the HO arising from this study.

This report provides the findings and recommendations arising from the review. It provides an overview of the methodology (section 1.2) and describes the key findings (section 2) and recommendations (section 3). Also forming part of this report are the revised citations for the places reviewed by the study (Appendix B) and the list of changes to the PPHPM (Appendix C).

1.2 Approach and methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines using the Hercon criteria (refer Appendix A). All terminology is consistent with the Burra Charter.

The methodology and approach to this review and its recommendations was also guided by:

- ▶ The VPP Practice Note *Applying the Heritage Overlay* (2018) (hereafter referred to as the 'VPP Practice Note');
- ▶ Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), which was completed in August 2007; and
- ▶ Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council.

Review of places already included in the HO

The review of identified places already included in the HO involved the following tasks:

- ▶ A site inspection;
- ▶ Review of information in the existing PPHR and PPHPM, HO schedule and maps, and notes on each place provided by the City Strategy Unit;
- ▶ Reviewing the heritage grading of the place having regard to the definitions of *Significant*, *Contributory* and *Non Contributory* in the Port Phillip Local Heritage Policy, Clause 22.04; and
- ▶ For individually significant places, updating the PPHR citation by preparing a place history and description, where none currently exist, and updating the statement of significance into the current format recommended by the VPP Practice Note.

Review of places of potential heritage significance

Individual significance

The identified places of potential heritage significance were inspected and documented. The information in the existing citation, where one exists, was reviewed and additional research was carried out as required to establish basic details such as construction date, architect, etc. On this basis, a preliminary comparative analysis was carried out to determine the likelihood of the place meeting the threshold of local significance using the Hercon criteria. Following preliminary research, one additional

place that has not been assessed before was identified and another place was nominated by a member of the community.

Following this analysis, a shortlist of six places requiring full assessment was prepared. Each place on this shortlist has been assessed in accordance with the Burra Charter, Heritage Victoria guidelines and the VPP Practice Note using the methodology in Appendix A. Each assessment has involved the following:

- ▶ Preparation of a place/precinct history. Primary sources consulted during the preparation of histories have included land title and subdivision information, municipal building or rate records, newspaper articles, historic photographs (including aerial imagery), and wills and probate records, while secondary sources have included local histories and heritage studies (see section 2.5 for a list of key sources). Generally, a place history will document when the places was created, for what purpose, for and by whom (including the architect, if possible), and major changes in its physical form and/or use over time. Relevant themes from the PPHR Environmental History and the *Victorian Framework of Historic Themes* have been included.
- ▶ Description of the place, indicating the extent of the significant fabric, highlighting any features of particular note, intactness, and recording both contributory features (e.g., buildings, early and original fences, outbuildings and trees) as well as those features that have no heritage significance (e.g., recent outbuildings and extensions).
- ▶ Comparative analysis of the places. This has been carried out using typological/thematic groups (noting that not all places will fit within a group). Places already within the HO have been used as comparisons. These comparisons have been used to benchmark the places assessed, demonstrating clearly which ones meet the threshold of local significance.
- ▶ Assessment of significance. For each place/precinct found to be of heritage significance, a statement of significance (SoS) has been prepared. In accordance with the VPP Practice Note:
 - The Hercon criteria have been used in the assessment of significance;
 - Significance levels used are local or State significance, noting that 'local' may mean significant to a locality; and
 - The SoS is in the 'What?' 'How?' and 'Why?' format with the reasons why a place is significant expressed in relation to the Hercon criteria.

All new citations, each illustrated by one or more photos, have been prepared using the standard format for the PPHR.

Precinct extensions

Potential additions to some heritage precincts were identified where the existing history, description and statement of significance in the precinct citation clearly support the inclusion of the places, and they form part of a streetscape that is already partially included in the precinct HO.

The scope of this project is limited to reviewing only those places identified as potential extensions to precincts HO5 and HO7. A full review of those precincts will occur as part of planned future reviews by Council. Council has already reviewed HO1 and HO3, and a review of HO6 is currently underway)

Statutory recommendations

Recommendations for the application of the HO have been made in accordance with the guidelines set out in the VPP Practice Note. The HO is usually applied to the whole of the property as defined by the title boundaries. However, in accordance with the VPP Practice Note exceptions include large sites where the HO is applied only to the part of that site containing the significant buildings or features. In accordance with the VPP Practice Note specific HO controls (e.g., painting, internal alterations, trees, outbuildings, etc.) have been applied where it is justified by the significance of the place. For example, paint controls are only recommended if the paint scheme is thought to be original or the colour scheme is an integral part of the design.

The final report has been prepared in a manner that is suitable for inclusion as a reference document in the Port Phillip Planning Scheme.

Review of demolished places

A 'desktop' review was undertaken for places that have been demolished to determine whether any fabric remains and whether the place retains any significance either as an individual place or as part of a precinct. For most demolished places, a site inspection was not required, as new buildings have been erected clearly demonstrating that no trace of the previous building or structure remains.

1.3 Study team

This study was prepared by David Helms who undertook all site inspections, research and assessment of places. Louise Honman of Context Pty Ltd assisted with the architectural descriptions and assessments of 'Edgewater Towers', 12 Marine Parade, and the duplex at 152-54 Mitford Street..

Acknowledgement

The contribution of David Radcliffe who identified the error with Citation 640 and undertook research to identify 324 Esplanade East is gratefully acknowledged.

1.4 References

Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines, 5 June 2014

Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage, August 2007

Using the criteria: a methodology, Queensland Heritage Council, 2006

Victoria Planning Provisions (VPP) Practice Note: *Applying the Heritage Overlay* (2015)

Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair

2 Findings

2.1 Summary

The findings of this review are:

- ▶ **Places of individual significance.** Five (5) places are of individual significance. Of these, two have an existing citation and three are new places that have not been assessed before. A full significance assessment has been carried out and the new citation for each place now includes a history, description, comparative analysis and a statement of significance in the current format that explains how the place is Significant at the local level. See section 2.2 for details.
- ▶ **HO precinct extensions.** Extensions are recommended to the HO5 St Kilda Hill precinct and the HO7 St Kilda Elwood Balaclava Ripponlea precinct. The recommended extensions comprise buildings that are comparable to those within the existing precinct and form logical inclusions having regard to the statement of significance. See section 2.3 for details.
- ▶ **Changes to HO places and precincts.** This includes changes to the grading shown on the PPHPM and/or the HO schedule and maps. In addition, heritage citations for ninety-one (91) places have been revised and updated. The table in Appendix C provides a complete list of places and section 2.4 provides further details.
- ▶ **Demolished.** This includes places with an individual heritage citation, as well as places within HO precincts. As a consequence, PPHR citations for twenty (20) demolished places have been updated. The table in Appendix C includes the list of demolished places and section 2.5 provides further details.
- ▶ **Not significant at the local level.** This comprises six (6) places identified by previous studies that have individual PPHR citations, but are not included in the HO. See section 2.6 for details.

2.2 New places of individual significance

The places assessed to be of local significance are:

- ▶ Citation 2409 (new) Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda;
- ▶ Citation 2411 (new) House, 324 Esplanade East, Port Melbourne;
- ▶ Citation 2002, 'Greycourt', 96 Grey Street, St Kilda;
- ▶ Citation 2049, 'Edgewater Towers', 12 Marine Parade, St Kilda; and
- ▶ Citation 2382 (new) Houses, 152 & 154 Mitford Street, Elwood; and

Appendix B contains the citations for these places. In summary:

Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda

These houses are of historic, representative significance as good examples of Federation/Edwardian housing, which is associated with the development of St Kilda during the early twentieth century. They have aesthetic value as a cohesive and distinctive group with shared materials, details, setback and form and some unusual details.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

House, 324 Esplanade East, Port Melbourne

This house is of local historic and representative as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s.

This place was nominated by a community member who realised that the history of the house at 331 Esplanade East, almost directly opposite, in Citation 640, applies to this house. Consequently, Citation 640 has also been revised.

As this place is already within the HO1 Port Melbourne precinct and graded as Significant, no change is required to the HO schedule or maps or the PPHPM.

Greycourt, 96 Grey Street, St Kilda

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

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

Edgewater Towers, 12 Marine Parade, St Kilda

Edgewater Towers is of local historic, architectural and aesthetic significance as the first high rise flats in Port Phillip. It demonstrates the large-scale developments built following the introduction of stratum title legislation and is a local landmark.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

Houses, 152 & 154 Mitford Street, Elwood

The houses at 152 & 154 Mitford Street, Elwood are of local architectural and aesthetic significance as fine examples of Arts & Crafts bungalows with Japanese influence.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

2.3 HO precinct extensions

Some of the older HO precincts in Port Phillip, assessed by the 1998 PPHR, have irregular boundaries, which have been drawn to exclude as many Non-contributory or 'Nil' grade properties as possible. This has resulted in some streets (e.g. Acland Street, Dickens Street, Mitford Street) that are only partially within in the HO and where the excluded sections include places that would have a Significant or Contributory grading if they were included in the HO.

In addition, the current approach to the application of the HO to precincts recognises that Non-contributory places may be included within the HO where they form part of an otherwise intact streetscape to manage future development that could impact upon the precinct.

On this basis, potential extensions have been identified for two precincts:

- ▶ HO5 St Kilda Hill; and
- ▶ HO7 St Kilda, Elwood, Balaclava, Ripponlea.

HO5 St Kilda Hill

The statement of significance for HO5 is:

It has historical importance (Criterion A) as a seaside resort for the metropolis and location for marine villas since the commencement of settlement during the 1840's. This importance is demonstrated primarily by the privately owned building stock of houses, hotels and apartments but also by places of entertainment and other recreational facilities. Government and to a lesser extent privately funded infrastructure such as transport facilities, schools and churches also make a crucial contribution to the interpretation of life on St. Kilda Hill at various times in its history. The long history of the place has combined with its role as a resort to impart a diverse architectural character to the area that reflects its socioeconomic profile and is highly valued by the community (Criterion G). Today, the Hill offers valuable insights into the housing styles of the rich from the 1840's onwards, retaining important examples of architectural styles from each period in its history (Criterion C). It also includes unusual street layouts, with Alfred Square and Church Square demonstrating past planning practices.

Currently, almost the whole of Acland Street between Fitzroy and Carlisle streets is included in HO5. The exception is the property containing 35A and 37 Acland Street (Note: Land Victoria maps show this as a single lot, but it contains a detached house at no.35A and the adjacent flats at no.37). 35A & 37 Acland Street is shown as 'Contributory outside the HO' on the Port Phillip Neighbourhood Character Map.

The inclusion of 35A & 37 Acland Street within HO5 is recommended for the following reasons:

- ▶ The house, which dates from the late Edwardian or early interwar period, is relatively intact at the front, but has been extended and renovated at the rear. It has a very deep garden setback to Acland Street. It is comparable to other houses found within the HO5 precinct and inclusion in HO5 as a Significant grading is appropriate; and
- ▶ The flats are an interwar conversion of a Victorian era mansion. As such, they are comparable to several examples within HO5 including the house at the rear of 39 Acland Street. However, as they have been altered a Contributory rather than Significant grading should be applied.

Note: It appears that the above properties are included on the one title and therefore a significant grading across the whole site is appropriate.

HO7 St Kilda, Elwood, Balaclava, Ripponlea

The statement of significance for HO7 includes the following:

The residential areas are noteworthy for their late Victorian, Federation period and inter-war housing; the apartments of the latter period and the terraces of the former being especially noteworthy.

The recommended precinct extensions include:

Group 1: Dickens Street

The north side of Dickens Street between Mitford and Barkly streets is almost entirely included in HO7 (the exception is the building at the northeast corner of Barkly Street).

Typically, the streetscape is composed of Edwardian and interwar houses and one interwar block of flats. However, on the south side only two properties are included: 39 Mitford Street (interwar flats at the south east corner of Dickens St) and 41A Dickens Street (interwar flats). The balance of the south side of Dickens Street through to Barkly Street is excluded. The excluded buildings, which are recommended for inclusion in HO7, are:

- ▶ The interwar apartments at nos. 41 & 43 Dickens Street (these adjoin the aforementioned 41A Dickens & 39 Mitford Street already in HO7, see Figure 1). Also forming part of this group are the interwar apartments at 1 & 3 Ruskin Street. All of these buildings would justify a Significant grading.
- ▶ The house at 1 Addison Street. This is an intact Edwardian house with a typical complex hip and gable tiled roof, which situated on a triangular site at the intersection with Ruskin and Dickens Street. However, as it faces toward Dickens Street, it forms part of that streetscape and is recommended for inclusion. A Significant grading is appropriate.
- ▶ Nos. 45-57 Dickens Street. This includes the south side between Addison and Barkly Streets, which contains Edwardian and interwar bungalows and one block of interwar flats in the Mediterranean style at no.47. All are Significant, except for the more altered no.49, which is Contributory.



