

AMENDMENT C186port TO THE PORT PHILLIP PLANNING SCHEME DOCUMENTATION

Full Versions for Adoption

1. Explanatory Report
2. Instruction Sheet
3. Planning Scheme Maps
4. Planning Scheme Ordinances
 - a. Clause 21.07 - *Incorporated Documents*
 - b. Clause 22.04 - *Heritage Policy*
 - c. Schedule to Clause 43.01 – *Schedule to Heritage Overlay*
 - d. Schedule to Clause 72.04 – *Documents Incorporated in this Planning Scheme*

Incorporated Documents, including:

5. *Port Phillip Heritage Review (C186port Adoption Version, February 2021)* – Volume I (Extract only)
6. *Port Phillip Heritage Review (C186port Adoption Version, February 2021)* – Volumes I (**New citation**) (Extract only)
7. *Port Phillip Heritage Review (C186port Adoption Version, February 2021)* – Volumes I - 6 (**Amended citation**) (Extract only)
8. *Montague Commercial Precinct Statement of Significance (February 2021)*
9. *City of Port Phillip Heritage Policy Map (updated December 2020)* (part of Port Phillip Heritage Review)
10. *City of Port Phillip Neighbourhood Character Map (updated December 2020)* (part of Port Phillip Heritage Review)
11. *Fishermans Bend Heritage Review: Montague Commercial Precinct (RBA Architects and Conservation Consultants, 2019)*

PORT PHILLIP PLANNING SCHEME

AMENDMENT C186port

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the Amendment

The Amendment applies to land within the 'Montague' Precinct of Fishermans Bend at the following addresses:

- 496 - 546 City Road, South Melbourne
- 151 - 163 Montague Street, South Melbourne
- Laneways R3087, R3091 and R3093 (behind 524-530, 512-522 and 500-510 City Road, South Melbourne respectively).

Refer to [Figure 1](#) below.

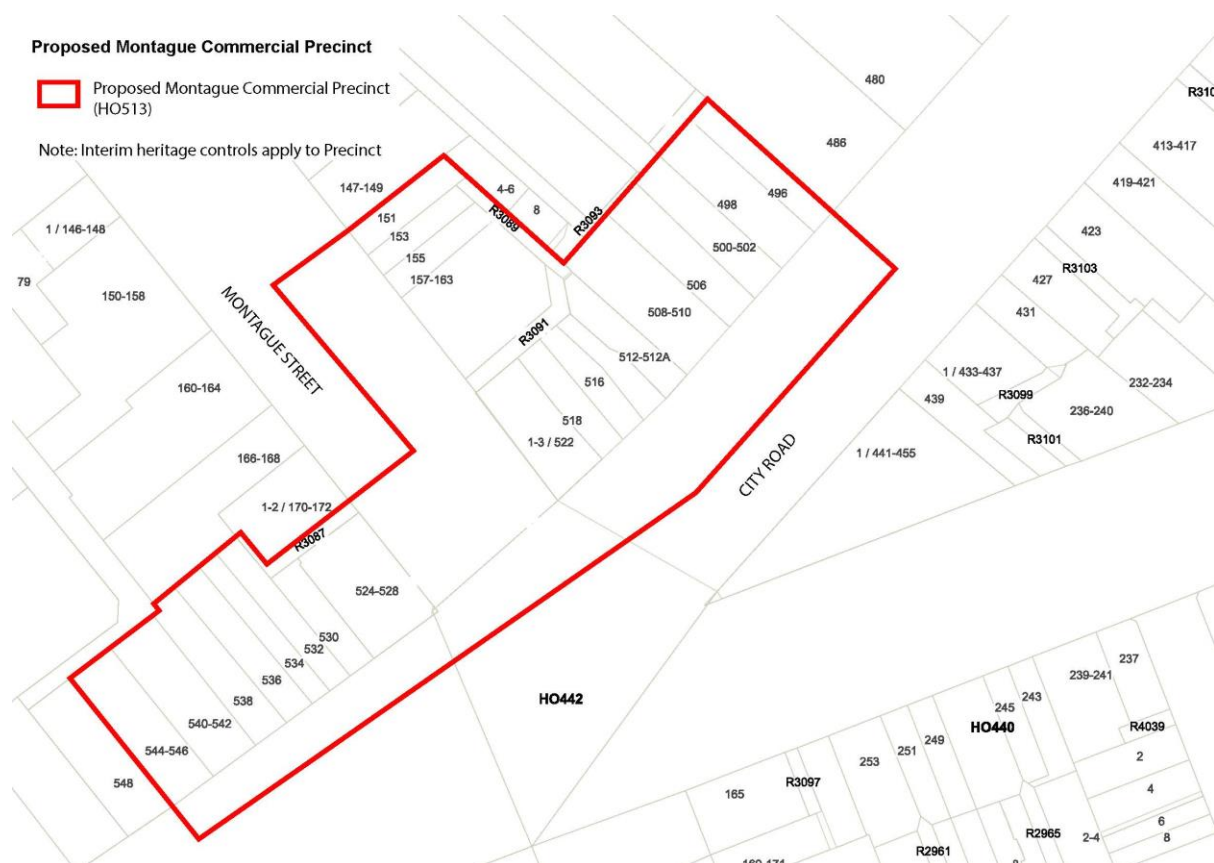


Figure 1: Map of Study area

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

What the Amendment does

The Amendment proposes to give statutory effect to the findings of the *Fishermans Bend Heritage Review: Montague Commercial Precinct* (RBA Architects and Conservation Consultants, 2019) (the Review). Specifically, the Amendment proposes to make the following changes to the Port Phillip Planning Scheme:

1. Amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Map 3HO to:
 - a. Apply Heritage Overlay HO513 (Montague Commercial Precinct) to 496–546 City Road, 151-163 Montague Street, South Melbourne and laneways R3087, R3091 and R3093, behind 524-530, 512-522 and 500-510 City Road, South Melbourne on a permanent basis and list the Statement of Significance.
 - b. Remove 512-512A, 516, 518, 522 and 524-528 City Road, South Melbourne from HO442 as the properties will now be included in HO513.
 - c. Amend the HO442 heritage place name and description to remove references to the Part Montague Precinct.
 - d. Delete interim HO442 (Albert Park Residential Precinct / Part Montague Precinct).
2. Amend the Schedule to Clause 72.04 (Documents incorporated in this scheme) to list the Statement of Significance for the new HO513 Montague Commercial Precinct.
3. Amend the incorporated *Port Phillip Heritage Review Volumes 1-6* to:
 - a. Add a new precinct citation for HO513 (Montague Commercial Precinct).
 - b. Amend existing Citation 2371 relating to 506 City Road, South Melbourne.
 - c. Remove Citations 2370 (496-498 City Road, South Melbourne) and 2372 (159-163 Montague Street, South Melbourne) as these places contribute to the significance of the Montague Commercial Precinct, but are not of individual significance.
 - d. List the *Fishermans Bend Heritage Review: Montague Commercial Precinct (2019) (RBA Architects and Conservation Consultants, October 2019)* as a heritage study that has informed an update to the incorporated document.
4. Amend the incorporated *City of Port Phillip Heritage Policy Map* to:
 - a. Apply 'Significant Heritage Place', 'Contributory Heritage Place' and 'Nil / Non-contributory Place' gradings to properties in HO513 in accordance with Attachment 2.
5. Amend the incorporated *City of Port Phillip Neighbourhood Character Map* to remove the 'Contributory Outside HO' grading applying to 151 Montague Street, South Melbourne as it is now included in HO513.
6. Amend Clause 22.04 (Heritage Policy) to list the *Fishermans Bend Heritage Review: Montague Commercial Precinct (2019) (RBA Architects and Conservation Consultants, October 2019)* as a background document; and
7. Make other consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the Schedule to Clause 72.04 (Documents incorporated in this scheme) to update the version number and date of the *Port Phillip Heritage Review* (including the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*).

Strategic assessment of the Amendment

Why is the Amendment required?

Amendment C186port will give statutory effect to the recommendations of the *Fishermans Bend Heritage Review: Montague Commercial Precinct (2019)*, RBA Architects and Conservation Consultants) (the Review) through providing permanent heritage protection to properties in the 'Montague Commercial Precinct' (the Precinct).

Council commissioned the Review as an input into the strategic planning for Fishermans Bend, as foreshadowed by the *Fishermans Bend Framework* (September, 2018).

The Review provides that the Precinct is of historical (Criterion A), rarity (Criterion B), representative (Criterion D) and aesthetic significance (Criterion E) to Port Phillip and recommends its inclusion in the heritage overlay. In accordance with the Review, the Amendment proposes to:

- Apply precinct overlay HO513 to the Precinct on a permanent basis and make related changes to the *Port Phillip Heritage Review* (an Incorporated Document in the Port Phillip Planning Scheme), by introducing a new Precinct Citation, and applying new / updated gradings on the *City of Port Phillip Heritage Policy Map* and *City of Port Phillip Neighbourhood Character Map*.
- Amend Citation 2371 (506 City Road, South Melbourne) which is of individual significance to Port Phillip and is located within the Precinct.

Interim heritage controls apply to 496-510 City Road and 157-163 Montague Street, South Melbourne that sit within the Montague Commercial Precinct, and will expire on 30 April 2021. The interim control was applied as part of Amendment C115 in 2015 and extended through Amendments C146, C152, C185port and C192port. The interim controls were extended to reflect the proposed permanent extent of HO513 through Amendment C185port.

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

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

4(1)(d) – to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

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

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

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

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

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

- *“Heritage policies and programs can help achieve the broader goals of sustainability. Conserving heritage places and giving them new life supports sustainability. Conserving heritage places and giving them new life supports sustainability. It recognises the embodied energy and life-cycle value of traditional materials, and reduces the waste associated with demolition and new buildings.”* (p.21)

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

The Amendment is not expected to have significant economic effects, although it is likely to impose some additional costs on the owners or developers of the affected properties as a planning permit will be required for most buildings and works. The economic effects of requiring a planning permit may be reduced through the availability of Port Phillip's heritage, urban design and planning officers' free-of-charge at any time prior to, during, or following the planning permit application process to assist in the planning permit process.

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

Does the Amendment address relevant bushfire risk?

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

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

The Amendment is consistent with the *Form and Content of Planning Scheme* Ministerial direction under Section 7(5) of the Planning and Environment Act.

The Amendment is consistent with Ministerial Direction 15 pursuant to Section 12 (aa) and (ab) of the *Planning and Environment Act 1987* that requires planning authorities to have regard to the *Victoria Planning Provisions*, the Municipal Strategic Statement, as well as any strategic plan, policy statement, code or guideline which forms part of the Port Phillip Planning Scheme.

The Amendment is consistent with *Ministerial Direction No. 9 – Metropolitan Strategy* pursuant to Section 12 of the *Planning and Environment Act 1987* - that requires planning authorities to have regard to the *Metropolitan Strategy (Plan Melbourne 2017-2050)*.

Direction 4.4 of *Plan Melbourne 2017-2050* seeks to “respect our heritage as we build for the future”. The Amendment is consistent with this policy direction as it proposes to make changes to ensure the Planning Scheme continues to guide appropriate development in the municipality, and that the built heritage of the municipality is maintained.

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

The Amendment supports the following aspects of the Planning Policy Framework:

Clause 15.03-1S Heritage Conservation:

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

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

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

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

Encourage appropriate development that respects places with identified heritage values.

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

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

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

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

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

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

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

- Protect, conserve and enhance all identified significant and contributory places, including buildings, trees and streetscapes;
- Protect the original subdivision patterns within heritage places;
- Support the restoration and renovation of heritage buildings and discourage their demolition;

- Encourage high quality design that positively contributes to identified heritage values;
- Ensure that new development respects and enhances the scale, form and setbacks of nearby heritage buildings;
- Encourage urban consolidation only where it can be achieved without affecting heritage significance;
- Protect the identified significant heritage features and qualities of Port Phillip's gardens and parks;
- Ensure that development in public spaces is consistent with the identified heritage characteristics of Port Phillip's heritage places;
- Maintain the visual prominence of historic buildings, local landmarks and icons; and
- Conserve, enhance and recover the traditional character of laneways and narrow streets.

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

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

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

The Heritage Overlay is the appropriate Victoria Planning Provision (VPP) tool to conserve heritage places of local heritage significance. The proposed application of the Heritage Overlay is consistent with *Practice Note 1 – Applying the Heritage Overlay*.

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

The Fishermans Bend Taskforce is leading the planning and infrastructure coordination in Fishermans Bend. The Taskforce were advised prior to Council's Planning Committee's decision to commence the amendment process to apply permanent heritage controls via Amendment C186port. Further, Council has been working with the Taskforce on the further assessment of sites of heritage significance in Fishermans Bend, as foreshadowed by the *Fishermans Bend Framework* (October, 2018).

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

The Amendment is not likely to have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010*, as the Amendment applies to individual properties and laneways in the Fishermans Bend Montague precinct.

Resource and administrative costs

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

The Amendment will increase the number of properties affected by the Heritage Overlay and therefore increase the number of planning permits triggered. However, a detailed and relevant heritage citation and Statement of Significance for HO513 will provide for improved and consistent decision making by Council. The Amendment is therefore not expected to have any significant impact upon the resources and administrative costs of Council.

Where you may inspect this Amendment

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

- St Kilda Town Hall (99a Carlisle Street, St Kilda).
- Emerald Hill Library and Heritage Centre (195 Bank Street, South Melbourne).