Figure 1 At left are 39 Mitford Street (pale rendered building) and 41A Dickens Street (red brick), within HO7, while at right is no.41 Dickens Street, outside HO7

Group 2: Mitford Street

Mitford Street between Dickens and Milton streets is mostly included within HO7 and typically contains a mix of Edwardian and interwar houses and interwar flats. The exception is the section on the west side containing nos. 49-61, as follows:

- ▶ No. 49. An intact Edwardian house. A Significant grading is appropriate.
- ▶ No.51. Interwar flats, possibly designed by noted architect J. Esmond Dorney due to distinctive details such as the balusters to the balcony balustrade. A Significant grading is appropriate.
- ▶ No.55. Three storey Postwar flats. Nil grading is appropriate.
- ▶ No.57 Three storey Postwar flats. Nil grading is appropriate.
- ▶ No.59 Interwar gable fronted bungalow with original front fence. Minor alterations and non-original carport. Significant grading is appropriate.
- ▶ No. 61 Interwar gable fronted bungalow with original front fence. Minor alterations. Significant grading is appropriate.

The inclusion of nos. 49, 51, 59 and 61 in HO7 is justified, as they are consistent with the surrounding development. However, the two blocks of Nil-grade postwar flats at

nos. 55 & 57 are in good condition, appear to be strata titled and occupy most of the land. Accordingly, it is unlikely that they will be redeveloped and so for this reason may remain outside HO7. *(Note: an alternate approach would be to include nos. 55 & 57 in the HO and exempt them from specific permit requirements via an incorporated document, as is being considered as part of the review of the HO6 St Kilda East precinct. However, this would require a review of all similar places within HO7 to determine whether such exemptions could be applied throughout the precinct, which is outside the scope of this study)*

2.4 Changes to HO places and precincts

The tasks included:

- ▶ Full reviews of the PPHR heritage citations for twenty-six (26) individual places;
- ▶ Updates of the PPHR citations (to correct names and addresses and VHR references) for sixty-five (65) places;
- ▶ Updates to the PPHM to correct errors with the heritage grading (Significant, Contributory or Nil) for places within individual or precinct HOs; and
- ▶ Updates to the HO schedule or maps.

Full reviews of PPHR citations

PPHR heritage citations for twenty-six places have been fully reviewed to (as appropriate) correct place name or address errors, update descriptions, provide additional historic information and update the statement of significance to the current format. Please refer to Appendix B.2a for the new citations.

The PPHR heritage citations that have been fully reviewed (in alphabetical street address order) are:

- ▶ Citation 57, Halcyon, 53 Acland Street, St Kilda;
- ▶ Citation 2152, Drill Hall (former), 29A Albert Road Drive, South Melbourne;
- ▶ Citation 1100, South Melbourne Town Hall, 208-222 Bank Street, South Melbourne;
- ▶ Citation 68, St Kilda Town Hall, 99a Carlisle Street, St Kilda;
- ▶ Citations 314, 2107, 2108 & 2109, Railway Bridges, Carlisle, Grosvenor & Nightingale streets, Balaclava
- ▶ Citation 26, Victoria Hotel (former), 113 Cecil Street, South Melbourne;
- ▶ Citation 976, Houses, 131 & 133 Cobden Street, South Melbourne;
- ▶ Citation 881, Maisonettes, 2 Crimea Street, St Kilda;
- ▶ Citation 888, Flats, 254-56 Dandenong Road, St Kilda East;
- ▶ Citation 640, House, 331 Esplanade East, Port Melbourne;
- ▶ Citation 987, House, 15 Ferrars Place, South Melbourne;
- ▶ Citation 1495, Burnett Grey Gardens, 11-13 Glen Eira Road, Ripponlea;
- ▶ Citation 338, Road over Rail Bridge, Hotham Street, Ripponlea;
- ▶ Citation 2311, Railway cutting and bridges, 221-351 Ferrars Street & 332A Park Street, South Melbourne;
- ▶ Citation 1486, Ritz Mansions, 171 Fitzroy Street, St Kilda;
- ▶ Citation 329, Ripponlea Railway Station, Glen Eira Road, Ripponlea;
- ▶ Citation 1992, Elwood Post Office (former), 75 Glen Huntly Road, Elwood;
- ▶ Citation 48, J. Kitchen & Sons Pty Ltd Offices (former), 164 Ingles Street & 14 Woodruff Street, Port Melbourne;

- ▶ Citation 2055, 'Woy Woy', 77 Marine Parade, Elwood;
- ▶ Citation 801, Elwood Central School No.3246, 161 Mitford St & 49 Scott St, Elwood;
- ▶ Citation 746, Free Kindergarten (former), 23 Nelson Street, St Kilda;
- ▶ Citation 362, Surrey Court Flats, 71 Ormond Road, Elwood;
- ▶ Citation 791, Duplex, 15 Robe Street, St Kilda;
- ▶ Citation 2141, Hile Terrace, 26-28 The Esplanade, St Kilda;
- ▶ Citation 8, B.A.L.M. Factory (former), 2 Salmon Street, Port Melbourne; and
- ▶ Citation 911, Flats, 5 Wimbledon Avenue, Elwood.

Updates of PPHR citations

PPHR heritage citations for the following places have been updated to (as appropriate) correct the place name (PN), HO number (HO), address (A) or citation maps errors (M), and (where appropriate) include references to listing on the Victorian Heritage Register (VHR), and change to the current citation format.

In one case (citation 2223) incorrect information about the architect has been deleted, while in four cases (citations 2018, 2057, 2129 & 2225) the name of the architect has been added. In citation 327 reference to a tree that no longer exists has been removed and in two citations (711 & 2382) incorrect references to 'Longwell Terrace' have been corrected to 'Laywell Terrace'. In citation 2224, reference is made to the recent development at the site of the demolished heritage place.

Otherwise, the information in the citation including the history, description and statement of significance has not changed. Please refer to Appendix B.2b for the new citations.

The PPHR heritage citations that have been updated (in alphabetical street address order) are:

- ▶ Citation 95, State Savings Bank of Victoria (former, now Commonwealth Bank), 133-35 Acland Street, St Kilda (M);
- ▶ Citation 58, Houses, 1 & 2 Alfred Square (HO);
- ▶ Citation 602, Shops, 383-387 Bay Street, Port Melbourne (M);
- ▶ Citation 447, Flats, 3 Byrne Avenue, Elwood (A);
- ▶ Citation 2313, St Vincent de Paul Boys' Orphanage (former), 231-241 Cecil Street, 199-201 Napier Street & 34 Church Street, South Melbourne (A, HO, VHR);
- ▶ Citation 2221, Prefabricated Cottage, 17 Coventry Place, South Melbourne (HO, VHR);
- ▶ Citation 74, The Canterbury, 236 Canterbury Road, St Kilda (M);
- ▶ Citation 320, St Kilda Cemetery, Dandenong Road, St Kilda East (VHR);
- ▶ Citation 1116, Emerald Hill Presbyterian Church, 317-329 Dorcas Street, South Melbourne (A, VHR);
- ▶ Citation 964, House, 44 Finlay Street, Albert Park (M);
- ▶ Citation 1482, St Kilda Cricket Ground (Junction Oval), 150-180 Fitzroy Street, St Kilda (PN, A, HO)
- ▶ Citation 372, Maisonettes, 3 Glen Eira Road, Ripponlea (tree removed);
- ▶ Citation 1497, Moira, 16 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1498, Milverton, 22 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1499, Shops & residences, 31-37 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1501, Shops & residences, 57-67 Glen Eira Road, Ripponlea (A);
- ▶ Citation 1502, Shop & residence, 60 Glen Eira Road, Ripponlea (A);

-
- ▶ Citation 333, Glen Eira Road Bank Group, 74-78 Glen Eira Road, Ripponlea (A);
 - ▶ Citation 1984, State Savings Bank of Victoria (former), 78 Glen Eira Road, Ripponlea (A);
 - ▶ Citation 31, House (Ulverston), 23 Hotham Grove, Ripponlea (A);
 - ▶ Citation 33, Congregational Church (former), 72 Hotham Street, St Kilda East (A);
 - ▶ Citation 2018, B'nai B'rith House, 99 Hotham Street, Balaclava (A, architect);
 - ▶ Citation 2021, House and flats, 175 Hotham Street, Ripponlea (A);
 - ▶ Citation 1118, Congregational Church (former), 34-36 Howe Crescent, South Melbourne (A, HO);
 - ▶ Citation 2275, Flats, 290A Inkerman Street, St Kilda East (A);
 - ▶ Citation 1112, MacRobertson Girls' High School, 350-370 Kings Way, South Melbourne (A, VHR);
 - ▶ Citation 2057, St Kilda Marina Beacon, Marine Parade, St Kilda (A, HO, architect);
 - ▶ Citation 2354, House, 1 Morris Street, South Melbourne (HO);
 - ▶ Citation 1103, St Vincent de Paul Girls' Orphanage (former), 179-97 Napier Street, South Melbourne (HO, VHR);
 - ▶ Citation 768, Broadway Theatre (former), 143-149 Ormond Road, Elwood (A);
 - ▶ Citation 365, Shops & residences, 157-59 Ormond Road, Elwood (M);
 - ▶ Citation 771, Shops & residences, 161-67 Ormond Road, Elwood (A, M);
 - ▶ Citations 684 & 712, Swallow & Ariell Complex (former), Rouse & Stokes Streets, Port Melbourne (A, M, VHR);
 - ▶ Citation 1003, Netherby (former), 8 Queens Road, Melbourne (A);
 - ▶ Citation 2223, Lancaster House, 18 Queens Road, Melbourne (A);
 - ▶ Citation 2224, Devon Flats, 19 Queens Road, Melbourne (Development)
 - ▶ Citation 1008, Bendigonina (former), 25 Queens Road, Melbourne (A, VHR);
 - ▶ Citation 1050, Newburn, 30 Queens Road, Melbourne (A, VHR);
 - ▶ Citation 2129, Brookwood Flats, 32 Queens Road, Melbourne (A, architect);
 - ▶ Citation 2225, Lenhurst Flats, 33 Queens Road, Melbourne (A, HO architect);
 - ▶ Citation 2149, Stanhill, 34 Queens Road, Melbourne (VHR);
 - ▶ Citation 1147, Sports Pavilion, Queens Road & 494-498 & 500-520 St Kilda Road, Melbourne (A);
 - ▶ Citation 1005, Lanark (former), 55 Queens Road, Melbourne (New format only);
 - ▶ Citation 783, John Batman Motor Inn (former), 69 Queens Road, Melbourne (A);
 - ▶ Citation 2227, Myer House (former), 72 Queens Road, Melbourne (P);
 - ▶ Citation 2228, Queenslodge Motor Inn (former), 81 Queens Road, Melbourne (P);
 - ▶ Citation 215, House, 83 Queens Road, Melbourne (A);
 - ▶ Citation 1106, Middle Park Primary School no. 2815, 194 Richardson Street, Middle Park (A, school number);
 - ▶ Citation 1124, First Church of Christ (Scientist), 336-340 St Kilda Road, Melbourne (A, VHR);
 - ▶ Citation 1004, Airlie (former), 452 St Kilda Road, Melbourne (A, VHR);
 - ▶ Citation 982, Rathgael (former), 462 St Kilda Road, Melbourne (A, VHR);
 - ▶ Citation 1096, VACC Offices, 464 St Kilda Road, Melbourne (A);
 - ▶ Citation 999, Charsfield (former), 478 St Kilda Road, Melbourne (A);

- ▶ Citation 1019, Redholme (former), 572 St Kilda Road, Melbourne (A);
- ▶ Citation 2099, Tram Shelter, St Kilda Road & Lorne Street, Melbourne (A, HO, VHR);
- ▶ Citation 219, Metropolitan Gas Co. (former), 615 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 928, Flats, 628 St Kilda Road, Melbourne (A);
- ▶ Citation 220, Ulimaroa (former), 630 St Kilda Road, Melbourne (A, VHR);
- ▶ Citation 1, Terrace, 645-649 St Kilda Road, Melbourne (A);
- ▶ Citation 221, Del Marie, 4 St Leonards Avenue, St Kilda (A);
- ▶ Citation 711, Laywell Terrace, 20-24 Stokes Street, Port Melbourne (Laywell);
- ▶ Citation 2382, House (Edith), 26 Stokes Street, Port Melbourne (Laywell);
- ▶ Citation 2173, Esplanade Hotel, 11 The Esplanade, St Kilda (A);
- ▶ Citation 949, 14-20 Victoria Street, St Kilda (M); and
- ▶ Citation 950, 17 Victoria Street, St Kilda (M).

Updates to PPHPM heritage status

In deciding whether a place is 'Significant' or 'Contributory' the intactness and integrity of the building has been reviewed. The definition in Cl. 22.04 notes that Contributory places 'may have been considerably altered, but have the potential to be conserved'. A review of a selection of 'Contributory' places shows that they typically have been stripped of much of their historic detail (e.g. chimneys removed, windows replaced and/or enlarged, cladding and roof materials replaced) and in some cases, only the overall form remains. Some also have unsympathetic additions. On the other hand, places may have some alterations and still be Significant, particularly where such changes are readily reversible.

The places reviewed by this study have been identified and compiled by the City of Port Phillip over a number of years and include places known to have been demolished due to redevelopment or where the heritage grading is evidently wrong, for example a Victorian, Federation/Edwardian or interwar house shown as 'Nil' or a modern townhouse shown as 'Significant'. Other examples include:

- ▶ Interwar flats graded as 'Nil' in St Kilda and Elwood. The building of flats during the interwar period is an important theme in the history of these suburbs and these places are comparable to other interwar flats identified as Significant.
- ▶ Places with an individual PPHR citation within precincts that may not contribute to the precinct significance, but are of individual significance for other reasons (e.g., 2 Crimea Street, 133 Acland Street).

The table in Appendix C lists the places where the existing grading (Significant, Contributory, or Nil) shown on the PPHPM has been reviewed and the recommended change.

Updates to HO schedule and maps

Two places with internal controls have been reviewed. The existing statements of significance for these places do not describe what is significant about the interiors and so both the interior of both places have been inspected. The findings are as follows:

- ▶ HO129, Citation 1486, 'Ritz Mansions', 171 Fitzroy Street, St Kilda. The significant elements of the interior are limited to the original decorative schemes in the foyer and the lift shaft (but not the lift car, which has been replaced). The internal

alterations control in the HO schedule should be changed to specify that it applies only to the public foyers and lift cage. The citation has been updated accordingly.

- ▶ HO232, Citation 2164, Shops and residence (former), 14 Punt Road, St Kilda. The interiors of this building are not significant and the internal alterations control should be removed. No revisions to the citation are necessary.

Other errors or anomalies in the HO schedules or maps are:

- ▶ HO1 - For one property at 146 Dow Street, Port Melbourne, the rear of the property is included in HO1 however this is a mapping error and HO1 should be removed (map change only).
- ▶ HO55 'Duart'. The inclusion on the Victorian Heritage Register is not specified in the HO Schedule and the suburb (Albert Park) is not listed in the property address.
- ▶ HO112 Presbyterian Church (former). The address in the HO schedule (327 Dorcas Street) is incorrect and should be 317-329 Dorcas Street. HO147 Rail over Road Bridges. The three bridges at Carlisle Street (included in HO7) and Grosvenor Street and Nightingale Street are listed separately in the HO schedule and maps (HO147 and HO215) and have individual citations and statements of significance despite sharing a common history and significance. The Statement of Significance has been combined (Revised Citation 314) and a single entry at HO147 is recommended.
- ▶ HO149 House. The address in the HO schedule (23 Hotham Grove, Elsternwick) is incorrect and should be 23 Hotham Grove, Ripponlea.
- ▶ HO150 Road over rail bridge. The address is incorrect in the HO schedule (Hotham St, Ripponlea) and should be Hotham St, Elsternwick. Also the place name should be 'Road over rail bridge', and not 'Road overbridge'.
- ▶ HO152 Congregational Church. The address in the HO schedule (72 Hotham Grove, Elsternwick) is incorrect and should be 72 Hotham Grove, Ripponlea.
- ▶ HO164 J. Kitchen & Sons Pty Ltd Offices (former). The surviving buildings once formed part of a larger industrial complex, all of which is currently included within HO164. The land comprising HO164 has recently been subdivided and the significant buildings are now contained on separate lots: the offices at 164 Ingles St and one other building at 14 Woodruff St. The other buildings have been demolished and townhouses are now being constructed. Accordingly, it is now appropriate to update the property address and reduce the extent of HO164 to apply only to the two remnant buildings;
- ▶ HO220 'Surrey Court' flats. Surrey Court is an interwar block of flats that occupies the whole of 71 Ormond Road. However, HO220 only applies to half of the land and building. Also, the name is misspelt as 'Surry Court' in the HO schedule;
- ▶ HO233 'Netherby'. The address in the HO schedule (8 Queens Rd, South Melbourne) is incorrect and should be 8 Queens Rd, Melbourne.
- ▶ HO255 'Gas Valve House' (former). The place name is incorrect in the schedule, and the property address should be 615 St Kilda Rd, Melbourne.
- ▶ HO257 'Luzmore Terrace'. The address in the HO schedule (641-45 St Kilda Rd, Windsor) is incorrect and should be 645-649 St Kilda Rd, Melbourne.
- ▶ HO260 Elwood Central School No.3942. The existing name and address in the HO schedule ('State School, 201 Tennyson Street) is incorrect, and HO260 currently applies only to that part of the school (49 Scott St) to east of Mitford Street (now incorporated into the school grounds) and excludes 161 Mitford Street, which contains the significant former infants' school building.

- ▶ HO264 'Laywell Terrace'. The place name in the HO Schedule (Longwell Terrace) is incorrect and should be 'Laywell Terrace'.
- ▶ HO282 'Former BALM Paints offices'. The address in the HO schedule (339 Williamstown Rd, Port Melbourne) is incorrect and should be 2 Salmon Street, Port Melbourne.
- ▶ HO301 'Woy Woy' flats. The HO schedule incorrectly describes this as 'House'.
- ▶ HO325 'Myer House' (former). The place name in the HO Schedule (former residence) is incorrect and should be updated to 'Myer House' (former).
- ▶ HO330 'Sports Pavillion' The address in the HO Schedule (Queens Rd, Melbourne) is incorrect and should be updated to 494-498 & 500-520 St Kilda Road and Queens Rd, Melbourne and the place name to 'Clive Fairbairn Pavillion'.
- ▶ HO356 'Flats'. The address in the HO Schedule (290A Inkerman St, St Kilda) is incorrect and should be updated to 290A Inkerman Street, St Kilda East.
- ▶ HO372 'Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond'. The reference to Bhutan cypress in the place name should be deleted as the tree has been removed.

2.5 Demolished places

The demolished places include:

- ▶ Nineteen (19) places with individual PPHR heritage citations, some of which are individually listed in the HO schedule; and
- ▶ Significant or Contributory places within HO precincts.

The table in Appendix C provides a complete list of these places and the recommended actions. The following comments provide a summary.

Places with individual PPHR citations

For individual HO places, the recommendation is to remove the place from the HO map and schedule, and to change the PPHPM heritage status to 'Nil'. This applies to:

- ▶ Citation 292, House, 63 Argyle Street, St Kilda (HO26);
- ▶ Citation 454, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda (HO288);
- ▶ Citation 2030, Bandstand, Jacka Boulevard, St Kilda (HO167);
- ▶ Citation 2033, Stokehouse, 30 Jacka Boulevard, St Kilda (HO171); and
- ▶ Citation 2244, Avalon, 70 Queens Road, Melbourne (HO324).

The exception is St Kilda Sea Baths, which should remain in HO168 and change from Nil to Contributory on the PPHPM, as the original copper domes survive on the reconstructed towers.

Where the place forms part of a HO precinct and has been fully demolished the recommendation is to retain the place within the HO, but change the PPHPM heritage status to Nil where required. This applies to:

- ▶ Citation 641, House, 220 Esplanade West, Port Melbourne (HO1);
- ▶ Citation 2045, Tudor Lodge, 2A Loch Street, St Kilda West (HO5)*;
- ▶ Citation 772, Hatton (House), 173 Ormond Road, Elwood (HO8);
- ▶ Citation 948, Baymor Flats, 6 Victoria Street, St Kilda (HO5)*;
- ▶ Citation 2181, 7-13 Meaden Street, Southbank (HO4).

**This demolished heritage place remains part of a property containing a Significant heritage place (i.e. not subdivided), therefore it may be appropriate to retain the Significant grading across the entire property.*

The exception is the site of the demolished CSR Store 33 Johnston Street, Port Melbourne (Citation 55) that should be removed from HO442, as it is at the edge of the overlay.

For demolished places not included in the HO and included in the PPNCM the recommendation is to remove the 'Contributory outside HO' status. This applies to:

- ▶ 156-58 Brighton Road, Ripponlea (Citation 308);
- ▶ 95-103 Ormond Road, Elwood (Citation 2176); and
- ▶ 521 St Kilda Street, Elwood (Citations 930 & 1995).

No change is required for the following demolished places already shown as Ungraded on the PPNCM:

- ▶ Citation 2230, Mansion, 48 Queens Road, Melbourne;
- ▶ Citation 2130, Brooklawn, 82 Queens Road, Melbourne; and
- ▶ Citation 1093, Colonial Gas Offices (former), 480 St Kilda Road, Melbourne.

For the above places the existing information in the PPHR heritage citation has been retained and the following standard statement added to the Significance section:

The buildings and other fabric associated with this place have been demolished/removed and the place no longer meets the threshold of local significance

The revised PPHR citations are in Appendix B. They should be retained in the PPHR to provide an historic record of these places.

The final place is Brooke's Jetty, Jacka Boulevard, St Kilda, which has an individual citation 2036, but is not included in the HO and has a 'Nil' grading on the PPHPM. The timber section of the jetty has been removed, but the concrete section has been retained and the structure is of historic and social significance as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke's Jetty, which was an important local landmark until its removal. The citation for Brooke's Jetty has been updated and the recommendation is to change the PPNCM heritage status to 'Contributory outside HO'. Given the potential social heritage values of Brooke's Jetty it has been included on the list of places to be assessed as part of the municipal-wide heritage review that commenced in 2018.

Significant or Contributory places within HO precincts

The table in Appendix C includes the Significant or Contributory places within heritage precincts known to have been demolished. For these places the only change required is to change the PPHPM heritage grading to Nil. The exception is 51-55 Goldsmith Street, which are within the HO8 precinct. As these properties are at the edge of the precinct (and the houses on the opposite side are not included in the HO) it is appropriate to remove them from HO8.

2.6 Not significant at the local level

There are six (6) places that have an existing PPHR citation and are not significant at the local level. These places do not meet the threshold of local significance because there are better comparative examples having regard to the methodology set out in

Appendix A. Table 2.1 provides a list of the places and specific reasons why they do not satisfy the threshold of local significance.

For each place, the following standard text has been inserted into the Significance section of the PPHR heritage citation:

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The places would, however, be Significant within a HO precinct area if one existed and so it is appropriate to retain the 'Contributory outside of HO' heritage status where it applies.

Table 2.1 – Not significant

Heritage place	Comments
Citation 441, Duplex, 150-152 Brighton Road, Ripponlea	Since this was assessed in 1992 the place has been altered and is no longer intact. Changes include a visible rear addition and modifications to the front stairs and because of this it does not meet the threshold of local significance.
Citation 1993, Duplex shops and dwellings, 85-87 Glen Huntly Road, Elwood	The layout of the building does not raise this otherwise ordinary group of shops to the threshold of local significance. In addition, as it was built in 1953, it is not historically important, as it is outside the period of significance associated with the development of Elwood during the interwar period.
Citation 1997, Flats 68 Goldsmith Street, Elwood	These flat have conventional form and detailing and, given the c.1941 construction date, some elements (e.g. the semi-open stairs) are very old-fashioned. In addition, since the 1992 heritage study the flats have been renovated and no longer retain the original paint finishes.
Citation 2051, Vi-Clageo Hall Flats, 23 Marine Parade, St Kilda	Since these flats were assessed in 1992 they have been altered (enlargement of ground floor front windows) and there is a visible upper level addition. The window hoods and porch do not elevate it to local significance.
Citation 2053, House, 69 Marine Parade, St Kilda	This house has been altered and it is a typical rather than outstanding example. The curved balcony detracts from the appearance of the original attic bungalow, as does the high brick fence.
Citation 775, House & flat, 1 & 2/315 Orrong Road, St Kilda East	This house is a typical, but not outstanding example of an interwar house of which there are many already in the HO either individually or as part of precincts (nearby examples include 285 Orrong Road, HO222 and 311 Orrong Road, HO223). While some elements such as the flat side porch are unusual, they do not elevate the house to the threshold of local significance. The added flat is not a particularly distinctive element and doesn't substantially add to the significance of the place.