The Amendment may also be viewed online at the City of Port Phillip's website:

<http://www.portphillip.vic.gov.au/amendment-c186port.htm>

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Port Phillip	Land immediately surrounding and including: 151, 153, 155 Montague Street, South Melbourne 530, 532, 534, 536, 538, 540-542 and 544-546 City Road, South Melbourne R3087, R3089 and R3091, South Melbourne	Port Phillip C186 001d-hoMap03 Adoption
Port Phillip	Land immediately surrounding and including: 151, 153, 155 Montague Street, South Melbourne 530, 532, 534, 536, 538, 540-542 and 544-546 City Road, South Melbourne R3087, R3089 and R3091, South Melbourne	Port Phillip C186 002hoMap03 Adoption

ATTACHMENT 2 – Heritage gradings to be applied in *City of Port Phillip Heritage Policy Map* for properties to be included in HO513

Address	Heritage grading	HO number
151 Montague Street, South Melbourne	Significant	HO513
153 Montague Street, South Melbourne	Contributory	HO513
155 Montague Street, South Melbourne	Contributory	HO513
157-161 Montague Street, South Melbourne	Contributory	HO513
163 Montague Street, South Melbourne	Significant	HO513
496 & 498 City Road, South Melbourne	Significant	HO513
500-502 City Road, South Melbourne	Non-contributory	HO513
506 City Road, South Melbourne	Significant	HO513
508-510 City Road, South Melbourne	Non-contributory	HO513
512 & 514 City Road, South Melbourne	Significant	HO513
516 & 518 City Road, South Melbourne	Significant	HO513
520-522 City Road, South Melbourne	Significant	HO513
524-528 City Road, South Melbourne	Significant	HO513
530 City Road, South Melbourne	Non-Contributory	HO513
532 City Road, South Melbourne	Significant	HO513
534 City Road, South Melbourne	Significant	HO513
536 City Road, South Melbourne	Significant	HO513
538 City Road, South Melbourne	Significant	HO513
540-542 City Road, South Melbourne	Contributory	HO513
544-546 City Road, South Melbourne	Contributory	HO513

Planning and Environment Act 1987

PORT PHILLIP PLANNING SCHEME

AMENDMENT C186port

INSTRUCTION SHEET

The planning authority for this amendment is the Port Phillip City Council.

The Port Phillip Planning Scheme is amended as follows:

Planning Scheme Maps

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

Overlay Maps

1. Amend Planning Scheme Map No. 3HO in the manner shown on the attached maps marked "Port Phillip Planning Scheme, Amendment C186port".

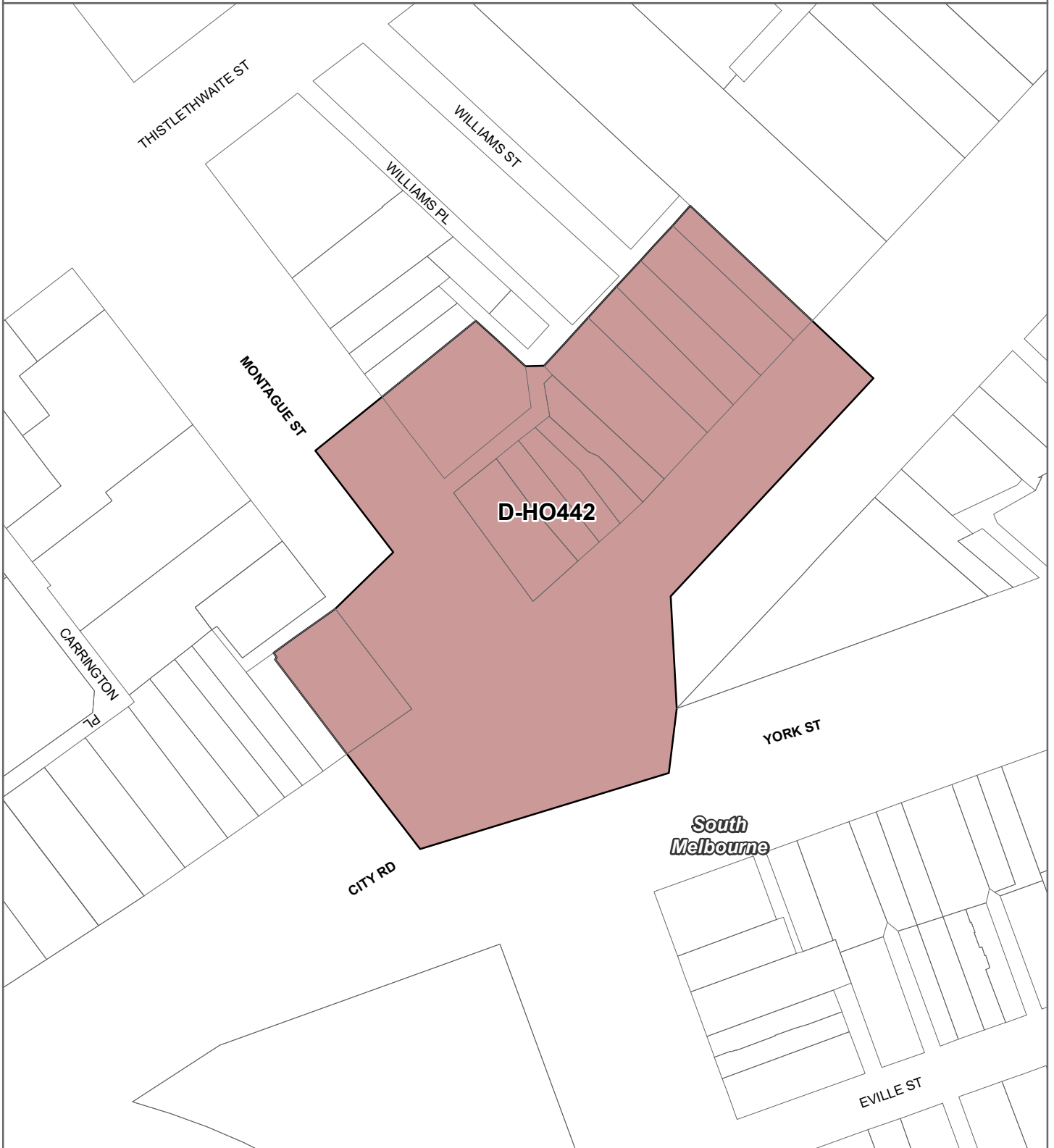
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

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

End of document

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C186port



LEGEND

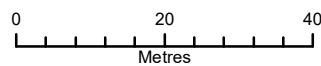
- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area



Part of Planning Scheme Map 3HO

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PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C186port


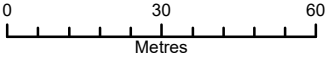


LEGEND
 HO - Heritage Overlay
 Local Government Area

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 Amendment Version: 2


Part of Planning Scheme Map 3HO



21.07

INCORPORATED DOCUMENTS

~~45/40/2020~~ ~~---/---/---~~
~~6474port~~ Proposed C186port

St Kilda Foreshore Urban Design Framework (2002)

Port Phillip Heritage Review - Volumes 1-6 (~~Version 33, September 2020~~ C186port Adoption Version, February 2021) (Includes the City of Port Phillip Heritage Policy Map and the City of Port Phillip Neighbourhood Character Policy Map).

Reference documents

General

Community Plan (2007)

Council Plan 2009 - 2013

Health and Wellbeing Strategy (2007)

Environmental sustainability

Toward Zero Sustainable Environment Strategy (2007)

Sustainable Design Policy (2006)

Sustainable Transport Framework (2004)

Sustainable Transport Policy and Parking Rates (Ratio, 2007)

Land use

Port Phillip Housing Strategy (2007)

Port Phillip Activity Centres Implementation Plan (2007)

Port Phillip Activity Centres Strategy (2006)

Port Phillip Industry and Business Strategy (2003)

Open Space Strategy (2006, Revised 2009)

Open Space Strategy Implementation Plan Framework (2009)

Foreshore Management Plan (2004)

Built form

Port Phillip Housing Strategy (2007)

Port Phillip Design Manual (2000)

Neighbourhoods

South Melbourne Central Structure Plan (2007)

South Melbourne Central Urban Design Framework (2007)

Ormond Road Urban Design Guidelines (2007)

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

Carlisle Street Activity Centre Structure Plan (2009)

Carlisle Street Urban Design Framework (2009)

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

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

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

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

22.04

29/11/2018
C151

HERITAGE POLICY

This policy applies to all land within a Heritage Overlay.

22.04-1

27/06/2011
C62

Policy Basis

This policy:

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

22.04-2

27/06/2011
C62

Objectives

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

22.04-3

08/12/2011
C72

Policy

General

It is policy to:

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

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

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

Additions and/or Alterations to Heritage Places

It is policy that:

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

Performance Measure 1

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

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

Illustration 1

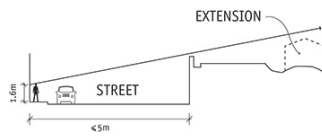


Illustration 2

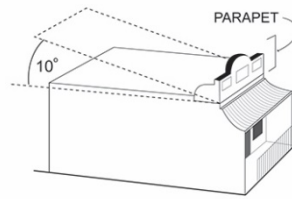
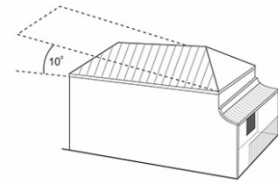


Illustration 3



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

New Development in Heritage Overlay Areas

It is policy that:

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

Performance Measure 2

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

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

Performance Measure 3

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

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

Demolition

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

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

Car Parking

It is policy to:

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

Laneways, Kerbs and Channels

It is policy that:

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

Street Furniture

It is policy that:

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

22.04-4

27/06/2011
C62

Application Requirements

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

A written report that explains:

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

Plans showing the following:

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

22.04-5

27/06/2011
C62

Definitions

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

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured “red” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

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

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

22.04-6

Incorporated Document

45/10/2020 - / - / - - -
C174port Proposed C186port

Port Phillip Heritage Review – Volumes 1 – 6 (~~Version 33, September 2020~~ C186port Adoption Version, February 2021) (includes the City of Port Phillip Heritage Policy Map and the City of Port Phillip Neighbourhood Character Policy Map).

22.04-7

Reference Documents

45/10/2020 - / - / - - -
C174port Proposed C186port

Port Phillip Design Manual, 2000 including:

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

PORT PHILLIP PLANNING SCHEME

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

31/01/2019
C157port

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0

Application requirements

18/10/2018
C122

None specified.

2.0

Heritage places

~~22/10/2020~~
~~G192port~~ Proposed C186port

The requirements of this overlay apply to both the heritage place and its associated land.