3. Recommendations

The recommended changes to the Port Phillip Planning Scheme are:

- ▶ Add five new heritage places to the HO, as follows;
 - Citation 2409, Houses, 110-118 Barkly Street & 206 Blanche Street, St Kilda
 - Citation 2002, Greycourt, 96 Grey Street, St Kilda (as extension of HO5 St Kilda Hill precinct);
 - Citation 2049, Edgewater Towers, 12 Marine Parade, St Kilda (new individual HO);
 - Citation 2382 (new), Houses, 152 & 154 Mitford Street, Elwood (new individual HO); and
 - Citation 2411 (new), House, 324 Esplanade East, Port Melbourne.
- ▶ Extend the HO5 St Kilda Hill precinct and the HO7 St Kilda Elwood Balaclava Ripponlea precinct to include the properties listed in section 2.3 and the table in Appendix C;
- ▶ Remove the following demolished places from the HO schedule and maps:
 - HO8 (precinct), remove 51-55 Goldsmith Street (map change only)
 - HO26, House, 63 Argyle Street, St Kilda;
 - HO288, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda;
 - HO167, Bandstand, Jacka Boulevard, St Kilda;
 - HO171, Stokehouse, 30 Jacka Boulevard, St Kilda;
 - HO442 (precinct), remove 33 Johnston Street (map change only); and
 - HO324, Avalon, 70 Queens Road, Melbourne.
- ▶ In addition to the above, make the following specific changes to the HO maps and schedules, as appropriate:
 - HO1 – Remove HO1 from the rear of 146 Dow Street, Port Melbourne.
 - HO112 Former Presbyterian Church, 327 Dorcas Street, South Melbourne: In the HO schedule change address to 317-329 Dorcas Street.
 - HO149 House. Change address in the HO schedule to 23 Hotham Grove, Ripponlea.
 - HO150 Road over rail bridge: In the HO schedule change the address to Hotham St, Elsternwick and update place name to Road over rail bridge.
 - HO152 Congregational Church: In the HO schedule change the address to 72 Hotham Grove, Ripponlea.
 - HO129 Ritz Mansions, 171 Fitzroy Street, St Kilda: In the HO schedule specify that the internal controls apply only to the public foyers and lift cage.
 - HO164 J. Kitchen & Sons Pty Ltd Offices (former), Ingles Street, Port Melbourne: In the HO schedule change address to '164 Ingles Street & 14 Woodruff Street, Port Melbourne', and on the HO map reduce HO164 to apply only to 164 Ingles Street and former factory at 14 Woodruff Street.
 - HO220 'Surrey Court, 71 Ormond Road, Elwood': In the HO schedule change name to 'Surrey Court', and on the HO map extend HO220 to apply to the whole of 71 Ormond Road.
 - HO233 'Netherby': In the HO schedule change address to 8 Queens Rd, Melbourne.

- HO255 'Gas Valve House' (former): In the HO schedule, change the address to 615 St Kilda Rd, Melbourne.
 - HO257 'Luzmore Terrace': In the HO schedule change the address to 645-649 St Kilda Rd, Melbourne.
 - HO232 Shops and residence (former), 14 Punt Road, St Kilda. In HO schedule remove internal alterations control.
 - HO260. In the HO schedule change name and address to 'Elwood Central School No.3942, 49 Scott Street & 161 Mitford Street, Elwood' and on the HO map extend HO260 to include 161 Mitford Street.
 - HO264 'Laywell Terrace': In the HO Schedule change place name to 'Laywell Terrace'.
 - HO282 'Former BALM Paints offices': In the HO schedule change address to 2 Salmon Street, Port Melbourne.
 - HO301 House, 77 Marine Parade, Elwood: In HO schedule change name of place from 'House' to 'Woy Woy'.
 - HO325 'Myer House' (former): In the HO Schedule (former residence) change the place name to 'Myer House' (former).
 - HO330 'Sports Pavillion': In the HO Schedule change the address to 494-498 & 500-520 St Kilda Road and Queens Rd, Melbourne.
 - HO356 'Flats': In the HO Schedule change the address to 290A Inkerman Street, St Kilda East.
 - HO372 'Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond': In the HO schedule remove reference to Bhutan cypress in the place name.
- ▶ Update the PPHR Incorporated document by replacing old citations with new and adding the new citations. The new and updated citations are contained in Appendix B; and
 - ▶ Update the PPHPM and PPNCM to ensure the correct heritage statuses are applied. The table in Appendix C provides a complete list of changes.

APPENDIX A – Assessment methodology

A.1 Introduction

This assessment methodology draws on relevant guidelines for the preparation of heritage studies including the VPP Practice Note, the *Heritage Issues: Summaries from recent Panel Reports* (2015) prepared by Planning Panels Victoria, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes* (2007) (the Advisory Committee Report), and *The Victorian Heritage Register Criteria and Threshold Guidelines* (2014).

A.2 Establishing a threshold of local significance

What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines ‘threshold’ as follows:

Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values (Advisory Committee Report, p.2-41).

How is a threshold defined?

The Advisory Committee Report (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgement required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgements.

While there are application guidelines for the use of the AHC criteria (Developed in 1990, these are known as the *AHC Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for

Heritage Victoria, which noted that they may require rewriting to 'make them clearly applicable to places of local significance'.

On this basis, the Advisory Committee Report (p.2-45) makes the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.

The VPP Practice Note provides the following advice:

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.

Intactness vs. integrity

The 'intactness' and 'integrity' of a building are often used as a threshold indicator.

A discussion on 'Threshold indicators' for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council, notes that:

A place that satisfies criterion (d) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.

It is my opinion that this is an appropriate model to apply. The equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation.

It is also my opinion that a clear distinction needs to be made between the concepts of 'intactness' and 'integrity'. While interpretations of these terms in heritage assessments do vary, for the purposes of this report I adopt the definitions set out on pp. 16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14:

For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.

***Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.*

***Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).*

Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place’s integrity to such a degree that it loses its significance.

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it is expected that the majority of places of local significance will be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’ (Warrnambool Planning Scheme Amendment C57 Panel Report).

Conclusion

In accordance with the Advisory Committee Report the guidelines prepared by the Heritage Councils in Victoria (and Queensland) have been summarised to assist with determining whether a heritage place meets the threshold of local significance to Port Phillip using the Hercon criteria. Heritage Victoria notes that local significance can mean significance to a locality and it is evident from the thematic history that St Kilda and Elwood have distinctive histories. Accordingly, local significance for this study can include places that are significant to the locality as well as places that may be also significant at a municipal level. It is noted that a place need only meet one Hercon criterion in order to meet the threshold of local significance. Meeting more than one Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

- ▶ The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).
- ▶ The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the municipality or a locality (Criterion B).
- ▶ The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).
- ▶ The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or the locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e., it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).
- ▶ It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- ▶ The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- ▶ The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or locality (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places or precincts that do not meet the threshold of local significance will generally be those where:

- ▶ Historical associations are not well established or are not reflected in the fabric because of low intactness; or
- ▶ The place is common within the municipality or locality or already well-represented in the Heritage Overlay; or
- ▶ If a precinct, it has low proportion of Significant/Contributory buildings (i.e., low intactness), or if an individual place it has low intactness and/or integrity; or
- ▶ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples the municipality or locality; or
- ▶ The social or historical associations are not well established or demonstrated.

APPENDIX B – New and revised citations

B.1 New places of individual significance

Place	Page no.
Citation 2409 (new), Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda	1
Citation 2411 (new) House, 324 Esplanade East, Port Melbourne	7
Citation 2002, 'Greycourt', 96 Grey Street, St Kilda	10
Citation 2049, 'Edgewater Towers', 12 Marine Parade, St Kilda	15
Citation 2382 (new), Houses, 152 & 154 Mitford Street, Elwood	21

B.2a Revised - existing HO places (full review)

Place	Page no.
Citation 57, Halcyon, 53 Acland Street, St Kilda	1
Citation 2152, Drill Hall, 29A Albert Road Drive, South Melbourne	5
Citation 1100, South Melbourne Town Hall, 208-220 Bank Street, South Melbourne	9
Citation 68, St Kilda Town Hall, 99a Carlisle Street, St Kilda	13
Citation 314, Rail over bridges, Carlisle, Grosvenor & Nightingale Streets	17
Citation 26, Victoria Hotel (former), 113 Cecil Street, South Melbourne	21
Citation 976, Houses, 131 & 133 Cobden Street, South Melbourne	24
Citation 881, Maisonettes, 2 Crimea Street, St Kilda	28
Citation 888, Flats, 254-56 Dandenong Road, St Kilda East	33
Citation 640, House, 331 Esplanade East, Port Melbourne	35
Citation 2311, Railway cutting and bridges, 221-351 Ferrars St & 332A Park St, South Melbourne	38
Citation 987, House, 15 Ferrars Place, South Melbourne	42
Citation 1486, Ritz Mansions, 171 Fitzroy Street, St Kilda	45
Citation 329, Ripponlea Railway Station, Glen Eira Road, Ripponlea	49
Citation 1495, Burnett Grey Gardens, 11-13 Glen Eira Road, Ripponlea	53
Citation 1992, Elwood Post Office (Former), 75 Glen Huntly Road, Elwood	56
Citation 338, Road over Rail bridge, Hotham Street, Ripponlea	60
Citation 48, J. Kitchen & Sons Pty Ltd (former), 164 Ingles Street & 14 Woodruff Street, Port Melbourne	62
Citation 2055, Woy Woy, 77 Marine Parade, Elwood	67
Citation 801, Elwood Central School No.3246, 161 Mitford St & 49 Scott St, Elwood	71
Citation 746, Free Kindergarten of St Kilda & Balaclava, 23 Nelson Street, St Kilda	77
Citation 362, Surrey Court Flats, 71 Ormond Road, Elwood	81
Citation 791, Duplex, 15 Robe Street, St Kilda	87
Citation 8, B.A.L.M. Factory (former), 2 Salmon Street, Port Melbourne	91
Citation 2141, Hile Terrace, 26-28 The Esplanade, St Kilda	95
Citation 911, Flats, 5 Wimbledon Avenue, Elwood	99

B.2b Revised – existing HO places (minor updates)

Place	Page No.
Citation 95, State Savings Bank of Victoria (former, now Commonwealth Bank), 133-35 Acland Street, St Kilda	1
Citation 58, Houses, 1 & 2 Alfred Square, St Kilda	3
Citation 602, Shops, 383-387 Bay Street, Port Melbourne	5
Citation 447, Flats, 3 Byrne Avenue, Elwood	8
Citation 2313, St Vincent de Paul Boys' Orphanage (former), 231-241 Cecil Street, 199-201 Napier Street & 34 Church Street, South Melbourne	10
Citation 2221, Prefabricated Cottage, 17 Coventry Place, South Melbourne	15
Citation 74, The Canterbury, 236 Canterbury Road, St Kilda	19
Citation 320, St Kilda Cemetery, Dandenong Road, St Kilda East	22
Citation 1116, Emerald Hill Presbyterian Church, 317-329 Dorcas Street, South Melbourne	24
Citation 964, House, 44 Finlay Street, Albert Park	27
Citation 1482, St Kilda Cricket Ground (Junction Oval), 150-180 Fitzroy Street, St Kilda	29
Citation 327, Maisonettes, 3 Glen Eira Road, Ripponlea	32
Citation 1497, Moira, 16 Glen Eira Road, Ripponlea	34
Citation 1498, Milverton, 22 Glen Eira Road, Ripponlea	36
Citation 1499, Shops & residences, 31-37 Glen Eira Road, Ripponlea	38
Citation 1501, Shops & residences, 57-67 Glen Eira Road, Ripponlea	40
Citation 1502, Shop & residence, 60 Glen Eira Road, Ripponlea	42
Citation 333, Glen Eira Road Bank Group, 74-78 Glen Eira Road, Ripponlea	44
Citation 1984, State Savings Bank of Victoria (former), 78 Glen Eira Road, Ripponlea	47
Citation 31, House (Ulverston), 23 Hotham Grove, Ripponlea	49
Citation 33, Congregational Church (former), 72 Hotham Street, St Kilda East	52
Citation 2018, B'nai B'rith House, 99 Hotham Street, Balaclava	55
Citation 2021, House and flats, 175 Hotham Street, Ripponlea	57
Citation 1118, Congregational Church, 34-36 Howe Crescent, South Melbourne	59
Citation 2275, Flats, 290A Inkerman Street, St Kilda East	62