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

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	<i>St Kilda, Elwood, Balaclava, Ripponlea</i> Area generally bound by Carlisle St to the north, Glenhuntly Rd to the south, Hotham St to the east and Mitford St and Broadway to the west	Yes	No	No	No	No	No	No
HO7 Interim Control Expiry date: 01/04/2021	<i>St Kilda, Elwood, Balaclava, Ripponlea Precinct Extension</i> 41-57 Dickens Street, 1-3 Ruskin Street, 1 Addison Street, 49-51 and 59-61 Mitford Street, Elwood	Yes	No	No	No	No	No	No
HO8	<i>Elwood-Glen Huntly Rd, Ormond Rd</i> Area generally comprising Glen Huntly Rd as the east-west spine, extending north just beyond Shelley St between Marine Parade and the Elwood Canal, and south generally between Ormond Rd and Ormond Esplanade	Yes	No	No	No	No	No	No
HO318	<i>Brighton Rd (Elwood)</i> Brighton Rd, Burns St, Glenhuntly Rd, Heaton St	Yes	No	No	No	No	No	No
HO316	Carlisle St (East Carlisle St, Hawsleigh Ave	Yes	No	No	No	No	No	No
HO30	<i>Emerald Hill Estate</i> Bank, Clarendon, Park, Cecil, Dorcas, Marshall, Fishley, Layfield and Perrins Streets, South Melbourne	-	-	-	-	Yes Ref No H1136	Yes	No
HO317	<i>Hotham St (Balaclava)</i> Nos. 113-125 Hotham St	Yes	No	No	No	No	No	No
HO315	<i>Inkerman St (East)</i> Chapel St, Inkerman St	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO258	<i>St Vincent Place Precinct</i> 1-99 St Vincent Place South and 2-94 St Vincent Place North and St Vincent Gardens East and St Vincent Gardens West and 10 Merton St and Montague St (Part), Albert Park	-	-	-	-	Yes Ref No H1291 (see also HO340/ H813)	Yes	No
HO382	<i>Swallow Street Precinct</i> 49-77 Swallow Street, Port Melbourne	Yes	No	No	No	No	No	No
HO385	<i>Chusan Street Precinct</i> 1-37 Chusan Street, East St Kilda	Yes	No	No	No	No	No	No
HO386	<i>Godfrey Av/Raglan Street Precinct</i> 1-41, 2-36 Godfrey Avenue and 9-23 Raglan Street, East St Kilda	Yes	No	No	No	No	No	No
HO387	<i>Hammerdale Av Precinct</i> 2-24, 28-32, 3-17 Hammerdale Avenue, 2-8 Jervois Street, East St Kilda	Yes	No	No	No	No	No	No
HO388	<i>Holroyd Court Precinct</i> 1-7 Holroyd Court, East St Kilda	Yes	No	Yes – 4 mature camphor laurel street trees (cinnamomum camphora)	No	No	No	No
HO389	<i>Kalymna Grove/Inkerman St Precinct</i> 1-35, 2-30 Kalymna Gr, 342-374 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO390	<i>Mooltan Av Precinct</i> 10-16, 9-15 Mooltan Avenue, East St Kilda	Yes	No	No	No	No	No	No
HO391	<i>St Kilda East: Murchison Street & Wavenhoe Avenue Precinct</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1-29, 2-24 Murchison St, 20, 22, 26 Lansdowne Street, 160-188, 183-211 Alma Road, 57, 69, 71, 73, 75 and 77 Alexandra Street, 157, 159 and 161 Alma Road, 28, 30, 32, 34,36, 38, 40, 42 and 44 Hotham Street, 18 and 26A Lansdowne Road, 1-13, 15, 17, 19 and 21 Wavenhoe Avenue, 2 and 4 Mooltan Avenue (duplex at corner of Hotham Street only), St Kilda East							
HO392	<i>Orange Grove Precinct</i> 4-30, 11-33 Orange Gr and 331 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO402	<i>Elwood Canal Precinct</i> Area covered by Elwood Canal and riparian margins, from Port Phillip Bay foreshore to St Kilda Street municipal boundary.	No	No	Yes	Yes	No	No	No
HO403	<i>Addison Street /Milton Street Precinct (Elwood)</i> 2 – 74 & 11-75 Addison St; 296 – 350 & 323 - 377 Barkly St; 77 – 85 Dickens St; 7 Hood St, 1 – 7 & 2 - 10 Lawson St; 1 – 12 Lytton St; 52 – 54 Marine Pde; 6 – 56 & 9 – 37 Meredith St; 53 – 83 & 66 – 100 Milton St; 6 – 24, 29 & 46 - 84 Ruskin St; 1 – 23 & 2 - 8 Thackeray St; Elwood	Yes	No	No	No	No	No	No
HO404	<i>Byron Street / Mason Avenue Precinct (Elwood)</i> 2 – 24 & 9 -23 Byron St; 1 – 17 & 2 –18 Cyril St; 1 – 37 Mason St; 1 – 33 & 2 - 28 Moore St; Elwood	Yes	No	No	No	No	No	No
HO405	<i>McCrae Street Precinct (Elwood)</i> 31 – 33 John St; 1 – 13 & 2 – 14 McCrae St; Elwood	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
30/04/2021	496, 498, 500-502, 506, 508-510, 530, 532, 534, 536, 540-542, 544-546 City Road and 151, 153, 155, 157-161, 163 Montague Street, South Melbourne							
HO443	<i>Bridport Street / Victoria Avenue Commercial Precinct</i> Albert Park	Yes	No	No	No	No	No	No
HO444	<i>Middle Park and St Kilda West Precinct</i> Bound by Kerferd Rd, Canterbury Rd, Fitzroy St and Beaconsfield Parade	Yes	No	No	No	No	No	No
HO445	<i>Armstrong Street Commercial Precinct</i> Middle Park	Yes	No	No	No	No	No	No
HO446	<i>Albert Park Lake Precinct</i> Area generally bound by Fitzroy St to the south, Queens Road to the east, Albert Road to the North and Canterbury Road to the west Incorporated plan Albert Park Master plan	Yes	No	No	No	No	No	No
HO513	<i>Montague Commercial Precinct</i> Area including 496-546 City Road and 151-163 Montague Street, South Melbourne Statement of significance: Montague Commercial Precinct, February 2021	No	No	No	No	No	No	No
HO9	<i>Christ Church complex</i> 14 Acland St and 1 St Leonards Ave, St Kilda	-	-	-	-	Yes Ref No H996	Yes	No
HO10	<i>Linden</i> 26 Acland St, St Kilda	-	-	-	-	Yes Ref No H213	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO11	<i>Halcyon</i> 53 Acland St, St Kilda	-	-	-	-	Yes Ref No H775	Yes	No
HO12	<i>South African Soldiers Memorial</i> 29A Albert Rd, Melbourne	-	-	-	-	Yes Ref No H1374	Yes	No
HO319	<i>Former BP House</i> 1-29 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO320	<i>Offices</i> 31-33 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO334	<i>Former Residence</i> 42 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO361	<i>Houses</i> 140-144 Albert Road, South Melbourne	Yes	No	No	No	No	No	No
HO312	<i>Flats</i> 194 Albert Rd, South Melbourne	Yes	No	No	No	No	No	No
HO13	<i>Dalkeith</i> 314 Albert Rd, South Melbourne	-	-	-	-	Yes Ref No H840	Yes	No
HO489	<i>Former Royal Australian Corps of Signals Drill Hall</i> Albert Road Drive, Albert Park	-	-	-	-	Yes Ref No H2362	Yes	No
HO14	<i>Ngargee Tree</i> Albert Park	No	No	Yes	No	No	No	Yes
HO15	<i>South Melbourne Cricket and Football Club grandstand</i> Albert Road Drive, Albert Park	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO393	<i>Houses</i> 31-35 Alexandra Street, East St Kilda	Yes	No	No	No	No	No	No
HO19	<i>Holmwood, including Canary Island date palm (6) jacaranda (2) Bhutan cypress (1)</i> 61 Alexandra St, Balaclava	Yes	Yes	Yes	No	No	No	No
HO18	<i>South African War Memorial</i> 9 Alfred Square, St Kilda	-	-	-	-	Yes Ref No H1375	Yes	No
HO16	<i>House</i> 1 Alfred Square, St Kilda	Yes	Yes	No	No	No	No	No
HO17	<i>House</i> 2 Alfred Square, St Kilda	Yes	Yes	No	No	No	No	No
HO31	<i>Presbyterian Church</i> 2 Alma Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO20	<i>Former Priory Ladies School</i> 61 Alma Rd, St Kilda	-	-	-	-	Yes Ref No H726	Yes	No
HO21	<i>Belmont Flats</i> 86 Alma Rd, St Kilda	-	-	-	-	Yes Ref No H805	Yes	No
HO350	<i>House</i> 127 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO23	<i>House</i> 200 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO25	<i>House</i> 217 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO407	<i>House</i> 6 Austin St, Elwood	Yes	No	No	No	No	No	No
HO408	<i>Zone Substation</i> 36 Austin St, Elwood	Yes	No	No	No	No	No	No
HO313	<i>House</i> 13 Baker St, St Kilda	Yes	No	No	No	No	No	No
HO394	<i>Former Factory</i> 5-7A Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO395	<i>Cottage</i> 16 Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO396	<i>Substation</i> 52 Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO369	Terrace Row, houses and Algerian Oak (<i>Quernac canariensis</i>) at the rear of 145 Bank Street and land beneath the canopy for a distance of five metres from the canopy edge. 141-147 Bank Street, 1-5 Palmer Street and 2-4 Wilson Street, South Melbourne	Yes	No	Yes	No	No	No	No
HO27	<i>Former South Melbourne Post Office</i> 195-207 Bank St, South Melbourne	-	-	-	-	Yes Ref No H1771	No	No
HO28	<i>South Melbourne Town Hall</i> 208-220 Bank St, South Melbourne	-	-	-	-	Yes Ref No H217	Yes	No
HO29	<i>South Melbourne Court House and Police Station</i> 209-213 Bank St, South Melbourne	-	-	-H	-	Yes Ref No H1486	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO341	<i>Former Lauders Riding School (Emerald Hill)</i> 295 Bank St, South Melbourne	-	-	-	-	Yes Ref No H1749	Yes	No
HO32	<i>The Manse</i> 42 Barkly St, St Kilda	-	-	-	-	Yes Ref No H212	Yes	No
HO285	<i>House</i> 52 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO370	<i>Hampden, including two mature Canary Island Date Palms, scoria rock edging and tapered rough cast gate posts.</i> 74 Barkly Street, St Kilda	Yes	No	Yes	No	No	No	No
HO33	<i>Village Belle Hotel</i> 202 Barkly St, St Kilda	Yes	Yes	No	No	No	No	No
HO34	<i>House</i> 269 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO35	<i>Flats</i> 289 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO409	<i>Jerry's Milk Bar</i> 345 Barkly St, Elwood	Yes	No	No	No	No	No	No
HO38	<i>Former Morley's Coal Depot</i> 2-6 Bay St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO39	<i>Former Post Office and Naval drill hall</i> 40 Bay St, Port Melbourne	-	-	-	-	Yes Ref No H1378	Yes	No
HO452	<i>Former National Bank</i> 96 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO40	<i>Port Melbourne Court house, Police station and lock up</i> 111 and 113-119 Bay St and Graham St, Port Melbourne	-	-	-	-	Yes Ref No H1318	Yes	No
HO41	<i>Port Melbourne Town Hall</i> 333 Bay St, Port Melbourne	Yes	Yes	Yes	No	No	No	No
HO42	<i>Shop</i> 397 Bay St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO43	<i>Princes Pier</i> Beach St, Port Melbourne	-	-	-	-	Yes Ref No H981	Yes	No
HO465	<i>Station Pier</i> 110 Beach St, Port Melbourne	-	-	-	-	Yes Ref No H985	Yes	No
HO46	<i>Port Melbourne railway station</i> 101 Beach St, Port Melbourne	-	-	-	-	Yes Ref No H983	Yes	No
HO47	<i>Centenary bridge pillar</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO48	<i>Maskell and McNab Memorial</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO49	<i>Band Rotunda (opposite Stokes Street)</i> Beach St, Port Melbourne	-	-	-	-	Yes Ref No. H1735	No	No
HO50	<i>Public toilets</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO51	<i>Bi-Centennial memorial</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO362	<i>WW1 Memorial</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO52	<i>Port Melbourne Yacht Club</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO286	<i>Sandridge Hotel</i> 69 Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO44	<i>Leading lights</i> Beacon Vista and Hobsons Bay, Port Melbourne	-	-	-	-	Yes Ref No H982	Yes	No
HO53	<i>Cast iron lamp standards</i> Beaconsfield Pde, St. Kilda	Yes	No	No	No	No	No	No
HO348	<i>Catani Gardens</i> Beaconsfield Pde and Jacka Blvd, St Kilda	-	-	-	-	Yes Ref No H1805	No	No
HO54	<i>Open sea bathing house</i> Beaconsfield Pde, St. Kilda	Yes	Yes	Yes	No	No	No	No
HO450	<i>Sea Wall and Promenade</i> Beaconsfield Parade (south side), between Cowderoy Street and McGregor Street, St Kilda West and Middle Park Incorporated plan Sea Wall and Promenade - September 2008	Yes	No	No	No	No	No	No
HO55	<i>Duart</i> 121 Beaconsfield Pde, Albert Park	Yes	Yes	No	No	No	No	No
HO56	<i>Hotel Victoria</i> 123 Beaconsfield Pde, Albert Park	-	-	-	-	Yes Ref No H820	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO57	<i>Hughenden</i> 177 Beaconsfield Pde, Middle Park	Yes	Yes	No	No	No	No	No
HO287	<i>Flats</i> 333 Beaconsfield Parade, St Kilda	Yes	No	No	No	No	No	No
HO58	<i>Shandon</i> 361 Beaconsfield Pde, St Kilda	-	-	-	-	Yes Ref No H669	Yes	No
HO59	<i>The Belford</i> 24 Belford St, St. Kilda	Yes	No	No	No	No	No	No
HO410	<i>Houses</i> 1 – 5 Bell St, Ripponlea	Yes	No	No	No	No	No	No
HO357	<i>Former Australian Natives Association Hall</i> 49A Blanche Street, St Kilda	Yes	No	No	No	No	No	No
HO344	<i>St Kilda Botanical Gardens</i> 55 Blessington St, St Kilda	-	-	-	-	Yes Ref No H1804	Yes	No
HO60	<i>House</i> 4 Blessington St, St Kilda	Yes	No	No	No	No	No	No
HO349	<i>Public Reserve</i> Bowen Cres, Melbourne	No	No	Yes	No	No	No	No
HO62	<i>Biltmore private hotel</i> 152 Bridport St, Albert Park	-	-	-	-	Yes Ref No H475	Yes	No
HO63	<i>St Kilda Town Hall</i> Brighton Rd, St Kilda	Yes	Yes – but limited to the interior of the original	Yes	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
			1890 and 1939 Town Hall building only					
HO64	<i>Primary School No. 1479</i> 2 Brighton Rd, St Kilda	-	-	-	-	Yes Ref No H1712	Yes	No
HO371	<i>Moreton Bay fig in the northwest corner of 43 Brighton Road and land beneath the canopy for a distance of five metres from the canopy edge.</i> 39-43 Brighton Road (part), 4 Dickens Street (part) and 1-5 Mozart Street (part), St Kilda	No	No	Yes	No	No	No	No
HO65	<i>Holy Trinity complex</i> 2 Brighton Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO355	<i>House</i> 148 Brighton Road, Ripponlea	Yes	No	No	No	No	No	No
HO66	<i>Fire Station complex</i> 201 Brighton Rd, Elwood	Yes	No	No	No	No	No	No
HO67	<i>Windermere Flats</i> 49 Broadway, Elwood	-	-	-	-	Yes Ref No H911	Yes	No
HO411	<i>Houses</i> 2, 4 & 6 Browning St, Elwood	Yes	No	No	No	No	No	No
HO68	<i>Wilgah</i> 6 Burnett St, St Kilda	-	-	-	-	Yes Ref Nos H760	Yes	No
HO453	<i>Wilgah</i> 8 Burnett St, St Kilda	-	-	-	-	Yes Ref No H761	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO69	<i>Fenagh Cottage</i> 7 Burnett St, St Kilda	-	-	-	-	Yes Ref No H629	Yes	No
HO343	<i>Marion Terrace</i> 14-24 Burnett St, St Kilda	-	-	-	-	Yes Ref No H1802	Yes	No
HO70	<i>Oberwyl</i> 33-35 Burnett St, St Kilda	-	-	-	-	Yes Ref No H214	Yes	No
HO71	<i>Fleurs</i> 48 Burnett St, St Kilda	-	-	-	-	Yes Ref No H753	Yes	No
HO412	<i>House</i> 32 Byron St, Elwood	Yes	No	No	No	-	No	No
HO413	<i>Ravensmead House</i> 38 Byron St, Elwood	Yes	No	No	No	-	No	No
HO72	<i>Former Salvation Army Citadel</i> 17 Camden St, Balaclava	Yes	No	No	No	No	No	No
HO378	<i>Pepper tree at the rear of 208 Canterbury Road and land beneath the canopy for a distance of five metres from the canopy edge.</i> 208-209 Canterbury Road, St Kilda West	No	No	Yes	No	No	No	No
HO73	<i>The Canterbury</i> 236 Canterbury Rd, St Kilda West	-	-	-	-	Yes Ref No H1836	No	No
HO74	<i>National Theatre</i> 20 Carlisle St, St Kilda	-	-	-	-	Yes Ref No H2092	Yes	No
HO75	<i>St. Colman's Church</i> 291 Carlisle St, Balaclava	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO76	<i>Luna Park</i> 18 Cavell St, St Kilda	-	-	-	-	Yes Ref No H938	Yes	No
HO454	<i>Luna Park- local significance</i> 18 Cavell St, St Kilda Incorporated plan Luna Park	Yes	No	No	No	No	No	No
HO289	<i>Southern Cross Hotel</i> 78 Cecil St, South Melbourne	Yes	No	No	No	No	No	No
HO77	<i>Port View House</i> 153 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H702	Yes	No
HO78	<i>Finn Barr</i> 155 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H715	Yes	No
HO79	<i>Former Mechanics Institute (Italian Club Cavour)</i> 170-172 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H537	Yes	No
HO466	<i>Former St Vincent de Paul Boys Orphanage</i> 231-241 Cecil St and 199-201 Napier St and 34 Church St, South Melbourne	-	-	-	-	Yes Ref No H2170	Yes	No
HO80	<i>Former Free Presbyterian Church</i> Chapel St, St Kilda East	Yes	Yes	No	No	No	No	No
HO81	<i>All Saints Church, Hall and former Vicarage</i> 2 Chapel St, St Kilda East	-	-	-	-	Yes Ref No H1364	Yes	No
HO82	<i>St Georges Uniting Church</i> 4 Chapel St, St Kilda	-	-	-	-	Yes Ref No H864	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO83	<i>The Astor Theatre</i> 1-9 Chapel St, St Kilda	-	-	-	-	Yes Ref No H1751	No	No
HO84	<i>Drill Hall</i> 10 Chapel St, St Kilda East	Yes	Yes	No	No	No	No	No
HO85	<i>Cloyne</i> 12 Chapel St, St Kilda	-	-	-	-	Yes Ref No H733	Yes	No
HO86	<i>Rondebosch and Elmwood</i> 25-27 Chapel St, St Kilda	-	-	-	-	Yes Ref No H754	Yes	No
HO351	<i>Flats</i> 45-47 Chapel Street, St Kilda	Yes	No	No	No	No	No	No
HO87	<i>Mahnud</i> 65 Chapel St, St Kilda	Yes	No	No	No	No	No	No
HO290	<i>Police Station</i> 92 Chapel St, St Kilda	Yes	No	No	No	No	No	No
HO88	<i>Charnwood Oaks</i> 4-8 Charnwood Cr, St Kilda	Yes	Yes	No	No	No	No	No
HO89	<i>St Kilda Hebrew Congregation Synagogue</i> 10-12 Charnwood Grove, St Kilda	-	-	-	-	Yes Ref No 1968	Yes	No
HO90	<i>Houses</i> 80-82 Chaucer St, St. Kilda	Yes	No	No	No	No	No	No
HO91	<i>House</i> 9 Church St, South Melbourne	Yes	Yes	No	No	No	No	No
HO92	<i>Ballarat</i>	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	51 Church St, South Melbourne							
HO93	<i>Wayside Inn Hotel</i> 448 City Rd, South Melbourne	Yes	No	No	No	No	No	No
HO291	<i>Shop</i> 155 Clarendon St, South Melbourne	Yes	No	No	No	No	No	No
HO367	<i>Prefabricated Cottage</i> 17 Coventry Place, South Melbourne	-	-	-	-	Yes Ref No H1958	Yes	No
HO96	<i>House</i> 378 Coventry St, South Melbourne	Yes	Yes	No	No	No	No	No
HO97	<i>Bellhouse Iron House and Iron House</i> 399 Coventry St and 6 Patterson Place, South Melbourne	-	-	-	-	Yes Ref No H220 & Ref No H1888	Yes	No
HO98	<i>Beaconsfield Hotel</i> 20 Cowderoy St, St Kilda	Yes	Yes	No	No	No	No	No
HO99	<i>Fountain Inn</i> 1 Crockford St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO100	<i>Eden Terrace</i> 4-18 Dalgety St, St Kilda	-	-	-	-	Yes Ref No H847	Yes	No
HO414	<i>Electrical Substation</i> 13 Daley St, Elwood	Yes	No	No	No	-	No	No
HO101	<i>Ornamental Tramway Overhead Poles</i> Dandenong Rd, St Kilda	-	-	-	-	Yes Ref No H1023 (see also HO125)	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO102	<i>Park Keeper's Lodge</i> Alma Park, Dandenong Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO103	<i>St Mary's Church</i> 208 Dandenong Rd, St Kilda	-	-	-	-	Yes Ref No H750	Yes	No
HO104	<i>Former Ardoch Educational Centre</i> 216-238 Dandenong Rd and 1-9 Ardoch Ave and 2-8 Pilley St and 2-10 Ardoch Ave, St Kilda East	-	-	-	-	Yes Ref No H969	Yes	No
HO455	<i>St Kilda Cemetery</i> 260-288 Dandenong Rd, St Kilda East	-	-	-	-	Yes Ref No H1081	Yes	No
HO105	<i>House</i> 70 Dickens St Elwood	Yes	No	No	No	No	No	No
HO106	<i>Glenronald</i> 75 Dickens St, St. Kilda	Yes	No	No	No	No	No	No
HO415	<i>Antigone Flats</i> 34 Docker St, Elwood	Yes	No	No	No	No	No	No
HO107	<i>Monterey Flats</i> 35 Docker St, Elwood	Yes	No	No	No	No	No	No
HO108	<i>St Luke's Church</i> 210 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H218	Yes	No
HO109	<i>Former Salvation Army Citadel</i> 232 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO110	<i>Former Baptist Church</i> 250 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO111	<i>Primary School No 1253</i> 284 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H1346	Yes	No
HO112	<i>Former Presbyterian Church</i> 317-329 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO113	<i>Former Queens Arms Hotel</i> 330-334 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H1827	No	No
HO114	<i>House</i> 337 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO115	<i>Former Morley and Carrick Warehouse</i> 93 Dow St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO116	<i>State School</i> 113 Eastern Rd, South Melbourne	Yes	Yes	No	No	No	No	No
HO347	<i>Biltmore</i> 36 Eildon St, St Kilda	-	-	-	-	Yes Ref No H1809	No	No
HO119	<i>Albert Park railway station complex</i> 365 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H1558	Yes	No
HO120	<i>South Melbourne railway station complex</i> 221 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H1593	Yes	No
HO121	<i>Balladonia</i> 40 Ferrars Pl, South Melbourne	-	-	-	-	Yes Ref No H772	Yes	No
HO122	<i>Former Freemasons Hall</i> 254-256 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H538	Yes	No
HO336	<i>Emerald Hill Estate Residences</i>	-	-	-	-	Yes	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	2 Fishley St, South Melbourne					Ref No H1727		
HO438	<i>Emerald Hill Estate Residences</i> 6 Fishley St, South Melbourne	-	-	-	-	Yes Ref No H1728	Yes	No
HO125	<i>Ornamental Tramway Overhead Poles</i> Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1023 (see also HO101)	Yes	No
HO345	<i>Summerland Mansions</i> 17-27 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1808	Yes	No
HO126	<i>Tolarno Hotel</i> 42 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H2207	Yes	No
HO123	<i>Former St Kilda railway station complex</i> 60 Fitzroy St and 352 Canterbury Rd, St Kilda	-	-	-	-	Yes Ref No H1719	Yes	No
HO366	<i>St Kilda Bowling Club</i> 66 Fitzroy Street, St Kilda	-	-	-	-	Yes Ref No H1913	Yes	No
HO124	<i>Primary School No 2460</i> 70 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1637	Yes	No
HO127	<i>George Hotel</i> 123-127 Fitzroy St and 2-10 Grey St, St Kilda	-	-	-	-	Yes Ref No H706	Yes	No
HO128	<i>Former Wesleyan Methodist Church</i> 167 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H818	Yes	No
HO129	<i>Ritz Mansions</i> 171 Fitzroy St, St Kilda	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO416	<i>Duplex</i> 22 – 22A Foam St, Elwood	Yes	No	No	No	No	No	No
HO131	<i>House</i> 108 Gladstone St, Southbank	-	-	-	-	Yes Ref No H834	Yes	No
HO132	<i>House</i> 110 Gladstone St, Southbank	-	-	-	-	Yes Ref No H835	Yes	No
HO133	<i>House</i> 112 Gladstone St, Southbank	-	-	-	-	Yes Ref No H836	Yes	No
HO134	<i>House</i> 114 Gladstone St, Southbank	-	-	-	-	Yes Ref No H837	Yes	No
HO135	<i>House</i> 116 Gladstone St, Southbank	-	-	-	-	Yes Ref No H838	Yes	No
HO372	<i>Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet and concrete pond.</i> 3 Glen Eira Road, Ripponlea	Yes	No	Yes	No	No	No	No
HO373	<i>House and Gleneira, including the black locust trees at the front and rear western boundary of 12 Glen Eira Road and land beneath the canopy of these trees for a distance of five metres from the canopy edge.</i> 10-12 Glen Eira Road and 3 Victoria Avenue, Ripponlea	Yes	No	Yes	No	No	No	No
HO137	<i>Ripponlea railway station complex</i> 11-13 Glen Eira Rd, Ripponlea	-	-	-	-	Yes Ref No H1588	Yes	No
HO136	<i>Brinsmeads Pharmacy</i>	-	-	-	-	Yes	Yes	No

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	71-73 Glen Eira Rd, Ripponlea					Ref No H725		
HO219	<i>St Columbas Church complex</i> 24 and 26 Glenhuntly Rd and 2 Normandy Rd, Elwood	Yes	Yes	No	No	No	No	No
HO354	<i>Flats</i> 60-66 Glenhuntly Road, Elwood	Yes	No	No	No	No	No	No
HO138	<i>House</i> 136 Glenhuntly Rd, Elwood	Yes	No	No	No	No	No	No
HO139	<i>Former Gasworks complex with wall</i> Graham St, South Melbourne	Yes	Yes	No	No	No	No	No
HO140	<i>Palmville</i> 240 Graham St, Port Melbourne	Yes	No	No	No	No	No	No
HO141	<i>Former shop and house</i> 249 Graham St, Port Melbourne	Yes	No	No	No	No	No	No
HO142	<i>State School</i> 415 Graham St, Port Melbourne	Yes	Yes	Yes	No	No	No	No
HO143	<i>Ripplemere</i> 34 Grey St, St Kilda	-	-	-	-	Yes Ref No H747	Yes	No
HO144	<i>Eildon</i> 51 Grey St, St Kilda	-	-	-	-	Yes Ref No H746	Yes	No
HO145	<i>Residences</i> 77-79 Grey St, St Kilda	-	-	-	-	Yes Ref No H796	Yes	No
HO146	<i>Sacred Heart Church, Hall and Presbytery</i>	-	-	-	-	Yes	No	No

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	83-87 Grey St, St Kilda					Ref No H1765		
HO147	<i>Rail overbridge</i> Grosvenor St, Balaclava	Yes	No	No	No	No	No	No
HO374	<i>Stone pine (Pinu pinea) in rear garden and land beneath the canopy for a distance of five metres from the canopy edge.</i> 3, 5, 5A and 7 Hammerdale Ave, St Kilda East	No	No	Yes	No	No	No	No
HO375	<i>Hawsleigh Court and central courtyard garden, including two mature Liquidambers (Liquidamber styraciflua), and silver birch.</i> 2B Hawsleigh Court, Balaclava	Yes	No	Yes	No	No	No	No
HO417	<i>Hood's Court Flats</i> 2 Hood St, Elwood	Yes	No	No	No	No	No	No
HO418	<i>House</i> 2 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO419	<i>Houses</i> 7 – 9 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO149	<i>House</i> 23 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO150	<i>Road overbridge</i> Hotham St, Elsternwick	Yes	Yes	No	No	No	No	No
HO292	<i>House</i> 45 Hotham St, St Kilda East	Yes	No	No	No	No	No	No
HO293	<i>Flats</i> 50 Hotham St, St Kilda East	Yes	No	No	No	No	No	No

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HO152	<i>Congregational Church</i> 72 Hotham St, St Kilda East	Yes	Yes	No	No	No	No	No
HO337	<i>B'nai B'rith House</i> 99 Hotham St, Balaclava	Yes	No	No	No	No	No	No
HO153	<i>Robert Russell House and former Congregational Church Hall</i> 30-33 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H574	Yes	No
HO154	<i>Former Congregational Church</i> 34-36 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H573	Yes	No
HO155	<i>Hazelwood Terrace</i> 46 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H221	Yes	No
HO156	<i>Hazelwood Terrace</i> 47 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H222	Yes	No
HO157	<i>Hazelwood Terrace</i> 48 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H223	Yes	No
HO158	<i>Experimental Concrete Houses</i> 324-326 Howe Pde, Port Melbourne	-	-	-	-	Yes Ref No H1863	Yes	No
HO164	<i>Former J. Kitchen and Sons Pty Ltd offices</i> Ingles St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO165	<i>Former Australian Motor Industries Factory</i> 289 Ingles St, Port Melbourne	Yes	No	No	No	No	No	No
HO294	<i>Former St Kilda Council Depot Offices-Destructor Building</i> 33 Inkerman St, St Kilda	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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HO159	<i>House</i> 59 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO160	<i>Telephone exchange</i> 62 -78 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO161	<i>Shops</i> 77-79 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO162	<i>Shops</i> 268-276 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO163	<i>House</i> 290 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO356	<i>Flats</i> 290A Inkerman St, St Kilda East	Yes	No	No	No	No	No	No
HO398	<i>Houses</i> 316-320 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO168	<i>St Kilda Seabaths</i> Jacka Boulevard, St Kilda	Yes	Yes	No	No	No	No	No
HO169	<i>Catani arch</i> Jacka Boulevard, St. Kilda	Yes	No	No	No	No	No	No
HO170	<i>Obelisks</i> Jacka Boulevard, St. Kilda	Yes	No	No	No	No	No	No
HO172	<i>Dressing Pavilion</i> 40 Jacka Boulevard, St. Kilda	Yes	Yes	No	No	No	No	No
HO173	<i>Wattle House</i>	-	-	-	-	Yes	Yes	No