Place	Page No.
Citation 1112, MacRobertson Girls' High School, 350-70 Kings Way, Melbourne	64
Citation 2057, St Kilda Marina Beacon, Marine Parade, St Kilda	67
Citation 2354, House, 1 Morris Street, South Melbourne	69
Citation 1103, St Vincent de Pauls Girls Orphanage (former), 179-197 Napier St, South Melbourne	75
Citation 768, Broadway Theatre (former), 143-149 Ormond Road, Elwood	78
Citation 365, Shops & residences, 157-59 Ormond Road, Elwood	80
Citation 771, Shops & residences, 161-67 Ormond Road, Elwood	82
Citation 1003, Netherby (former), 8 Queens Road, Melbourne	84
Citation 2223, Lancaster House, 18 Queens Road, Melbourne	87
Citation 2224, Devon Flats, 19 Queens Road, Melbourne	90
Citation 1008, Bendigonina (former), 25 Queens Road, Melbourne	92
Citation 1050, Newburn, 30 Queens Road, Melbourne	94
Citation 2129, Brookwood Flats, 32 Queens Road, Melbourne	97
Citation 2225, Lenhurst Flats, 33 Queens Road, Melbourne	100
Citation 2149, Stanhill, 34 Queens Road, Melbourne	103
Citation 1147, Sports Pavilion, Queens Road & 494-498 & 500-520 St Kilda Road, Melbourne	105
Citation 1005, Lanark (former), 55 Queens Road, Melbourne	107
Citation 783, John Batman Motor Inn (former), 69 Queens Road, Melbourne	110
Citation 2227, Myer House (former), 72 Queens Road, Melbourne	112
Citation 2228, Queenslodge Motor Inn (former), 81 Queens Road, Melbourne	115
Citation 215, House, 83 Queens Road, Melbourne	118
Citation 1106, Middle Park Primary School No.2815, 194 Richardson Street, Middle Park	120
Citations 684 & 712, Swallow & Ariell Complex (former), Rouse & Stokes Streets, Port Melbourne	123
Citation 1124, First Church of Christ (Scientist), 336-340 St Kilda Road, Melbourne	128
Citation 1004, Airlie (former), 452 St Kilda Road, Melbourne	131
Citation 982, Rathgael (former), 462 St Kilda Road, Melbourne	133
Citation 1096, VACC Offices, 464 St Kilda Road, Melbourne	135

Place	Page No.
Citation 999, Charsfield (former), 478 St Kilda Road, Melbourne	137
Citation 1019, Redholme (former), 572 St Kilda Road, Melbourne	139
Citation 2099, Tram Shelter, St Kilda Road & Lorne Street, Melbourne	141
Citation 219, Metropolitan Gas Co. (former), 615 St Kilda Road, Melbourne	143
Citation 928, Flats, 628 St Kilda Road, Melbourne	145
Citation 220, Ulimaroa (former), 630 St Kilda Road, Melbourne	147
Citation 1, Terrace, 645-649 St Kilda Road, Melbourne	149
Citation 221, Del Marie, 4 St Leonards Avenue, St Kilda	152
Citation 711, Laywell Terrace, 20-24 Stokes Street, Port Melbourne	154
Citation 2382, Edith, 26 Stokes Street, Port Melbourne	156
Citation 2173, Esplanade Hotel, 11 The Esplanade, St Kilda	162
Citation 949, Flats 14-20 Victoria Street, St Kilda	165
Citation 950, Flats 17 Victoria Street, St Kilda	167

B.3 Revised - demolished places

Place	Page no.
Citation 292, House, 63 Argyle Street, St Kilda	1
Citation 308, Houses, 156-58 Brighton Road, Ripponlea	4
Citation 454, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda	6
Citation 641, House, 220 Esplanade West, Port Melbourne	8
Citation 2030, Bandstand, Jacka Boulevard, St Kilda	10
Citation 2031, St Kilda Sea Baths, Jacka Boulevard, St Kilda	12
Citation 2033, Stokehouse, 30 Jacka Boulevard, St Kilda	15
Citation 2036, Brooke's Jetty, Jacka Boulevard, St Kilda	17
Citation 55, CSR Store (former), 33 Johnston Street, Port Melbourne	19
Citation 2045, Tudor Lodge, 2A Loch Street, St Kilda West	22
Citation 2181, Store, 7-13 Meaden Street, Southbank	24
Citation 2176, House, 95 Ormond Road, Elwood	27
Citation 772, Hatton (House), 173 Ormond Road, Elwood	29
Citation 2230, Mansion, 48 Queens Road, Melbourne	32
Citation 2244, Avalon, 70 Queens Road, Melbourne	35
Citation 2130, Brooklawn, 82 Queens Road, Melbourne	37
Citation 1093, Colonial Gas Offices (former), 480 St Kilda Road, Melbourne	39
Citation 1995, House, 521 St Kilda Street (former 150 Glen Huntly Rd), Elwood	41
Citation 930, House, 521 St Kilda Street, Elwood	43
Citation 948, Baymor Flats, 6 Victoria Street, St Kilda	45

B.4 Revised - not significant at the local level

Place	Page No.
Citation 441, Duplex, 150-152 Brighton Road, Ripponlea	1
Citation 1993, Duplex shops and dwellings, 85-87 Glen Huntly Road, Elwood	3
Citation 1997, Flats, 68 Goldsmith Street, Elwood	5
Citation 2051, Vi-Clageo Hall Flats, 23 Marine Parade, St Kilda	8
Citation 2053, House, 69 Marine Parade, St Kilda	10
Citation 775, House & flat, 1 & 2/315 Orrong Road, St Kilda East	12

APPENDIX C – List of changes to PPHPM gradings

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
30 Acland Street	St Kilda	Terrace	HO5	Precinct	30-44 Acland St is an Edwardian terrace row that retains a relatively high degree of integrity and intactness and is comparable to other Significant places. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
32 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
34 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
36 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
38 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
40 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
42 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
44 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
35A and 37 Acland Street	St Kilda	House	-	-	ADD TO HO5 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
47 Acland Street	St Kilda	Flats	HO5	Precinct	This is a block of late interwar flats, which retain a high degree of integrity and intactness. A Significant grading is appropriate.	Nil	Significant inside HO
49 Acland Street	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
51 Acland Street	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
68-72A Acland St	St Kilda	Shops	HO5	Precinct	Demolished	Significant inside HO	Nil

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
133 Acland St	St Kilda	Commonwealth Bank	HO7	95	This is the former State Savings Bank that has an individual PPHR citation. The integrity of the building has not changed since it was assessed and a Significant grading is appropriate	Nil	Significant inside HO
1 Addison St	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
45-47 Addison Street	Elwood		HO403	Precinct	Demolished.	Significant inside HO	Nil
48 Addison Street	Elwood	Houses	HO403	Precinct	The building has been demolished and reconstructed to mimic the original building. However, as the building forms one of an attached pair, the grading should change from Significant to Contributory in order to manage future changes.	Significant inside HO	Contributory inside HO
109-111 Addison St	Elwood	Houses	HO8	Precinct	Demolished	Contributory inside HO	Nil
110-112 Addison St	Elwood	Houses	HO8	Precinct	This is a very intact attached pair of Edwardian/interwar houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
117 Addison St	Elwood	House	HO8	Precinct	This is a very intact interwar house complete with front fence. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
119-121 Addison St	Elwood	House	HO9	Precinct	These are both relatively intact interwar bungalows. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
29A Albert Road Drive	South Melbourne	Drill Hall	HO489	2152	This is an intact interwar Drill Hall complex, which was recently added to the VHR. A Significant grading is appropriate.	Nil	Significant inside HO
9 Albert St	St Kilda	House	HO5	Precinct	This is a relatively intact Edwardian house, one of a pair with No.7, which is less intact and graded Contributory. This house is comparable to Significant places (e.g. 19 & 21 Havelock Street).	Nil	Significant inside HO
63 & 63A Argyle St	St Kilda	House	HO26	292	Cottage demolished and replaced with two townhouses. Change grading from Significant to Nil and remove from the HO Schedule and map. Citation has been updated.	Significant inside HO	Nil
5 Albion St	Balaclava	House	HO7	Precinct	Interwar house, windows replaced, but otherwise intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
6 Albion St	Balaclava	House	HO7	Precinct	Interwar house, windows and porch altered, but retains original front fence within intact streetscape. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
8 Albion St	Balaclava	House	HO7	Precinct	Interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
10 & 10A, 18, 20 Albion Street	Balaclava	House or Duplex	HO7	Precinct	Intact duplex (10 & 10A) or houses, all with original front fences and part of intact streetscape. Significant grading is appropriate.	Contributory inside HO	Significant inside HO
20A Albion St	Balaclava	Flats	HO7	Precinct	Intact Interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
23 Albion St	Balaclava	House	HO7	Precinct	Relatively intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
11 Baker St	St Kilda	House	-	-	Demolished	Contributory outside HO	Nil
Bank St, Dorcas St, Park St (all adjoining Ferrars St)	South Melbourne	Bluestone Road over Rail bridge	HO440	2311	These are three bluestone bridges over the former St Kilda Railway line (now light rail), built at the time the railway was constructed in the 1860s. A Significant grading is appropriate.	Nil	Significant inside HO
159 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	This is a relatively intact late Victorian terrace row that is comparable to other Significant places in the HO. A Significant grading is appropriate.	Contributory outside HO	Significant inside HO
161 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	As above	Contributory outside HO	Significant inside HO
163 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	As above	Contributory outside HO	Significant inside HO
3 & 3A Barak Road	Port Melbourne	House	HO2	Precinct	Demolished	Significant inside HO	Nil
15 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil
17 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil
19 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
23 Barak Road	Port Melb	House	HO2	Precinct	House altered, but attached pair is intact.	Significant inside HO	Contributory inside HO
353 Barkly Street	Elwood	House	HO403	None	Demolished	Significant inside HO	Nil
342 Bay Street	Port Melb	House	HO1	Precinct	This house is a postwar house of no heritage value. A Nil grading is appropriate.	Significant inside HO	Nil
71 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
72 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
73 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
287A Beaconsfield Parade	Albert Park		HO444	None	c. 1990s townhouse.	Significant inside HO	Nil
287B Beaconsfield Parade	Albert Park		HO444	None	c. 1990s townhouse.	Significant inside HO	Nil
319-320 Beaconsfield Parade	St Kilda West	Flats	HO444	None	This is an intact interwar apartment block. A Significant grading is appropriate.	Contributory outside HO	Significant inside HO
2 Bell Lane	St Kilda West		HO444	Precinct	Demolished.	Contributory inside HO	Nil
1 Bluff Avenue	Elwood	House	HO8	Precinct	This is an intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
2 Bluff Avenue	Elwood	Flats	HO8	Precinct	These are intact interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
6 Bluff Avenue	Elwood	House	HO8	Precinct	This is an intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
13 Bluff Avenue	Elwood	Flats	HO8	Precinct	These are intact interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
210-210A Bridge Street	Port Melb	-	HO1	Precinct	Demolished.	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
273 Bridge St	Port Melb	House	HO1	Precinct	Altered Fed/Ed brick house. Although façade has been lost, original form and detailing including chimneys are retained. Consistent with other Contributory buildings.	Nil	Contributory inside HO
156-58 Brighton Rd	Ripponlea	Houses	N/A	308	Demolished Citation has been updated.	Contributory outside HO	Nil
43 Broadway	Elwood	Flats	HO8	Precinct	Relatively intact interwar flats with an original front fence comparable with the adjoining Significant flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
86 Broadway	Elwood	Houses	HO8	None	Demolished	Contributory inside HO	Nil
88 Broadway	Elwood	Houses	HO8	None	Demolished	Contributory inside HO	Nil
90 Broadway	Elwood	House	HO8	Precinct	This is an intact Edwardian/interwar house, which is comparable with others in HO8. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
94 Broadway	Elwood	House	HO8	Precinct	This is an intact Edwardian/interwar house, which is comparable with others in HO8. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
100 Broadway	Elwood	House	HO8	None	Demolished.	Contributory inside HO	Nil
7 Brunning Street	Balaclava	House	HO7	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
14 Brunning Street	Balaclava	House	HO7	Precinct	Victorian brick cottage, similar/more intact than no. 16 which is Significant.	Contributory inside HO	Significant inside HO
25 Brunning Street	Balaclava	House	HO7	Precinct	Victorian cottage. Verandah altered, but otherwise relatively intact.	Contributory inside HO	Significant inside HO
27 Brunning Street	Balaclava	House	HO7	Precinct	Victorian house, roof reclad but otherwise relatively intact.	Contributory inside HO	Significant inside HO
37 Brunning Street	Balaclava	House	HO7	Precinct	Intact Edwardian house.	Contributory inside HO	Significant inside HO
39 Brunning Street	Balaclava	House	HO7	Precinct	Intact interwar house.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
Carlisle St, Nightingdale St, Grosvenor St	Balaclava	Rail over Road Bridges	HO147	314, 2107, 2108, 2109	The railway bridges across Carlisle, Grosvenor and Nightingale streets, Balaclava, are significant. A single HO should apply to each railway reserve and embankment, with the Significant grading applied to the extent of the HO.	Significant inside HO	No change. Change made to extent of grading to align with new HO.
88 Carlisle Street	St Kilda	Funeral Parlour	HO288	454	Demolished. Remove from the HO Schedule and map. Citation has been updated.	Significant inside HO	Nil
Unit 1/99 Carlisle Street	St Kilda	-	-	-	Demolished.	Contributory outside HO	Nil
2 Carlisle Street (11 Havelock Street)	St Kilda	-	HO5	-	This is 1960's flats. A Nil grading is appropriate.	Partially Significant inside HO	Nil
86 Carter St	Middle Park	House & stables	HO444	Precinct	This site contains an intact interwar house with original fence and a rare two storey stables at the rear. A Significant grading is appropriate.	Nil	Significant inside HO
113 Cecil Street	South Melbourne	Hotel, former	HO440	26	The changes to this hotel mean that while it retains historic form and some detailing, it now has a low degree of intactness, and hence a Contributory grading is appropriate.	Partially Contributory outside HO	Contributory inside HO
1/260 Cecil Street (Howe Crescent Reserve North)	South Melb		HO440	Precinct	Howe Crescent reserves, integral parts of the original St Vincent Place layout, contains significant trees.	Nil	Significant inside HO
3/260 Cecil Street (Howe Crescent Reserve South)	South Melb		HO440	Precinct	Howe Crescent reserves, integral parts of the original St Vincent Place layout, contains significant trees.	Nil	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
9 Charles Street	St Kilda	Flats	HO5	Precinct	This property contains an intact block of interwar flats. However, the property is graded Contributory outside of the HO, despite a large portion of the property being included in HO5. Extending HO5 and applying a Contributory grading across the whole property is appropriate.	Contributory outside HO	Contributory inside HO
4 Church Square	St Kilda	Flats	HO5	Precinct	This is an intact interwar block of flats. A Significant grading is appropriate.	Nil	Significant inside HO
107 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house, comparable to no.109. Roof cladding changed.	Contributory inside HO	Significant inside HO
110-112 Clark Street	Port Melb	Houses	HO1	Precinct	Relatively intact pair of Victorian brick terrace houses.	Contributory inside HO	Significant inside HO
121 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian survival timber house.	Contributory inside HO	Significant inside HO
130 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
199 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house.	Nil	Significant inside HO
24 Clyde Street	St Kilda	House	HO5	Precinct	This is an original Victorian-era house set in a row of single fronted Victorian cottages. The building makes an important contribution to the streetscape. A Significant grading is appropriate	Nil	Significant inside HO
56 Clyde Street	St Kilda	House	HO5	Precinct	This is an interwar house with minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Nil	Significant inside HO
111 Cobden Street	South Melb	House	HO440	Precinct	Federation 'Victorian survival' house. Some alterations, but comparable to other Significant grade places.	Contributory inside HO	Significant inside HO
113-115 Cobden Street	South Melb	House	HO440	Precinct	Federation asymmetrical brick house, but comparable to other Significant grade places.	Nil	Significant inside HO
116 Cobden Street	South Melb	-	HO440	None	Demolished	Significant inside HO	Nil
117 Cobden Street	South Melb	House	HO440	Precinct	This is a 'Mock' Victorian townhouse constructed in c1980's. Should be graded Nil.	Significant inside HO	Nil