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	53 Jackson St, St Kilda					Ref No H632		
HO420	<i>Houses</i> 24 – 30 John St, Elwood	Yes	No	No	No	No	No	No
HO342	<i>Terrace</i> 27-35 Kerferd Rd, Albert Park	-	-	-	-	Yes Ref no H1831	Yes	No
HO176	<i>MacRobertson Girls High School</i> 350 Kings Way, Melbourne	-	-	-	-	Yes Ref No H1641	Yes	No
HO177	<i>Houses</i> 328 Kings Way, South Melbourne	Yes	No	No	No	No	No	No
HO175	<i>Kingsley Court</i> 4-6 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO421	<i>Cromer Court</i> 22 – 24 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO295	<i>House</i> 40 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO178	<i>McAdam House</i> Lakeside Drive, Albert Park	Yes	Yes	No	No	No	No	No
HO296	<i>House</i> 40 Lansdowne Rd, St Kilda East	Yes	No	No	No	No	No	No
HO182	<i>Former Fire Station</i> 147 Liardet St, Port Melbourne	Yes	No	No	No	No	No	No
HO422	<i>House</i> 19 Lindsay Ave, Elwood	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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HO226	<i>St Kilda Pavilion</i> Off Lower Esplanade, St Kilda	-	-	-	-	Yes Ref No 1533	Yes	No
HO184	<i>Palais Theatre</i> 14 Lower Esplanade, St Kilda	-	-	-	-	Yes Ref No H947	Yes	No
HO186	<i>Tintara</i> 20 Lyndon St, Ripponlea	-	-	-	-	Yes Ref No H842	Yes	No
HO187	<i>Beacon</i> Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO298	<i>Houses</i> 1-2 Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO299	<i>House</i> 19 Marine Parade	Yes	No	No	No	No	No	No
HO300	<i>House</i> 29 Marine Parade, Elwood	Yes	No	No	No	No	No	No
HO188	<i>House</i> 32 Marine Pde, St Kilda	Yes	No	No	No	No	No	No
HO423	<i>Garden Court Flats</i> 73 Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO301	<i>House</i> 77 Marine Parade, Elwood	Yes	No	No	No	No	No	No
HO365	<i>Flats</i> 4 & 4A Meredith St, Elwood	Yes	No	No	No	No	No	No
HO191	<i>Hartpury</i>	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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	9 Milton St, Elwood							
HO190	<i>Hartpury Court complex</i> 9-11 Milton St, Elwood	-	-	-	-	Yes Ref No H767	Yes	No
HO192	<i>Biram apartments</i> 15 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO368	<i>Residence and Air Raid Shelter</i> 23 Mitford St, St Kilda	-	-	-	-	Yes Ref No H616	Yes	No
HO376	<i>Poets Corner, including Bhutan cypress and two Italian cypress.</i> 38 Mitford St, Elwood	Yes	No	Yes	No	No	No	No
HO194	<i>Houses</i> 86-88 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO195	<i>House</i> 96 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO196	<i>Rail overbridge</i> Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO218	<i>Former Dunlop Pneumatic Tyre Co. mill</i> 66 Montague Street, South Melbourne (see also 223-229 Normanby Rd, South Melbourne)	Yes	No	No	No	No	No	No
HO197	<i>Residence</i> 83 Montague St, Southbank	-	-	-	-	Yes Ref No H830	Yes	No
HO198	<i>Residence</i> 85 Montague St, Southbank	-	-	-	-	Yes Ref No H831	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO199	<i>Residence</i> 87 Montague St, Southbank	-	-	-	-	Yes Ref No H832	Yes	No
HO200	<i>Residence</i> 89 Montague St, Southbank	-	-	-	-	Yes Ref No H833	Yes	No
HO201	<i>State School</i> 90 Montague St, South Melbourne	Yes	Yes	No	No	No	No	No
HO202	<i>Golden Fleece Hotel</i> 120 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO203	<i>Former Talbot Inn</i> 144 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO272	<i>Former residence and shop</i> 146 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO204	<i>St Peter and Paul Church and school complex</i> 217 Montague St, South Melbourne	Yes	Yes	No	No	No	No	No
HO302	<i>Flats</i> 8 Mooltan Ave, East St Kilda	Yes	No	No	No	No	No	No
HO205	<i>Maori Chief Hotel</i> 117-119 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO206	<i>Former Freer's Family Hotel</i> 147 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO207	<i>Temperance House</i> 175 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO208	<i>House</i>	Yes	Yes	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	347 Moray St, South Melbourne							
HO209	<i>Park House</i> 352 Moray St, South Melbourne	-	-	-	-	Yes Ref No H224	Yes	No
HO210	<i>House</i> 1 Morris St, South Melbourne	Yes	Yes	No	No	No	No	No
HO377	<i>WA Flowering Gum at 27 Murchison Street and land beneath the canopy for a distance of five metres from the canopy edge.</i> 27 Murchison Street, East St Kilda	No	No	Yes	No	No	No	No
HO211	<i>House</i> 88 Napier St, South Melbourne	Yes	Yes	No	No	No	No	No
HO212	<i>Former St Vincent de Pauls Girls Orphanage</i> 179-197 Napier St, South Melbourne	-	-	-	-	Yes Ref No H1531	Yes	No
HO213	<i>Former Temperance Hall</i> 199-207 Napier St, South Melbourne	Yes	Yes	No	No	No	No	No
HO214	<i>Kindergarten, including Pepper tree at rear of property.</i> 23 Nelson St, St. Kilda East	Yes	No	Yes	No	No	No	No
HO215	<i>Rail overbridge</i> Nightingale St, Balaclava	Yes	No	No	No	No	No	No
HO216	<i>House</i> 8 Nightingale St, Balaclava	Yes	No	No	No	No	No	No
HO217	<i>Former Laycock Son and Co. woollen mills</i> 179-185 Normanby Rd, South Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO218	<i>Former Dunlop Pneumatic Tyre Co. mill</i> 223-229 Normanby Rd, South Melbourne (see also 66 Montague Street, South Melbourne)	Yes	No	No	No	No	No	No
HO338	<i>Jubilee Terrace</i> 118-130 Nott St, Port Melbourne	-	-	-	-	Yes Ref No H1829	Yes	No
HO339	<i>Queens Terrace</i> 132-144 Nott St, Port Melbourne	-	-	-	-	Yes Ref No H1830	Yes	No
HO358	<i>Houses</i> 14-18 Octavia Street, St Kilda	Yes	No	No	No	No	No	No
HO353	<i>Flats</i> 46 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO424	<i>Flats</i> 51 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO425	<i>House</i> 123 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO426	<i>Beach Kiosk</i> Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO427	<i>Community Centre & Cafe</i> Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO428	<i>Surf Lifesaving Club</i> Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO220	<i>Surry Court</i> 71 Ormond Rd, Elwood	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO303	<i>House</i> 77 Ormond Rd, Elwood	Yes	No	No	No	No	No	No
HO221	<i>Former Chemist shop</i> 90 Ormond Rd, Elwood	-	-	-	-	Yes Ref No H782	Yes	No
HO222	<i>Avalon</i> 285 Orrong Rd, St. Kilda East	Yes	No	No	No	No	No	No
HO223	<i>House</i> 311 Orrong Rd, St Kilda East	Yes	No	No	No	No	No	No
HO224	<i>Former Church of Christ</i> 96 Pakington St, St. Kilda	Yes	No	No	No	No	No	No
HO304	<i>Shops & Residence</i> 116 Park St, South Melbourne	Yes	No	No	No	No	No	No
HO225	<i>Royal Melbourne Yacht Squadron</i> Pier Rd, St. Kilda	Yes	No	No	No	No	No	No
HO458	<i>Abercrombie House</i> 8 Patterson Place, South Melbourne	-	-	-	-	Yes Ref No H404	Yes	No
HO429	<i>Flats</i> 33 Pine Ave, Elwood	Yes	No	No	No	No	No	No
HO227	<i>Point Ormond and Surrounding Landscape</i> Point Ormond Rd, Elwood	No	No	Yes	No	No	No	Yes
HO228	<i>House</i> 4 Pozieres Ave, St. Kilda	Yes	No	No	No	No	No	No
HO229	<i>Residence, also known as Berkeley Hall</i>	-	-	-	-	Yes	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	11 Princes St, St Kilda					Ref No H491		
HO230	<i>House</i> 24 Princes St, St Kilda	Yes	Yes	No	No	No	No	No
HO231	<i>Vacunce</i> 112 Princes St, Port Melbourne	Yes	No	No	No	No	No	No
HO232	<i>Former shop and residence</i> 14-16 Punt Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO463	<i>St Kilda Cricket Ground</i> Queens Road and Fitzroy Street and Lakeside Drive, St Kilda	-	-	-	-	Yes Ref No H2234	Yes	No
HO233	<i>Netherby</i> 8 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO330	<i>Clive Fairbairn Pavillion</i> 494-498 & 500-520 St Kilda Road, Melbourne	Yes	No	No	No	No	No	No
HO321	<i>Lancaster House</i> 18 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO234	<i>Former Bendigonia</i> 25 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H909	Yes	No
HO235	<i>Newburn flats</i> 30 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H578	Yes	No
HO335	<i>Former Brookwood Flats</i> 32 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO346	<i>Stanhill</i>	-	-	-	-	Yes	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>The heritage place includes Residential apartment building 33-34 Queens Rd, Melbourne</i>					Ref No H1875		
HO322	<i>Formerly Lanark 55 Queens Rd, Melbourne</i>	Yes	No	No	No	No	No	No
HO323	<i>Former John Bateman Motor Inn 69 Queens Rd, Melbourne</i>	Yes	No	No	No	No	No	No
HO324	<i>Avalon 70 Queens Rd, Melbourne</i>	Yes	No	No	No	No	No	No
HO325	<i>Myer House (former) 72 Queens Rd, Melbourne</i>	Yes	No	No	No	No	No	No
HO326	<i>Former Queenslodge Motor Inn 81 Queens Rd, Melbourne</i>	Yes	No	No	No	No	No	No
HO328	<i>The Mansion 83 Queens Rd, Melbourne</i>	Yes	No	No	No	No	No	No
HO236	<i>Chinese Temple 76 Raglan St, South Melbourne</i>	-	-	-	-	Yes Ref No H219	Yes	No
HO237	<i>House 115 Raglan St, South Melbourne</i>	Yes	Yes	No	No	No	No	No
HO238	<i>Our Lady of Mt Carmel complex Richardson St, Middle Park</i>	Yes	Yes	No	No	No	No	No
HO239	<i>Primary School No 2815 194 Richardson St, Middle Park</i>	-	-	-	-	Yes Ref No H1711	Yes	No

PORT PHILLIP PLANNING SCHEME

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HO240	<i>House</i> 21 Ross St, Port Melbourne	Yes`	No	No	No	No	No	No
HO241	<i>Denmark Villa</i> 123 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO242	<i>The Presbytery</i> 127 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO305	<i>Shop</i> 207 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO243	<i>St Joseph's Mission complex</i> 268-274 Rouse St, and 93-95 Stokes St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO306	<i>House</i> 41 Ruskin St, Elwood	Yes	No	No	No	No	No	No
HO246	<i>Gunnersens Pty. Ltd.</i> 112 Salmon St, Port Melbourne	Yes	No	No	No	No	No	No
HO488	<i>St Kilda Road</i> Melbourne and <i>Tram shelter</i> St Kilda Rd and Lorne St Melbourne and <i>Tram shelter</i> St Kilda Rd and Dorcas St, Melbourne	-	-	-	-	Yes Ref No H2359 and Yes Ref No H1867 and Yes Ref No H1869	No	No
HO248	<i>Shops</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	170-172 St Kilda Rd, St Kilda							
HO249	<i>Shop</i> 228 St Kilda Rd, St Kilda	Yes	No	No	No	No	No	No
HO250	<i>Linton</i> 238 St. Kilda Rd, St. Kilda	Yes	No	No	No	No	No	No
HO251	<i>Post Office</i> 306A St Kilda Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO252	<i>First Church of Christian Scientist, Melbourne</i> 336-340 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H1766	Yes	No
HO253	<i>Airlie</i> 452 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H722	Yes	No
HO254	<i>Rathgael – The Willows</i> 462 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H96	Yes	No
HO307	<i>Offices</i> 464 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO329	<i>Charsfield</i> 478 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO331	<i>Landene</i> 490 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO332	<i>Warwilla</i> 572 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO255	<i>Former Gas Valve House</i> 617 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H675	Yes	No

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HO333	<i>Flats</i> 628 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO256	<i>Ulimaroa</i> 630 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H658	Yes	No
HO257	<i>Luzmore Terrace</i> 645-649 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO461	<i>St Kilda Street Bridge</i> St Kilda St, Elwood	-	-	-	-	Yes Ref No H2080	No	No
HO435	<i>Park Court Flat</i> 473 St Kilda St, Elwood	Yes	No	No	No	No	No	No
HO340	<i>Rochester Terrace</i> 33-51 St Vincent Place South, Albert Park	-	-	-	-	Yes Ref No H813 and Yes Ref No H1291	Yes	No
HO259	<i>House</i> 20 Scott St, Elwood	Yes	No	No	No	No	No	No
HO431	<i>Scots Church</i> 31a Scott St, Elwood	Yes	No	No	No	No	No	No
HO432	<i>Elwood Children's Centre</i> 31a Scott St, Elwood	Yes	No	No	No	No	No	No
HO260	<i>State School</i> 201 Scott St, Elwood	Yes	No	No	No	No	No	No
HO399	<i>Shirley Court</i> 20 Shirley Grove, East St Kilda	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO400	<i>House, including iron gateway</i> 22 Shirley Grove, East St Kilda	Yes	No	Yes - Canary Island (2) date palm (Phoenix canariensis)	No	No	No	No
HO433	<i>House</i> 54 Southey St, Elwood	Yes	No	No	No	No	No	No
HO261	<i>Elenora</i> 51 Spenser St, St. Kilda	Yes	No	No	No	No	No	No
HO262	<i>Los Angeles Court flats</i> 81A Spenser St, St Kilda	Yes	No	No	No	No	No	No
HO352	<i>House</i> 2A Spray Street, Elwood	Yes	No	No	No	No	No	No
HO434	<i>House</i> 54 & 56 Spray St, Elwood	Yes	No	No	No	No	No	No
HO244	<i>Former Swallow & Ariell Biscuit Factory</i> 1 Stokes St and 241-265 Rouse St and 40-44 Princes St and 29-53 Stokes St and 2-14 Capistrano Pl and 2-10 Murtons Way, Port Melbourne	-	-	-	-	Yes Ref No H567	Yes	No
HO263	<i>Former Masonic Hall</i> 18 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO264	<i>Laywell Terrace</i> 20-24 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO497	<i>Edith</i> 26 Stokes Street, Port Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO265	<i>Former Swallow and Ariell offices</i> 60 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO308	<i>Thelma</i> 106 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO309	<i>Carmel</i> 108 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO266	<i>Former St. Osyth Hotel</i> 135 Stokes St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO267	<i>Woodlands</i> 168 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO310	<i>House</i> 169 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO268	<i>Former shop and residence</i> 175 Stokes St, Port Melbourne	-	-	-	-	Yes Ref No H1789	No	No
HO269	<i>Bundalohn</i> 6 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO436	<i>Flats</i> 63 - 69 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO270	<i>Glanfell</i> 87 Tennyson St, Elwood	Yes	No	No	No	No	No	No
HO437	<i>Flats</i> 104 - 108 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO271	<i>House</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	109 Tennyson St, Elwood							
HO117	<i>The Esplanade Hotel</i> 11 The Esplanade, St Kilda	Yes	Yes	No	No	No	No	No
HO118	<i>Belvedere</i> 22 The Esplanade, St Kilda	-	-	-	-	Yes Ref No H812	Yes	No
HO272	<i>Factory</i> 79 Thistlethwaite St, South Melbourne	Yes	No	No	No	No	No	No
HO273	<i>House</i> 28 Vale St, St Kilda	Yes	No	No	No	No	No	No
HO274	<i>House</i> 30/30A Vautier St, Elwood	Yes	Yes	No	No	No	No	No
HO61	<i>Primary School No 1181 (and former Wesleyan Methodist Church)</i> 2-38 Victoria Avenue, Albert Park	-	-	-	-	Yes Ref No H1629	Yes	No
HO275	<i>Mona</i> 12 Waterloo Cr, St Kilda	Yes	No	No	No	No	No	No
HO276	<i>Residence</i> 34 Waterloo Cr, St Kilda	-	-	-	-	Yes Ref No H780	Yes	No
HO363	<i>Flats</i> 22 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO364	<i>House</i> 67 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO359	<i>House</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	99 Wellington Street, St Kilda							
HO360	<i>Former Tramway Engine House</i> 105 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO277	<i>House</i> 48 Westbury St, St. Kilda East	Yes	No	No	No	No	No	No
HO278	<i>Frenchay</i> 89 Westbury St, St Kilda East	Yes	No	No	No	No	No	No
HO279	<i>Flats</i> 54-56 Wilgah St, St. Kilda East	Yes	No	No	No	No	No	No
HO282	<i>Former BALM Paints offices</i> 339 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO280	<i>Fire Station complex</i> 425 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO281	<i>Former Disco Manufacturing corporation P.L. factory</i> 477 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO283	<i>Petrol filling station complex</i> north-west cnr, Williamstown Rd and Salmon St, Port Melbourne	Yes	No	No	No	No	No	No
HO284	<i>House</i> 33 Wordsworth St, St. Kilda	Yes	No	No	No	No	No	No
HO401	<i>House</i> 34 Young Street, East St Kilda	Yes	No	No	No	No	No	No
HO311	<i>Former Albion Hotel</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	172 York St, South Melbourne							
HO447	<i>Port Melbourne Cricket Ground</i> 525 Williamstown Road, Port Melbourne	Yes	No	No	No	No	No	No
HO448	<i>Edwards Park</i> 219 Esplanade East, Port Melbourne	No	No	Yes	No	No	No	No
HO470	<i>Substation</i> 98 Johnson Street (corner of Johnson and Munro Streets)	Yes	No	No	No	No	No	No
HO471	<i>Horse Trough</i> Ingles Street, near intersection of Ingles Street and Williamstown Road	Yes	No	No	No	No	No	No
HO472	<i>Former Commonwealth WWII Facility and Rootes Factory</i> 19 Salmon Street, Port Melbourne	Yes	Yes – tower component only	No	No	No	No	No
HO449	<i>Former WJ Carr Warehouse</i> 95 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO451	<i>Exchange Hotel</i> 39 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO456	<i>Former Australasian Sugar Refining Company complex</i> Land bounded by Beach, Rouse, Dow Streets and Esplanade West except the north western corner	Yes (10 Beach Street only)	No	No	No	No	No	No
HO457	<i>Former Army and Navy Hotel, 95 Dow Street</i> Part 100-128 Bay Street, Port Melbourne - fronting Dow Street	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO459	<i>Four shops</i> 79-85 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO462	<i>Pier Hotel</i> 1 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO464	<i>Former Mission to Seamen</i> 49 Beach Street, Port Melbourne	Yes	No	No	No	No	No	No
HO485	<i>Local Hotel</i> 22 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO486	<i>Shop</i> Part 100-128 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO487	<i>Three houses</i> 183-187 Rouse Street, Port Melbourne	Yes	No	No	No	No	No	No
HO488	<i>Tecoma Court</i> 16-20a Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO489	<i>Earls Court</i> 44 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO491	<i>Duplex</i> 38-40 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO492	<i>Terraces</i> 56-58 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO493	<i>Shops with residences</i> 81-81a Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO494	<i>Residence</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

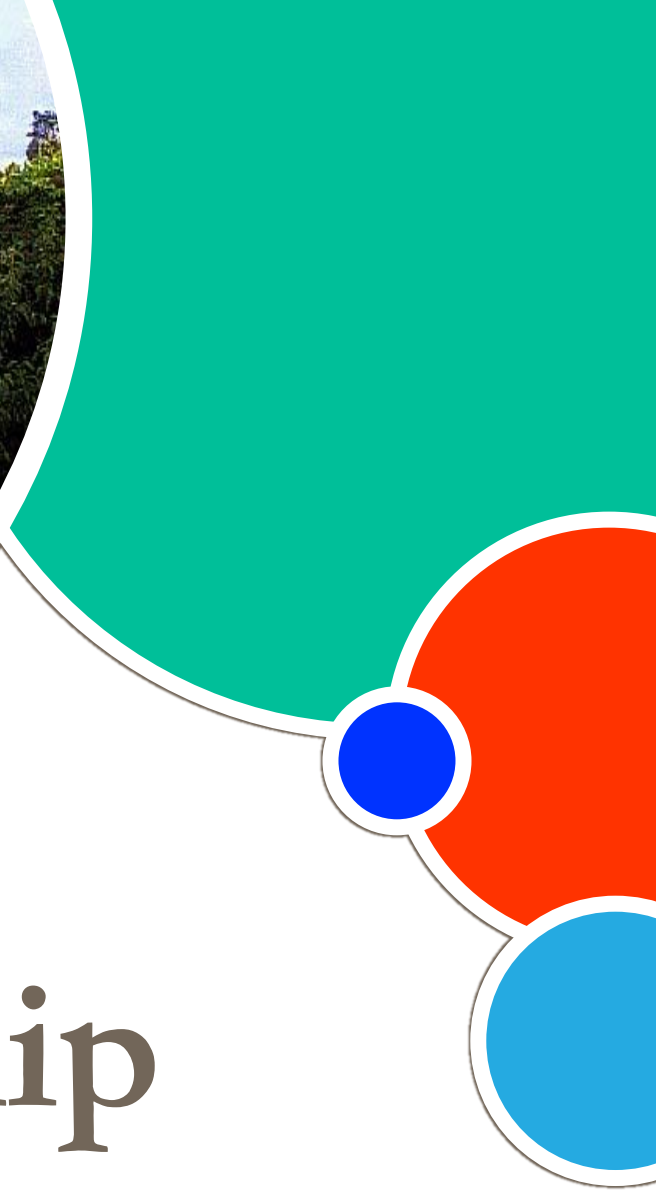
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	129 Wellington Street, St Kilda							
HO503	<i>Maisonettes</i> 21 Redan Street, St Kilda Statement of Significance: 21 Redan Street, St Kilda, "Maisonettes", February 2020	Yes	No	No	No	No	No	No
HO504	<i>Former church</i> 77 Park Street, South Melbourne	Yes	No	No	No	No	No	No
HO505	<i>Concrete House</i> 226 Alma Road, St Kilda East Statement of Significance: 226 Alma Road, St Kilda East. "House (Concrete House)", February 2020	Yes	No	No	No	No	No	No
HO506	<i>Shop and Residence</i> 264-266 St Kilda Road, St Kilda Statement of Significance: 264-266 St Kilda Road, St Kilda "Shops & Residence", February 2020	Yes	No	No	No	No	No	No

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**1.0 Incorporated documents**45/40/2020 - / - / - - -
C174port Proposed C186port

Name of document	Introduced by:
10, 11, 12 / 339 Williamstown Road, Port Melbourne, Transitional Arrangements, January 2017	C136
114-124 Albert Road, South Melbourne	NPS1
12 Acland Street, St Kilda	NPS1
12B Chapel Street, St Kilda, September 2013	C96
1-29 Albert Road, South Melbourne	NPS1
2-28 Montague Street and 80 Munro Street, Incorporated Document, South Melbourne	C176port
118 Bertie Street, Port Melbourne, Incorporated Document, July 2020	C172port
132-134 Bank Street and 223-227 Moray Street, South Melbourne	NPS1
14-16 The Esplanade, St Kilda	NPS1
167 Fitzroy Street, St Kilda	NPS1
29 Fitzroy Street, St Kilda	NPS1
203-205 Normanby Road, Southbank, Incorporated Document, July 2020	C163port
256-262 Normanby Road, South Melbourne, Incorporated Document, August 2020	C166port
315-317 Beaconsfield Parade and 109-111 Park Street, St Kilda	NPS1
360-370 St Kilda Road, Melbourne, Revised November 2001	C33
400 - 430 City Road, Southbank, December 2010	C85
400-410 City Road, 2-48 Cecil Street and 127-135 Whiteman Street, South Melbourne	NPS1
414-416 and 418 St Kilda Road, Melbourne	NPS1
477-481 Plummer Street, Port Melbourne (part), Incorporated Document, June 2020	C168port
582-584 St Kilda Road, Melbourne	NPS1
89 Fitzroy Street, St Kilda	NPS1
Acland Courtyard Development Plan	NPS1
Acland Street Upgrade Project Incorporated Document, December 2015	C124
Albert Park Master Plan	NPS1
Beacon Cove Development, Port Melbourne (revised) 2013 (including Beacon Cove Concept Plan No.1, Beacon Cove Precinct Plan No. 1, Beacon Cove Residential Component Guidelines No.1 and Plan named Beacon Cove Port Melbourne showing areas subject to an environmental audit)	C104
Becton, Port Melbourne Development Concept Plan and Building Envelope Plan	NPS1
City of Port Phillip Heritage Policy Map (C186port Adoption Version-33, September-2020 , February 2021) (Part of Port Phillip Heritage Review)	C174port C186port

PORT PHILLIP PLANNING SCHEME

Name of document	Introduced by:
City of Port Phillip Neighbourhood Character Map (Version 33, September 2020 C186port Adoption Version, February 2021) (Part of Port Phillip Heritage Review)	C174portC186port
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Incorporated Plan - Sea Wall and Promenade - September 2008	C70
Luna Park	NPS1
M1 Redevelopment Project, October 2006	C58
Major Promotion Signs – Permit Provisions December 2008	C100
Melbourne CityLink Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, May 2016	GC67
Melbourne Sports & Aquatic Centre, Albert Park	NPS1
Montague Community Park and associated Streetscape Works, August 2017	C135
Part 61 Bertie Street, Port Melbourne, November 2001	C33
Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works) July 1999	C13
Port Phillip Heritage Review - Volumes 1-6 (C186port Adoption Version-33,September 2020, February 2021)	C174portC186port
Prince Apartments Stage 2 Development Plans – 29 Fitzroy Street, St Kilda (December 2013)	C94
Shrine of Remembrance Vista Controls, April 2014	C140
St Kilda Foreshore Urban Design Framework, 2002	C36
St Kilda Seabaths	NPS1
St Kilda Station Redevelopment plans prepared by Billard Leece Partnership dated July 1999	C9
State Sports Facilities Project Albert Park, September 2009 (amended May 2012)	C120
Statement of Significance: 21 Redan Street, St Kilda, "Maisonettes", February 2020	C142port
Statement of Significance: 226 Alma Road, St Kilda East, "House (Concrete House)", February 2020	C142port
Statement of Significance: 264-266 St Kilda Road, St Kilda, "Shops & Residence", February 2020	C142port
Statement of Significance: Montague Commercial Precinct, February 2021	C186port
Stokehouse – 30 Jacka Boulevard, St Kilda, July 2014	C110
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victorian Cricket and Community Centre, St Kilda Cricket Ground, May 2016	C119
Victorian Pride Centre Incorporated Document, September 2018	C149port
West Beach Pavilion Precinct Incorporated Plan, 2004	C36



Port Phillip Heritage Review

Volume I – ~~Version 32, July 2020~~ Adoption
Version

~~July 2020~~ February 2021



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

1. Introduction

1.1 Port Phillip Heritage Review¹

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

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

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

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

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

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

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

1.2 Updating the Port Phillip Heritage Review

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

- Graeme Butler and Associates: *Swallow Street* (2004)
- Heritage Alliance: *East St Kilda Heritage Study* (2004)
- Heritage Alliance: *Elwood Heritage Review* (2005)
- Heritage Alliance: *Nightingale Street Heritage Study* (2008)
- Heritage Alliance & Built Heritage: *Review of Heritage Overlay 3* (2009 / 2010)
- Lovell Chen: *Review of Heritage Overlay 1* (2011).
- Lovell Chen: *Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review* (2012)
- Peter Andrew Barrett: *Tiuna Grove, Elwood* (2019)
- RBA Architects and Conservation Consultants: *Fishermans Bend Heritage Review: Montague Commercial Precinct* (2019)
- David Helms Heritage Planning: *Port Phillip Heritage Review Update* (2019)
- David Helms: *HO6 St Kilda East Precinct Review* (2020)

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

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

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

2. Brief

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

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

The project tasks were to:

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

3. Study Method

3.1 Thematic Environmental History

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

3.2 Field Survey

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

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

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

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

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

3.3 Heritage Overlay Areas

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

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

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

3.4 Data Sheets

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

3.5 Schedule to the Heritage Overlay Table

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

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

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

4. Recommendations

It is recommended that the findings of the Port Phillip Heritage Review Version 3, February 2005 be adopted by Council for application in the following ways:

4.1 Port Phillip Heritage Review

List the Heritage Review document as an Incorporated Document in Clause 81 of the Port Phillip Planning Scheme. This will have the effect of incorporating the Statements of Significance for the 8 heritage areas and the citations for individually significant heritage buildings into the Planning Scheme.