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
153 Cobden Street	South Melb	-	HO440	Precinct	Demolished. Townhouses have replaced Contributory buildings c.2000s. Should be graded Nil.	Contributory inside HO	Nil
155 Cobden Street	South Melb	-	HO440	Precinct	Demolished. Townhouses have replaced Contributory buildings c.2000s. Should be graded Nil.	Contributory inside HO	Nil
281 Coventry Street	South Melb	House	HO440	Precinct	A two storey c.1880 bi-chromatic brick house, very intact. Shown as Nil-graded – Should be Significant.	Nil	Significant inside HO
2 Crimea Street	St Kilda	Flats	HO6	881	This place is of individual aesthetic significance as a distinctive block of townhouses that show the influence of the Brutalist style.	Nil	Significant inside HO
250-252 Dandenong Road	St Kilda East	-	HO6	Precinct	This site contains post-war flats, which are not significant. A Nil grading is appropriate. Note: Incorrectly shown as part of heritage place in Citation 888	Significant inside HO	Nil
254-256 Dandenong Road	St Kilda East	Flats	HO6	888	This is an interwar block of flats, which is relatively intact. A Significant grading is appropriate. Amend map in Citation 888 to include only nos. 254-56 and remove 250-52	Nil	Significant inside HO
36 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
37 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
40 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
110 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house with parapet.	Contributory inside HO	Significant inside HO
112 Derham Street	Port Melb	House	HO1	Precinct	Altered Edwardian house, but still recognisable and comparable to others.	Nil	Contributory inside HO
114 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
41A Dickens Street	Elwood	Flats	HO7	Precinct	This is an intact interwar apartment block that forms part of an intact group around the intersection of Mitford and Dickens street. A Significant grading is appropriate	Nil	Significant inside HO
41 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
43 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
45 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
47 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
49 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Contributory inside HO
51 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
53 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
55 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
57 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
254-256B Dorcas Street	South Melb		HO440	Precinct	The whole of the site should be Significant as the excluded section contains a gabled red brick c.1900s building.	Partially Significant	Significant inside HO
13-15A Dow Street	South Melb		HO440	Precinct	Demolished.	Contributory inside HO	Nil
21 Dow Street	South Melb		HO440	Precinct	This is a c.2000s dwelling. A nil grading is appropriate.	Significant inside HO	Nil
25A Dow Street	South Melb		HO440	Precinct	This site contains a c1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
25B Dow Street	South Melb		HO440	Precinct	This site contains a c1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
54 Dow Street	South Melb		HO440	Precinct	Modern flats built at rear of Significant heritage building.	Significant inside HO	Nil
95 Dow Street	Port Melb	Former Army and Navy Hotel	HO457	266	The Significant grading should be adjusted so that it applies within HO457 and to the full extent of the Heritage Overlay so that it covers the Significant building.	Partially Nil	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
146 Dow Street	Port Melb	House	HO1	Precinct	The rear of this property has Significant, Contributory, Significant gradings carried over from the adjoining properties. This is a mapping error and a Contributory outside HO grading should apply across the whole site. See Section 2.4.	Partially Contributory outside HO / Significant / Contributory inside HO	Contributory outside HO
65 Draper St	Albert Park	House	HO440	Precinct	This site contains a c.1990s house (appears to have been constructed in the rear yard of a Significant graded house facing St Vincent Place). As it's on a separate lot a Nil grade is appropriate	Significant inside HO	Nil
1 Eildon Court	St Kilda	Flats	HO5	Precinct	The almost identical interwar flats at 1-4 Eildon Court were all built in 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO
2 Eildon Court	St Kilda	Flats	HO5	Precinct	As above.	Nil	Significant inside HO
3 Eildon Court	St Kilda	Flats	HO5	Precinct	As above.	Nil	Significant inside HO
4 Eildon Court	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
15 Eildon Road	St Kilda	House	HO5	Precinct	This is an interwar house, which is relatively intact. Comparable interwar houses are identified as Significant. A Significant grading is appropriate.	Nil	Significant inside HO
19 Eildon Road	St Kilda	Flats	HO5	Precinct	This is a c.1990s townhouse development that replaced an earlier building. A Nil grading is appropriate.	Contributory inside HO	Nil
23 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO
31 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
33 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
35 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
37 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
40 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
10 Elm Grove	Balaclava	House	HO7	Precinct	The only visible change has been the overpainting of the brickwork. The house is otherwise intact and forms part of an Edwardian semi-detached pair.	Contributory inside HO	Significant inside HO
21 Elm Grove	Balaclava	House	HO7	Precinct	One half of a semi-detached Edwardian house pair. Relatively intact, the other house in the pair is graded Significant.	Nil	Significant inside HO
27 Elm Grove	Balaclava	-	HO7	Precinct	A block of 1960's flats.	Significant inside HO	Nil
29 Elm Grove	Balaclava	House	HO7	Precinct	This forms part of an interwar duplex under a shared, gable-fronted roof. The duplex is intact and no.31 is graded Significant, so this is clearly an error.	Nil	Significant inside HO
33 Elm Grove	Balaclava	-	HO7	Precinct	A block of 1960's flats.	Contributory inside HO	Nil
39 Elm Grove	Balaclava	House	HO7	Precinct	Victorian single fronted timber cottage. Relatively intact (retains rendered chimney, slate roof, original wall cladding), the key visible change is the replacement of the front window – this may be restored using the identical house at no.37 as a guide. Contributory is usually only applied to places with very low integrity (chimneys lost, roof or wall cladding replaced). Significant is more appropriate here.	Contributory inside HO	Significant inside HO
43 Elm Grove	Balaclava	House	HO7	Precinct	Intact gable-fronted Edwardian brick house. No visible changes.	Contributory inside HO	Significant inside HO
45 Elm Grove	Balaclava	House	HO7	Precinct	Much altered Victorian or Edwardian house. Only the form remains.	Significant inside HO	Nil
190 Esplanade East	Port Melb	House	HO1	None	Demolished	Contributory inside HO	Nil
220 Esplanade West	Port Melb	House	HO1	641	Demolished. Citation has been updated.	Nil	No change
82 Evans Street	Port Melb	House	HO1	Precinct	Very intact Victorian bi-chrome brick cottage, one of an identical pair – no. 81 is Significant.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
85 Evans Street	Port Melb	House	HO1	Precinct	A relatively intact Victorian single fronted timber cottage – should be Significant (one of a row of three identical cottages and the most intact – the other two are both graded Significant, including no. 84 that has a very dominant/intrusive first floor addition, while no.83 has a non-original front window and verandah).	Nil	Significant inside HO
86 Evans Street	Port Melb	House	HO1	Precinct	An altered, but still recognisable Victorian timber corner shop and residence – should be Contributory.	Nil	Contributory inside HO
106 Evans Street	Port Melb	House	HO1	Precinct	This is a relatively intact Victorian timber house with a canted bay window. Verandah has been altered, but other features remain.	Contributory inside HO	Significant inside HO
110 Evans Street	Port Melb	House	HO1	Precinct	So altered that no heritage character remains (or may even be a new build).	Significant inside HO	Nil
118 Evans Street	Port Melb	House	HO1	Precinct	Demolished.	Contributory inside HO	Nil
122 Evans Street	Port Melb	House	HO1	Precinct	This is a relatively intact Federation cottage, part of a group of three originally identical houses at nos. 120, 122 & 123 – more intact than no. 123 which is graded Significant (however Significant grade is ok for 123). (No. 120 remains Contributory, as the front window has been changed).	Contributory inside HO	Significant inside HO
159 Evans Street	Port Melb	House	HO1	Precinct	Victorian timber terrace, modified in Edwardian period and very intact to that renovation.	Contributory inside HO	Significant inside HO
160 Evans Street	Port Melb	-	HO1	Precinct	1960s brick house.	Contributory inside HO	Nil
164 Evans Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
166 Evans Street	Port Melb	House	HO1	Precinct	Altered Victorian timber cottage, part of a pair with a steeply pitched shared roof that suggests an early (c1870s) or earlier construction date. Attached pair is Contributory.	Nil	Contributory inside HO
1 Eville Street	South Melb		HO440	Precinct	Demolished	Significant inside HO	Nil
61 Farrell St	Port Melb	House	HO1	Precinct	This is a relatively intact bi-chrome Victorian house, which is comparable to Significant buildings. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
63 Farrell St	Port Melb	House	HO1	2276	This place has an individual citation 2276 and there have been no significant changes to the property. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
14 Fawkner Street	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Significant inside HO	Nil
14A Fawkner St	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Significant inside HO	Nil
16 Fawkner Street	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Contributory inside HO	Nil
16A Fawkner St	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Contributory inside HO	Nil
26 Fawkner Street	St Kilda	House	HO5	Precinct	Demolished	Contributory inside HO	Nil
15 Ferrars Place	South Melb	House	HO441	987	This is an intact c.1870s house of individual significance. A Significant grading is appropriate.	Nil	Significant inside HO
129-161 Ferrars St	Southbank	Factory	HO4	Precinct	Demolished	Significant inside HO	Nil
137-139 Fitzroy Street	St Kilda	Shops and residence	HO5	Precinct	This is one of the few surviving late nineteenth century shops in Fitzroy Street. A Significant grading is appropriate.	Nil	Significant inside HO
28 Glen Eira Avenue	Balaclava	House	HO7	Precinct	This is a semi-detached pair of Edwardian timber houses. While it appears the windows to no.28 have been replaced, the houses otherwise have good integrity including verandah details, brick chimneys etc. and warrant a Significant grading.	Contributory inside HO	Significant inside HO
30 Glen Eira Avenue	Balaclava	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
Glen Eira Road	Ripponlea	Ripponlea Railway Station	HO137	329	The Ripponlea Railway Station and surrounding gardens are included on the Victorian Heritage Register. A Significant grading is appropriate.	Partially nil.	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
32 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	32-58 Glen Eira Road is a group of interwar shops within the Ripponlea Shopping Centre, which comprises a highly intact group of Edwardian and interwar shops. Nos. 56-58 is double storey, while all the others are single storey. While the shopfronts have been replaced the parapets remain intact and the shops are comparable to other interwar shops identified as Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
36 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
38 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
40 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
42-44 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
46 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
54 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
3, 3A, 3B and part 3C Glen Huntly Road	Elwood	Houses	HO8	Precinct	The original houses have been demolished and replaced with modern townhouses.	Contributory inside HO	Nil
57 Glen Huntly Road	Elwood	Shop and residences	HO8	Precinct	One of a row of four two storey Edwardian shops, this is the most intact and retains the original unpainted upper façade and an original shopfront. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
75 - 75A Glen Huntly Road	Elwood	Elwood Post Office, former	HO8	1992	Has individual PPHR citation - while additions have been made to the side and rear, the form and detailing of the former Post Office building remains legible. It is one of three key interwar buildings surrounding this intersection including 'The Alderley' and the former State Savings Bank. A Significant grading is appropriate.	Nil	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
51-55 Goldsmith Street	Elwood	Houses	HO8	None	Demolished. Change from Significant to Nil and since the site is at the edge of the HO8 precinct it should be removed from the HO.	Significant inside HO	Nil
428 Graham Street	Port Melbourne	Houses	HO2	Precinct	Relatively intact Dunstan Estate houses.	Contributory inside HO	Significant inside HO
430 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
432 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
434 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
58 Greig Street	Albert Park	House	HO442	Precinct	This is a contemporary two storey townhouse. A Nil grading is appropriate.	Contributory inside HO	Nil
16-18 Grey Street	St Kilda	Shops	HO5	Precinct	The pair of nineteenth century buildings has been fully demolished. The facades are to be accurately reconstructed using a combination of original and reconstructed material.	Significant inside HO	Nil
13 Griffin Crescent	Port Melb	Houses	HO2	Precinct	Relatively intact Dunstan Estate houses.	Contributory inside HO	Significant inside HO
14 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
15 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
16 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
2 Hartpury Avenue	Elwood	House	HO7	Precinct	Relatively intact Edwardian timber house.	Contributory inside HO	Significant inside HO
3 Havelock Street	St Kilda	House	HO5	Precinct	Site contains a carpark – house has presumably been demolished	Contributory inside HO	Nil
5 Havelock Street	St Kilda	House	HO5	Precinct	This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
11 Havelock St (2 Carlisle St)	St Kilda	House	HO5	Precinct	Site contains altered c.1960s flats (now part of the Motel complex)	Significant inside HO	Nil
14 Havelock St	St Kilda	Houses	HO5	Precinct	Demolished	Significant inside HO	Nil
14A Havelock St	St Kilda	House	HO5	Precinct	Demolished	Contributory inside HO	Nil
20 Havelock Street	St Kilda	House	HO5	Precinct	This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
21 Havelock St	St Kilda	House	HO5	Precinct	This property contains a relatively intact late Victorian timber house. However, only half the property is graded Significant, whilst the other half is graded Nil. A Significant grading across the whole property is appropriate.	Partially Nil	Significant inside HO
1 Hawsleigh Avenue	Balaclava	House	HO316	Precinct	Intact Edwardian semi-detached house.	Contributory inside HO	Significant inside HO
47 Heath Street	Port Melb	House	HO1	Precinct	This house is extant. While it has low integrity, it warrants a Contributory grading.	Nil	Contributory inside HO
6 Heather Street	South Melb	House	HO440	Precinct	Demolished	Significant inside HO	Nil
16 Heaton Avenue	Elwood	House	HO318	Precinct	This is an intact interwar house with no visible alterations (a rear addition is mostly concealed from the street). A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
11 Hotham Street	South Melb	House	HO440	Precinct	This Edwardian house is paired with no.13, and is less intact.	Nil	Contributory inside HO
12 Hotham Street	South Melb		HO440	Precinct	Demolished or altered beyond recognition.	Contributory inside HO	Nil
13 Hotham Street	South Melb	House	HO440	Precinct	This is a relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
14-16 Hotham Street	South Melb		HO440	Precinct	This is an intact interwar brick building.	Nil	Significant inside HO
66 Iffla Street	South Melb	House	HO442	Precinct	Demolished	Contributory inside HO	Nil
68 Iffla Street	South Melb	House	HO442	Precinct	Demolished	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
220 Ingles Street	Port Melb	J. Kitchen factory (former)	HO164	48	The land comprising HO164 has since been subdivided and the significant building is now contained on a separate lot (164 Ingles St). The balance of the land (220 Ingles St) has been cleared and townhouses are now being constructed. Accordingly, it is now appropriate to reduce the extent of HO164 to apply only to the significant building and its associated land at 164 Ingles Street and change 220 Ingles St from Significant to Nil	Significant inside HO	Nil
Jacka Boulevard	St Kilda	Bandstand	HO167	2030	This bandstand was demolished c.1996 at the time the Seabaths was redeveloped. No trace of it remains. A Nil grading is therefore appropriate, and the place should be removed from the schedule to the HO. Citation has been updated.	Significant inside HO	Nil
Jacka Boulevard	St Kilda	Brookes Jetty	-	2036	The timber section of the jetty has been removed, but the concrete section has been retained and the structure is of historic and social significance as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke's Jetty, which was an important local landmark until its removal. The citation for Brooke's Jetty should be updated and the recommendation is to change the PPHPM heritage status to 'Contributory Outside of the HO'.	Nil	Contributory outside HO
Jacka Boulevard	St Kilda	St Kilda Sea Baths	HO168	2031	The former Seabaths was completely demolished and replaced by the current building. The only original fabric is the cupolas on the towers. Citation has been updated.	Nil	Contributory inside HO
30 Jacka Boulevard	St Kilda	Stokehouse	HO171	2033	This building was destroyed by fire and the site has been redeveloped. The grading should therefore be changed to Nil, and the place removed from the schedule to the HO. Citation has been updated.	Significant inside HO	Nil
33 Johnston Street	Port Melbourne	Colonial Sugar Company Store (fmr.)	HO442	55	Demolished. Since the site is at the edge of the HO442 precinct it should be removed from the HO. Citation has been updated.	Nil	No change