4.2 Heritage Place

(including heritage overlay areas and individually significant heritage buildings, structures, gardens and trees)

Inclusion of the recommendations of the Heritage Review in the schedule and maps to Clause 43.01 of the Port Phillip Planning Scheme. This would include the nominated heritage areas and the list of individual heritage places that have been identified and substantiated.

Organisation of all preliminary heritage gradings into the following categories:

- all places given a preliminary grading of A, B, C or D within a Heritage Overlay or A, B or C outside a Heritage Overlay should be collectively termed “Significant Heritage Places” and
- all places given a preliminary grading of E or F inside a Heritage Overlay or D, E or F outside a Heritage Overlay should be collectively termed “Contributory Heritage Places”,

for the purpose of developing policy and administering the recommendations of the Heritage Review.

A map identifying significant, contributory and non-contributory buildings in Heritage Overlays is provided as a Heritage Policy map to assist the Council in interpreting how to apply Clause 22.04 ‘Port Phillip Heritage Policy’ of the Port Phillip Planning Scheme. A Neighbourhood Character Policy Map is provided which identifies contributory buildings outside the Heritage Overlays.

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

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

-
- In exceptional circumstances the streetscape is not considered intact or consistent in heritage terms.
-

4.3 Conservation Principles and Guidelines

Integration of conservation principles and guidelines into the Port Phillip Heritage Policy, at Clause 22.04 of the Port Phillip Planning Scheme and the Port Phillip Design Manual, Version 3 August 2000, which will be a referenced document in the Port Phillip Planning Scheme.

4.4 Heritage Register Nominations

Nominate all 'A' graded heritage places (that have not previously been nominated) for inclusion by Heritage Victoria on the Victorian Heritage Register.

6.40 Montague Commercial Precinct – HO513

6.40.1 Montague Commercial Precinct

Existing designations:

Heritage Council Register:	N/A
National Estate Register:	N/A
National Trust Register:	N/A

6.40.2 Location and extent



6.40.3 Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity, 5.3 Marketing and retailing, 5.6 Entertaining and socialising, 5.8 Working

Port Phillip thematic environmental history

4. Industry: 4.2 South Melbourne, 4.5 Growth and prosperity

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

6.40.4 History

Montague

The Montague area, bounded by City Road, Boundary Road, and the Port Melbourne and St Kilda Railway lines, was established in the 1880s as land was subdivided and sold.

The 1880s were a period of rapid growth in Emerald Hill with a population of 25,000 by 1880, rising to 43,000 at the end of the decade. Port Melbourne saw a similar growth, but from a smaller starting point. A number of the municipal councillors were prominent real estate developers and financiers including Matthias Larkin, James Page, J.R. Buxton and W. Thistlethwaite, or were land speculators such as William Buckhurst. As a result subdivision and street construction (although rudimentary) went ahead rapidly.

The Montague area was promoted as an area for 'persons of the artisan class', and this was reflected in the advertisements for houses for sale such as "neat two roomed cottage and land, plastered £110, Stoke Street, off Gladstone Place". By 1875, there were 560 households and by 1900, there were 1,000 in the district, with 200 in the lanes and little streets. Many of the people attracted to the low cost housing were labourers, fisherman, boilermakers, mariners and shipwrights, probably drawn to the area because of its proximity to the docks and metal works along the river, and the noxious trades on the Sandridge flats. Owner occupation was approximately 33 per cent. Most of the houses in the smaller streets were made of timber and had two or three bedrooms. Almost no houses had a bathroom or washroom.

A contributor to the *Argus* in 1881 described the Montague area, known colloquially as "Salt Lake City", as a poorly drained sector with a terrible stench in which typhoid was rife.

[It is] "wonderful how people can live there; yet new houses are going up there daily in thick clusters, evidently intended for persons of the artisan class. Children are being reared...in great numbers. Their chief amusement here is to play in the horrible liquid surrounding their homes." (*Argus*, 16 August 1884)

Floods exacerbated the problems with one description of the 1880 flood noting:

*Pedestrians could proceed along the footpath in Flinders-street to a point a short distance beyond William-street, where the flood barred all further progress. The houses from this point to the corner of Spencer-street were flooded on the ground floors and cellars. The water could be seen stretching from a short distance below the Falls Bridge to Sandridge Bend on the one hand, and from Emerald Hill to Footscray on the other. ('The floods in Victoria', *South Australian Register*, 18 September 1880, p.6)*

MMBW plans show the Montague area was almost fully developed by the end of the nineteenth century with rows of narrow terraced houses lining the streets and laneways. Non-residential uses included several hotels, some of which still exist today, the St Barnabas Church complex in Montague Street, but almost no factories – a 'wire mattress factory' at the rear of some houses in Thistlethwaite Street being one exception.

In the early twentieth century, however, industrial premises began to replace residential properties within the Montague area. These early industries were associated with the significant growth of manufacturing in Victoria after Federation in 1901 when free trade laws between the states led to the removal of all internal import duties and the Victorian manufacturing industry, particularly the clothing, boot & shoe and engineering sectors, expanded rapidly to supply Australia-wide markets. These industries were also encouraged by trade protection through tariffs and import duties on imported goods, which was a major component of Commonwealth Government policy in the first half of the twentieth century and played a 'decisive role' in developing manufacturing enterprises in the northern suburbs of Melbourne during the interwar period (Vines & Churchward, 1992:18, 20). By the late 1930s the impact of industry prompted the Montague branch of the A.L.P. to write to Council to prevent the further intrusion of factories into residential areas (*Record*, 27 April 1940, p.7).

By the 1920s, much of the housing stock was falling into disrepair due to regular flooding, inundation and little maintenance, particularly among the rental properties. However, Montague was renowned for its close knit community. The self-contained suburb had its own, school, church, police station, kindergarten, football team, hotels, post office, bank and shops.

It was areas like Montague that led to the first inquiry into the condition of housing in Victoria, which was conducted in 1913 by a Select Committee of the Legislative Assembly. This first slum commission paid special note to the Montague district, noting the area between Ferrars Street and Boundary Street, and from City Road to the Port Melbourne railway, "...was very flat and the drainage bad, ... with very few exceptions the houses are all built of wood and iron..." where most did not have baths, and were small and in poor repair ('Suburban slums, evidence of Police, hovels and shelter sheds', *The Age*, 20 November 1916, p.6).



MMBW Detail Plan nos. 493 & 497 (1894) (Detail) showing part of the Montague area north of Sandridge (City) Road including the precinct at the intersection of Montague Street. Source: State Library of Victoria

The Montague area was subsequently earmarked in the 1930s for demolition by the Slum Abolition Board. In 1936 the establishment of a Housing Investigation Board considered housing conditions in Victoria. The Board's found numerous slum pockets and narrow residential streets with poor houses, at times subject to flooding in South Melbourne. The resulting *Slum Reclamation and Housing Act* of 1938 facilitated the clearance of the majority of the houses and the relocation of the residents, many of whom eventually moved to new housing at Garden City (Allom Lovell 1995:4-20).

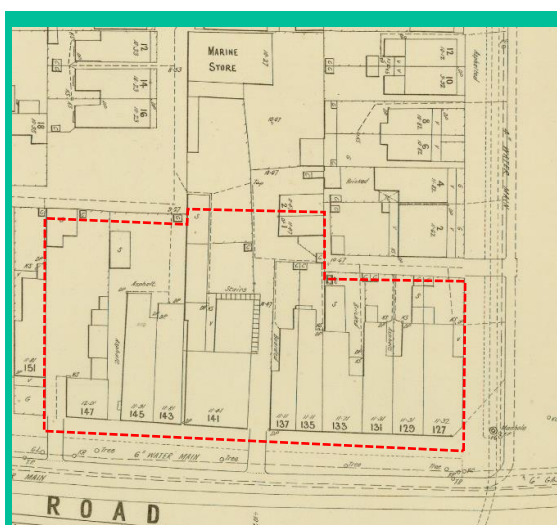
By the 1960s most of the small houses were gone and the area taken over by small factories, warehouses and show rooms. A few of the 19th century commercial premises on the periphery,

particularly in City Road, Montague Street and Boundary Road, remained, as these were better quality buildings with viable businesses.

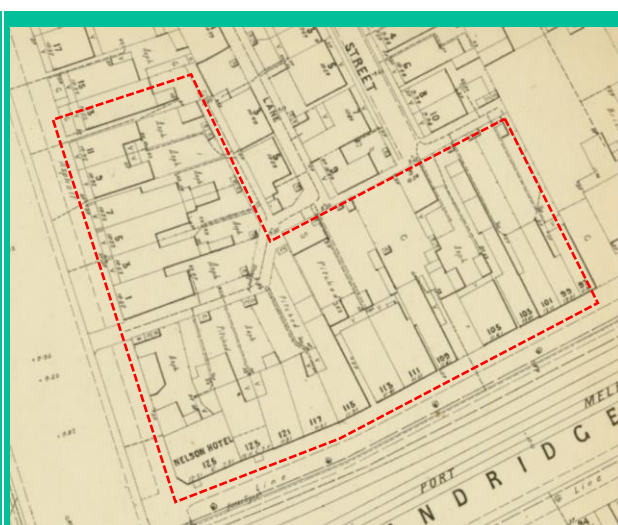
Precinct history

The opening in June 1890 of the cable tram to Port Melbourne, which crossed the Yarra at Queens Bridge then travelled down Sandridge (now City) Road to Bay Street, stimulated development along the route and by the end of the nineteenth century a small commercial centre had formed around the intersection of Sandridge Road and Montague Street on the edge of the Montague district.

Typically, the centre surrounded one of the early corner hotels that lined the route to Port Melbourne, the Hotel Nelson, which was built 1867/68 for Patrick Woulfe, a dairy farmer. The hotel was extended and upgraded in 1927 for then owner A. Carroll to plans prepared by the St Kilda architect, Harry R. Johnson (*Record* 4.12.1926, p7). The license lapsed in December 1970, and since then it has been used as a restaurant (Aizen 2004).



MMBW Detail Plan no. 493, dated 1894, showing the precinct west of Montague Street (approx. boundaries indicated). Source: SLV



MMBW Detail Plan no. 492, dated 1894, showing the precinct east of Montague Street (approx. boundaries indicated). Source: SLV

The MMBW detail plan of 1894 indicates the precinct had been fully developed by this time, including several of the extant two storey shops and residences. East of Montague Street adjacent to the Hotel Nelson, and also built for Patrick Woulfe, these included nos. 512 & 514 (built 1890-91, initially occupied by a baker and tailor), 516 & 518 and 163 Montague Street (built 1890-91). Nos 516 & 518 City Road may have been built as early as 1880 when tenders were called for 'brick story next Nelson Hotel, Sandridge-road' by John Box, architect, 156 Clarendon-street, Emerald-hill (*Argus* 14.01.1880, p3); otherwise they were built by 1893 at which time they were occupied by a pawnbroker and a butcher (RB). West of Montague Street, the group of three shops and residences at 524-28 City Road were built 1887-88, and were initially occupied by a draper, hairdresser and grocer.

The brick house at 506 Montague Street, meanwhile, was constructed 1914, as a replacement for a 4 roomed weatherboard house shown on the 1895 MMBW plan (RB). The house was built for Mrs Mary Cogan, feather dresser, and it was owned and occupied by members of the Cogan family until the mid-1960s (RB; SM). Although now an isolated residence, until at least the 1960s there had been several houses interspersed amongst the commercial buildings on City Road.

Also during the early twentieth century, the pair of shops and residences at nos 496-498 (occupied in 1905 by a fishmonger and bootmaker) and the group of shops and residences at 532-538 (occupied

in 1910 by a chemist, grocer, pawnbroker and stationer) replaced earlier buildings shown on the MMBW plan.