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
2 Lagoon Lane	Port Melbourne		HO1	Precinct	This is a c.2000s dwelling constructed at the rear of a Contributory graded dwelling. The new dwelling has been subdivided so a nil grading is appropriate.	Contributory inside HO	Nil
169 Liardet Street	Port Melbourne	House	HO1	Precinct	Demolished	Contributory inside HO	Nil
1 Little Graham St	Albert Park	House	HO442	Precinct	1 Little Graham Street is a relatively intact Victorian timber house and is comparable to Significant graded places within the precinct.	Nil	Significant inside HO
22 Little O'Grady Street	Albert Park	House	HO442	Precinct	Demolished	Significant inside HO	Nil
207 Little Page Street	Middle Park	House	HO444	Precinct	This is a Federation era house, relatively intact, should be Significant.	Nil	Significant inside HO
2 Lyell Street	South Melbourne	House	HO442	Precinct	The heritage building that was on this site has been demolished, and the grading should be changed from Contributory to Nil.	Contributory inside HO	Nil
2A Loch Street	St Kilda	Tudor Lodge	HO5	2045	Demolished. Citation has been updated. <i>*Note: this site now appears to be part of 38 Fitzroy Street, which has a Significant grading and therefore it may be appropriate to maintain this grading across the whole of the site if it is contained within one title.</i>	Significant inside HO	Nil*
1 Los Angeles Crt	Ripponlea	House	HO7	Precinct	Interwar house. Porch enclosed and overpainted but otherwise relatively intact. Original front fence.	Contributory inside HO	Significant inside HO
7 Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	Very intact interwar duplex pair with original front fences.	Contributory inside HO	Significant inside HO
7A Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
13 Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	Relatively intact Interwar Moderne duplex.	Contributory inside HO	Significant inside HO
13A Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
1 Maryville Street	Ripponlea	House	HO7	Precinct	Very intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
3 Maryville Street	Ripponlea	House	HO7	Precinct	Very intact interwar house with original front fence.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
5 Maryville Street	Ripponlea	House	HO7	Precinct	Relatively intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
9 Maryville Street	Ripponlea	House	HO7	Precinct	Intact interwar duplex with original front fences.	Contributory inside HO	Significant inside HO
9A Maryville Street	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
11 Maryville Street	Ripponlea	House	HO7	Precinct	Intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
12 Maryville Street	Ripponlea	Somerleyton Flats	HO7	Precinct	Intact interwar flats built on the site of the original Brunnings Nursery House of the same name. Comparable to Significant flats within precincts.	Contributory inside HO	Significant inside HO
54 McCormack St	Port Melb	House	HO1	Precinct	1990s townhouse built at rear of Contributory house	Contributory inside HO	Nil
57 McCormack	Port Melb	House	HO1	Precinct	1990s townhouse built at rear of Significant house.	Significant inside HO	Nil
59 McCormack St	Port Melbourne	House	HO1	Precinct	1990s townhouse built at rear of Significant house.	Significant inside HO	Nil
1A Mason Avenue	Elwood	House	HO7	Precinct	This is a c.1990s townhouse.	Significant inside HO	Nil
1 Mason Avenue	Elwood	House	HO404	Precinct	This is an Edwardian/interwar cottage, which is comparable to other Significant houses within HO7. A Significant grading is appropriate.	Nil	Significant inside HO
27 Mason Avenue	Elwood	House	HO404	Precinct	This an Edwardian/interwar cottage, which is comparable to other Significant houses within HO7. A Significant grading is appropriate.	Nil	Significant inside HO
7-13 Meaden Street	Southbank	Store	HO4	2181	Demolished. Change from Significant to Nil. Citation has been updated.	Significant inside HO	Nil
14 Meredith Street	Elwood		HO403	None	Demolished	Significant inside HO	Nil
16 Meredith Street	Elwood		HO403	None	Demolished	Contributory inside HO	Nil

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
39 Mitford Street	Elwood	Flats	HO7	Precinct	This is an intact interwar apartment block that forms part of an intact group around the intersection of Mitford and Dickens street. A Significant grading is appropriate.	Nil	Significant inside HO
47 Mitford Street	Elwood	Bridgeport Flats	HO7	Precinct	This is a relatively intact block of interwar flats. It is comparable to flats already in the HO. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
48 Mitford Street	Elwood	Houses	HO7	Precinct	This is an intact pair of Edwardian houses, comparable to similar houses graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
49 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
50 Mitford Street	Elwood	Houses	HO7	Precinct	This is an intact pair of Edwardian houses, comparable to similar houses graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
51 Mitford Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
59 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
61 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
161 Mitford Street	Elwood	Elwood Central School	-		Part of school site and contains the Significant former infants' school of 1926. New citation prepared. ADD TO HO260 – SEE SECTION 2.4	Nil	Significant inside HO
21 Monkstadt Avenue	Ripponlea	House	HO7	Precinct	Demolished	Significant inside HO	Nil
21A Monkstadt Avenue	Ripponlea	House	HO7	Precinct	Demolished	Significant inside HO	Nil
285A Moray Street	South Melb	-	HO440	Precinct	The site contains c.1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
287 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil
289 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
291 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil
113 Napier Street	South Melb	House	HO440	Precinct	Demolished.	Significant inside HO	Nil
115 Napier Street	South Melb	House	HO440	Precinct	Intact Victorian brick terrace house with ornate parapet and original front fence.	Contributory inside HO	Significant inside HO
141 Napier Street	South Melb	-	HO440	Precinct	Modern (c.2000s) townhouse. Revise grading from Significant to Nil.	Significant inside HO	Nil
143 Napier Street	South Melb	-	HO440	Precinct	Modern (c.2000s) townhouse. Revise grading from Significant to Nil.	Significant inside HO	Nil
154-58 Napier Street	South Melb		HO440	Precinct	This is the carpark facing Napier Street at the rear of 375-381 Clarendon Street and may be rated/attached to that property. It is on the opposite side of the lane and could/should be shown as Nil (retaining the heritage building at the corner of Napier and Clarendon as Significant).	Significant inside HO	Nil
128 Nelson Rd	South Melb	Houses	HO442	Precinct	Very unique attached dwellings (no.s 122-128).	Contributory inside HO	Significant inside HO
10 Neville St	Albert Park	House	HO444	Precinct	The grading should be changed from Contributory to Nil due to the much altered nature of the building and low integrity of streetscape.	Contributory inside HO	Nil
7 Normandy Rd	Elwood	House	HO8	Precinct	Demolished? Site now contains a post-war townhouse.	Contributory inside HO	Nil
9 Normandy Rd	Elwood	House	HO8	Precinct	Demolished. Site contains contemporary house constructed in 2011.	Contributory inside HO	Nil
6 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
8 Oak Grove	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
10 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
12 Oak Grove	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
14-16 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
2/28 Oak Grove	Ripponlea	House	HO7	Precinct	At some time in the post war era, this house has been constructed in the front yard of 28 Oak Grove (graded Significant) – a Nil grading should apply.	Significant inside HO	Nil
28 Oak Grove	Ripponlea	House	HO7	Precinct	This is an intact Federation/Edwardian house, which is of potential individual significance. The Significant grading should be applied to the whole property.	Partially Nil	Significant inside HO
30 Oak Grove	Ripponlea	House	HO7	Precinct	This is an asymmetrical Federation/Edwardian house. It is relatively intact – key visible changes have been the replacement of the window in the projecting bay, and a new front door. Integrity is comparable to Significant grade places.	Nil	Significant inside HO
32 Oak Grove	Ripponlea	House	HO7	Precinct	This is a 1960's block of interwar flats.	Significant inside HO	Nil
17-19 O'Grady Street	Albert Park	House	HO442	Precinct	This is a mapping error. The house should be Nil or Non-Contributory.	Significant inside HO	Nil
21 O'Grady Street	Albert Park	House	HO442	Precinct	This is an intact Victorian cottage. A significant grading is appropriate.	Nil	Significant inside HO
14 Orange Grove	Balaclava	House	HO392	Precinct	This is a c.1980s house – grading to be changed from Contributory to Nil.	Contributory inside HO	Nil
71 Ormond Road	Elwood	Surrey Court	HO220	362	The existing HO220 applies only to half the site and cuts through the middle of this Significant-graded building, Surrey Court Flats. The HO220 should be extended to include the whole property. The place name within the HO Schedule also requires correction from 'Surry' to 'Surrey'.	Significant inside HO	No change, extend to cover entire site.
95-103 Ormond Road	Elwood	House	N/A	2176	The house described in Citation 2176 has been demolished, and the grading should be changed from Contributory outside HO to Nil. Citation has been updated.	Partially contributory outside HO	Nil
173 Ormond Road	Elwood	Hatton	HO8	772	The house described in Citation 772 has been demolished and replaced with a contemporary building. The grading should therefore be changed from Significant to Nil. Citation has been updated.	Significant inside HO	Nil
6 Page Street	Albert Park	House	HO442	Precinct	Demolished	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
206 Page Street	Middle Park	Duplex	HO444	Precinct	An intact interwar duplex, comparable to other interwar flats in HO444. A Significant grading is appropriate.	Nil	Significant inside HO
39 Pakington Street	St Kilda	House	HO7	Precinct	Demolished	Significant inside HO	Nil
29 Pakington Street	St Kilda	House	HO7	Precinct	29-31 Pakington is a pair of late Victorian boom style terrace houses with similar integrity. However, while 31 is graded Significant, 29 is currently graded Nil and should be changed to Significant.	Nil	Significant inside HO
37 Pakington Street	St Kilda	House	HO7	Precinct	37 Pakington St is a gable fronted timber cottage. It is of comparable integrity to similar houses within HO7 and is partly shown as Significant. A Significant grading is appropriate.	Nil	Significant inside HO
335 Park Street	South Melb	House	HO442	Precinct	Demolished.	Contributory inside HO	Nil
418 Park Street	South Melb	House	HO440	2242	Currently graded Significant with Citation 2242, however no. 418 has been demolished.	Significant inside HO	Nil
1 Penny Lane	Balaclava	House	HO7	Precinct	Modern Dual Occ townhouse built in rear yard of heritage house and subdivided – should be graded from Contributory to Nil.	Contributory inside HO	Nil
93 Pickles Street	Port Melb	House	HO1	Precinct	This is a late interwar/postwar house within a Victorian streetscape, so low contribution.	Significant inside HO	Nil
48 Queens Road (now 1 Roy Street)	Melbourne	Mansion	N/A	2230	The heritage building has been demolished and replaced with a contemporary building. Already shown as Nil. Citation has been updated.	Nil	No change
70 Queens Road	Melbourne	Avalon	HO324	2244	The heritage building described in Citation 2244 has been demolished, and the grading should be changed from Significant to Nil. Given that HO324 is a site specific overlay, it should be removed from the Schedule to the Heritage Overlay. Citation has been updated.	Significant inside HO	Nil
82 Queens Road	Melbourne	Brooklawn	N/A	2130	The heritage building described in Citation 2130 has been demolished and replaced with a contemporary building. Citation has been updated.	Nil	No change

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
233 Richardson St	Middle Park	House	HO444	Precinct	233-41 Richardson St comprises (originally) identical Victorian cottages. While some have minor alterations, most are relatively intact. A Significant grading is appropriate.	Nil	Significant inside HO
235 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
237 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
239 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
241 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
243 Richardson St	Middle Park	House	HO444	Precinct	Whilst there are some alterations, this house remains much of its original form and fabric including the brick chimneys, ashlar boards to the façade and original windows. A Significant grading is appropriate.	Nil	Significant inside HO
328 Richardson Street	Middle Park	House	HO444	Precinct	This is a c.1980s dwelling and should be Nil graded.	Significant inside HO	Nil
15 Robe Street	St Kilda	House	HO5	791	This place has an individual citation. Recent renovations have not significantly changed the significant features of the building. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
209 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian brick terrace house.	Contributory inside HO	Significant inside HO
211 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian bi-chrome brick terrace house.	Contributory inside HO	Significant inside HO
226 Ross Street	Port Melb	House	HO1	Precinct	Altered, but still recognisable Edwardian gable-fronted cottage. Comparable to no.228 next door, graded Significant.	Nil	Significant inside HO
236 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian cottage.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
245 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian cottage.	Contributory inside HO	Significant inside HO
246 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian cottage.	Contributory inside HO	Significant inside HO
252 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian terrace house with ornate parapet.	Contributory inside HO	Significant inside HO
254 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact terrace pair with parapet.	Contributory inside HO	Significant inside HO
256 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
274 Ross Street	Port Melb	House	HO1	Precinct	This is a c.1990s townhouse.	Contributory inside HO	Nil
293 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
295 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
297 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
299 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
301 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
303 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
1 Ruskin Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
3 Ruskin Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
116 Ruskin Street	Elwood	Houses	HO8	Precinct	This is one of an attached pair of Interwar houses. It has seen minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
118 Ruskin Street	Elwood	Houses	HO8	Precinct	This is one of an attached pair of Interwar houses. It has seen minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
128 Ruskin Street	Elwood	House	HO8	Precinct	This is a relatively intact interwar bungalow, comparable with others that are graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
130 Ruskin Street	Elwood	House	HO9	Precinct	This is a relatively intact interwar bungalow, comparable with others, which are graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
131 Ruskin Street	Elwood	House	HO10	Precinct	No. 131 is a relatively intact interwar bungalow comparable with nearby Significant houses. No. 129 on the other hand is far less intact (non-original windows, porch removed). A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
480 St Kilda Road	Melbourne	Colonial Gas Office (former)	N/A	1093	The heritage building described in Citation 1093 has been demolished and replaced with a contemporary building. Already shown as Nil. Citation has been updated	Nil	No change
521 St Kilda St (former 150 Glen Huntly Rd)	Elwood	Houses	N/A	930 and 1995	The two houses described in Citations 930 and 1955 have been demolished and the site consolidated with a single address (521 St Kilda St) and a multi-dwelling development constructed. Change the grading for 521 St Kilda St from Contributory outside of the Heritage Overlay to Nil. Citations have been updated.	Contributory outside HO	Nil
13 Selwyn Avenue	Elwood	House	HO8	Precinct	Demolished	Contributory inside HO	Nil
18 Shelley Street	Elwood	House	HO8	Precinct	This is an intact and legible interwar building and makes an important contribution to the heritage streetscape.	Contributory inside HO	Significant inside HO
24 Shelley Street	Elwood	House	HO8	Precinct	This is an intact and legible interwar building and makes an important contribution to the heritage streetscape.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
39 Shelley Street	Elwood	L'Espoir Flats	HO8	Precinct	This is a relatively intact interwar apartment block with interesting details by noted architect J. Esmond Dorney. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
47 Shelley Street	Elwood	House	HO8	Precinct	One of an attached pair of interwar houses with No.49. Both are very intact. A Significant grading is appropriate.	Nil	Significant inside HO
49 Shelley Street	Elwood	House	HO8	Precinct	One of an attached pair of interwar houses with No.47. Both are very intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
55 Shelley Street	Elwood	House	HO8	Precinct	An attached pair of late Edwardian/interwar houses, both are relatively intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
57 Shelley Street	Elwood	House	HO8	Precinct	An attached pair of late Edwardian/interwar houses, both are relatively intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
3 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
5 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
7 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
1 Southward Avenue	Port Melb	House	HO2	Precinct	Dunstan Estate houses, windows replaced, but otherwise intact.	Contributory inside HO	Significant inside HO
2 Southward Avenue	Port Melb	House	HO2	Precinct	Dunstan Estate houses, windows replaced, but otherwise intact.	Contributory inside HO	Significant inside HO
8 Southward Avenue	Port Melb	House	HO2	Precinct	Relatively intact Dunstan estate houses.	Contributory inside HO	Significant inside HO
10 Southward Avenue	Port Melb	House	HO2	Precinct	Relatively intact Dunstan estate houses.	Contributory inside HO	Significant inside HO
56 Spray Street	Elwood	House	HO434	2343	For consistency and completeness, the Significant grading should apply to the whole of 56 Spray Street.	Part Contributory outside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
24 Tennyson Street	Elwood	Flats	HO7 (Part)	Precinct	The building at the front is a largely intact interwar apartment block. At the rear of this building, and connected to it, is another block of 20 flats, which was added in 1961. A Significant grading across the site is appropriate, as these buildings make an important contribution to the significance of the area.	Contributory outside HO	Significant inside HO
289 The Boulevard	Port Melb	House	HO2	Precinct	Dwelling demolished or altered to the extent that it is no longer legible.	Significant inside HO	Nil
291 The Boulevard	Port Melb	House	HO2	Precinct	Very altered but traces of the original dwelling remain.	Significant inside HO	Contributory inside HO
293 The Boulevard	Port Melb	House	HO2	Precinct	Very altered but traces of the original dwelling remain.	Significant inside HO	Contributory inside HO
15-21 Union Street	South Melbourne	Car park	HO440	Precinct	This site is vacant and contains no significant fabric. A Nil grading is appropriate.	Significant inside HO	Nil
23 Union Street	South Melbourne	Warehouse /factory, former	HO440	Precinct	This is an intact Edwardian/interwar warehouse/factory building, which is comparable to other Significant buildings in HO440. A Significant grading is appropriate.	Nil	Significant inside HO
6 Victoria Street	St Kilda	Baymor Flats	HO5	948	Demolished. Change from Significant to Nil. Citation has been updated. <i>*Note this site is part of 6 The Esplanade which has a Significant grading and therefore it may appropriate to maintain this grading across the whole of the site if it is contained within one title.</i>	Significant inside HO	Nil*
19 Victoria Avenue	Albert Park	Shop	HO443	Precinct	This building was built as part of 'Roxburgh Terrace', a row of six two-storey terrace houses. At some time in the interwar period the house on this property (and no.17) were extended at the front to create shops. As such the building is of historic interest as evidence of the transition of Vic Ave to a commercial centre in the twentieth century. Although very altered, fabric associated with both the nineteenth and twentieth century survives and it is comparable to other Contributory buildings within the precinct.	Nil	Contributory inside HO
4 West Beach Road	St Kilda West		HO444	Precinct	Demolished.	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
122 Westbury Close	Balaclava	Houses	HO7	908	Westbury Close (south of Carlisle St) is a very intact enclave of interwar houses (and one block of interwar flats/duplex at no.145). The houses themselves are all highly intact and most are complemented by the original front fences. However, currently they are inconsistently graded with some identified as Significant and some as Contributory, regardless of the level of intactness. The houses proposed to be changed from Contributory to Significant are all very intact and one (No.122) has an individual citation in the PPHR	Contributory inside HO	Significant inside HO
126 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
128 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
130 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
139 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
141 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
135 Westbury Close	Balaclava	Houses	HO7	Precinct	Although altered, this house retains a high gabled tiled roof, clinker brick accent details and timber eaves brackets and makes a contribution to the precinct character.	Nil	Contributory inside HO
137 Westbury Close	Balaclava	Houses	HO7	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO

PORT PHILLIP HERITAGE REVIEW UPDATE

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
526 Williamstown Road	Port Melb	House	HO1	Precinct	Altered Edwardian house, retains form and chimney and still recognisable.	Nil	Contributory inside HO
528 Williamstown Road	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
5 Wimbledon Avenue	Elwood	Flats	HO7	911	This is an interwar apartment block that forms part of a remarkably intact group of flats in Wimbledon Avenue. A Significant grading is appropriate.	Nil	Significant inside HO
2 Young Street	Albert Park		HO444		This is a contemporary building. A nil grading is appropriate.	Significant inside HO	Nil