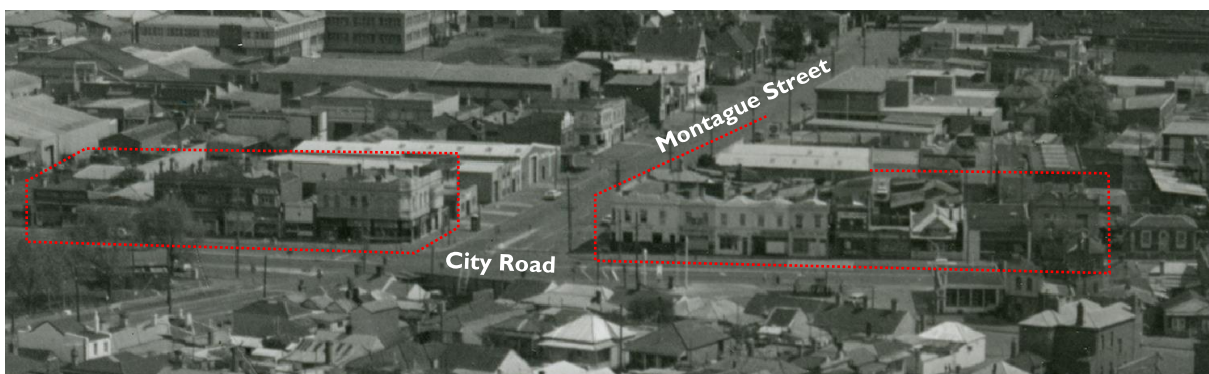
During the Interwar period, several single storey shops replaced earlier buildings, including residences, within the precinct demonstrating the transition from residential to commercial and industrial that was occurring throughout Montague at that time. In Montague Street, no. 151, the pair at 153 & 155 and the group of three at 157-161 replaced earlier residences, while on City Road, the pairs at 540-42 and 544-46 replaced earlier shop buildings.

In 1921, nos 157-163 were occupied by Zmood & Co. (General, Drapers, Manufacturers & Importers), which were advertised as 'The Montague Stores' and promoted as 'The house of quality and cheapness'. In 1935, no.163 was in use by the Paramount Pram Factory with the other buildings being used for various purposes (Trethowan 2016:8).

The precinct is captured in a 1945 aerial photograph and 1969 photograph (refer below).



Aerial photograph, Dec. 1945. Source: Landata, Melbourne and Metropolitan Area Project, Proj. No. 5, Run 21, Frame 58553



View from Park Towers, 1969, showing buildings in the precinct fronting City Road. Earlier buildings at 500-502 and 508-510 City Road are evident. Source: Port Phillip City Collection, sm2819

6.40.5 References

Aizen, Becky, *Pots, Punks and Punters. A history of hotels in St Kilda and South Melbourne*, St Kilda Historical Society, 2004 viewed online <http://skhs.org.au/SKHShotels/hotels.htm> [10 Nov. 2016]

Allom Lovell, *Port Melbourne Conservation Study Review*, 1995

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City of South Melbourne Rate Books (RB) 1855-1900, accessed via ancestry.com

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan nos. 493 & 497 (dated 1894)

Sands and McDougall's Street Directories (SM)

Trethowan, Bruce, *Expert Witness Statement – Heritage for 157-163 Montague Street, South Melbourne. Amendment C117 – Proposed heritage overlay & changes to the Port Phillip Planning Scheme*, 5 Aug. 2016

Vines, Gary & Churchward, Matthew, *Northern suburbs factory study*, 1992




6.40.6 Description


This precinct comprises a group of late nineteenth century and early twentieth century buildings, mostly commercial, situated around the intersection of City Road and Montague Street in South Melbourne.

Victorian

The Victorian era buildings in the precinct include the two storey shops, with upper level residences, at nos. 512 & 514, 516 & 518, 524-28 City Road and 163 Montague Street, and the former Nelson Hotel at 520-522 City Road.

The buildings from this period are similar in form materials, finishes and detailing - all are of masonry construction and are smooth rendered with upper levels that are often enlivened by cement-rendered ornament such as stringcourses, scrolls, corbels, moulded architraves, bracketed cornices, and solid parapets with pediments. Windows are universally double-hung sashes. Some also retain brick and rendered chimneys. No original Victorian shopfronts survive, but some retain early twentieth century shopfronts.

Description	Image
<p>512 & 514 City Road</p> <p>Built 1890-91 (RB). Pair of two storey shops with rendered facades and decorative elements (above windows, parapets). The upper façades are divided into narrow bays by pilasters and the windows have flat entablatures resting on scrolls.</p> <p>The shopfront to 512 has been altered, while 514 retains an elaborate early 20th century shopfront with recessed entry, tiling to stall-boards, decorative glass to highlight, and window framing manufactured by 'Duff'.</p>	 <p>No. 512</p>  <p>No. 514, shopfront</p>
<p>516 & 518 City Road</p> <p>Built by 1895, possibly as early as 1880</p> <p>Pair of two storey shops with relatively plain first floor façades except for cornice.</p> <p>The shopfront to 516 is altered, while 518 retains an early 20th century shopfront with recessed entry and tiling (some painted over).</p>	


Description	Image
<p>520-522 City Road, former Nelson Hotel.</p> <p>Built 1867-68 (RB), altered and expanded in 1927. Two storey Victorian period hotel with a splayed corner, but featuring prominent Interwar alterations with restrained classical detailing. The walls are rendered with tiling to the lower part. The 1927 makeover has resulted in a Stripped Classical appearance to the parapet, which features stepped pediments with recessed panels and discs above what may be the nineteenth century cornice. The corner pediment has the renovation date in raised numbers. Windows are timber with some on the first floor retaining the original six-pane upper sash, with larger almost square windows to the ground floor bar. There are Interwar label moulds over all the openings. Other details include the rendered band at mid-wall height with 'Hotel Nelson' in raised letters on both facades, and the tiled dado across the City Road elevation that returns partly along Montague Street.</p>	

Description	Image
<p>524-528 City Road</p> <p>Built 1887-1888 (RB) with some later Interwar alterations. Group of 3 two storey shops with chamfered corner. The rendered façade is divided by pilasters with Corinthian-like capitals. There are arched windows to the upper floor. Later Interwar details include Art Deco/Moderne style elements, including the parapet which is stepped at the corner and features diagonal metal numbering ('524'), and on the Montague Street side, the first floor projecting bay with curved corners and the horizontal mouldings between the floors. At ground floor, the Interwar period shopfronts have 'Duff' branded frames and feature stepped motifs at the corner of the doors and windows. There are decorative metal vent covers at the base of the walls. Original rear parts of the buildings survive and are visible from the rear lane. The brick chimneys are now rendered and feature three bands towards the top. Also at the rear, on the Montague Street boundary, is an unusual clinker brick wall (probably Interwar) with a dog-tooth band and projecting diaper pattern.</p>	
<p>163 Montague Street</p> <p>Built 1890-91 (RB)</p> <p>Two storey Victorian period building, rendered with decorative elements. The façade features hood mouldings, frieze, brackets, and panelled parapet, and was possibly partly remodelled circa 1920 (parapet) to integrate with the adjacent shops at nos 157-161. Probably urn and scroll ornaments have been removed. The roof is hipped and there is a chimney. At ground floor the arched residential entry survives, and the original timber panelled door. There is a modern plate glass shop front.</p>	

Federation

The Federation era buildings in the precinct include the shops (with upper level residences) at 496 & 498, 532, 534, 536 & 538 City Road, and the house at 506 City Road.

These buildings have a similar form and detailing as those of the preceding Victorian period. Window types to the upper floors of the shops are tripartite casements with highlights, resulting in a larger opening.




Description	Image
<p>496 & 498 City Road</p> <p>Built c.1900-05.</p> <p>A pair of largely intact, two storey shops typical of the Federation period. The upper facades are rendered and retain the original triple casement windows with coloured toplights, which are framed by label moulds. The parapets are embellished with square pediments that contain a circular motif above a line and are flanked by scrolls, and at the base there are cornices set between vermiculated consoles. No. 496 has the name 'Nightingale' in raised lettering on the parapet. The end walls are expressed as pilasters that extend above the parapet and have pyramidal tops. The return walls are face brick (overpainted).</p> <p>The ground floor shopfronts appear to be original with some modifications. Original elements include recessed entrances, bullnose brickwork, shop window frames (the frame to no. 496 has a copper finish), remnant tuckpointing, pressed metal panels above doors, and battered stallboards. Sections of brick wall have been overpainted.</p>	

Description	Image
<p>506 City Road</p> <p>Built 1914.</p> <p>Single storey brick residence with Arts and Crafts influences, featuring a prominent gable end with rising sun motif and console brackets. The hip roof is clad in corrugated sheet metal and there are two red brick chimneys with rendered tops and caps and terracotta pots. The likely red brick walls have been overpainted and retain remnant tuckpointing. The verandah has original tiling to the deck, cast iron post and frieze, and exposed rafter ends. The balustrade is mid-twentieth century. There is a bay window with likely timber windows. The entrance is recessed and has a timber door (two panelled with upper glass panel) and decorative sidelight and toplight.</p>	
<p>532, 534, 536 & 538 City Road</p> <p>Built by 1910 (SM)</p> <p>Row of 4 two storey shops. The upper level is largely intact and features original elements characteristic of the Federation period - face brick (probably red, now painted, rendered to no. 532) with rendered elements (band, frieze, parapet, Queen Anne sills), casement windows (largely retained). There is some Victorian detailing also such as the brackets with vermiculated panels, urns, and the scroll brackets to the parapet. Altered ground floor shopfronts. A central door provides access to upper level residences.</p>	

Interwar

The Interwar era buildings in the precinct include the single storey shops at 540-542 and 544-546 City Road, 151, 153 & 155 and 157-161 Montague Street. All of the Interwar examples in the precinct are single storey and most have relatively plain parapets.

Also during the Interwar period, the two Victorian era corner buildings (the former Nelson Hotel and the shops at 524-528 City Road) were partly remodelled.

Description	Image
<p>540-542 City Road</p> <p>Probably Interwar (or mid-20th century)</p> <p><u>Built c.1935</u></p> <p>Single storey shop with stepped parapet (partly obscured) characteristic of the Interwar period. Ground floor shopfront has been altered. Rendered though possibly face brick originally.</p>	
<p>544-546 City Road</p> <p><u>Built c.1935</u></p> <p>Single storey paired shops with wide brick parapet with rendered panels. A pier divides the façade into two parts. The shopfront <u>has later replacement is largely intact with</u> timber window frames and doors, and rendered stallboard with vents.</p>	
<p>151 Montague Street</p> <p><u>1920s</u></p> <p><u>Built c.1925</u></p> <p>Single storey shop.</p> <p>Wide decorative parapet with central pediment, large keystones, central panel, roughcast render and dentillation.</p> <p>The shopfront is recent.</p>	

Description	Image
<p>153 & 155 Montague Street</p> <p>1930s</p> <p>Built c.1924</p> <p>Single storey paired shops. Brick parapet (now painted) with plain divisions typical of period.</p> <p>The ground floor shopfront partly intact with stallboard but with later aluminium-framed openings.</p>	
<p>157-161 Montague Street</p> <p>Built c.1920.</p> <p>Group of 3 single storey shops with curved rendered parapet and pilasters with brackets. The roof is clad in corrugated sheet metal and is comprised of a transverse gable (visible) at the front with sawtooth sections at the rear. The two northern shops have modern plate glass shopfront windows and the southern shop facade has a full width roller door.</p>	

Streets and Lanes

The streets have basalt kerbs and channels and there are nineteenth century pitched basalt lanes with central one-pitcher drain between the Hotel Nelson and 163 Montague Street (that returns along the rear of the Montague street shops) and at the rear of 524-28 City Road.

6.40.7 Comparative Analysis

This group of buildings comprises the largest relatively intact group of surviving commercial and residential buildings dating from the late nineteenth and early twentieth century in the former Montague area, which was a distinctive neighbourhood within the former City of South Melbourne. The buildings are notable surviving elements of the commercial periphery of the former Montague neighbourhood, the fabric of which has been almost entirely eradicated through slum clearance and industrial and commercial redevelopment from the early 20th century onwards.

6.40.8 Statement of Significance

What is significant?

The Montague Commercial Precinct, comprising 496-546 City Road and 151-163 Montague Street, South Melbourne is significant. This small precinct comprises a group of late nineteenth century and early twentieth century buildings (encompassing the Victorian, Federation and Interwar periods)

situated around the intersection of City Road and Montague Street in South Melbourne. The buildings mostly comprise two storey buildings originally constructed as shops and residences, and single storey shops. There is also a former hotel and a house.

The two storey Victorian and Federation era former shops and residences are similar in form materials, finishes and detailing. All are of masonry construction and are smooth rendered with upper levels that are often enlivened by cement-rendered ornament. Some retain early or original shopfronts (Nos. 496, 498, 514, 518, 524-28, ~~544-546~~ City Road). The Interwar period shops are all single storey and masonry. The former Hotel Nelson is a typical corner hotel with a splayed corner entrance and later Interwar alterations with restrained classical detailing. The only house in the precinct at 506 City Road is a single fronted terrace with a hip roof and a projecting gabled bay in the Queen Anne style with some Victorian detailing.

The streets have basalt kerbs and channels and there are nineteenth century pitched basalt lanes with central one-pitcher drain between the Hotel Nelson and 163 Montague Street and at the rear of 153-161 Montague Street and 524-28 City Road.

The buildings at 496 & 498 (shops & residences), 506 (house), 512 & 514 (shops & residences), 516 & 518 (shops & residences), 520-522 (former Hotel Nelson), 524-528 (shops & residences), 532 & 534 & 536 & 538 (shops & residences), ~~544-546 (shops)~~ City Road and 151 (shop), 163 (shop & residence) Montague Street, and the basalt kerb and channel and laneways are Significant to the precinct.

The buildings at 540-542 (shop) ~~and 544-546 (shops)~~ City Road and 153 & 155 (shops), 157-161 (shops) Montague Street are Contributory to the precinct.

The buildings at 500-502, 508-510 and 530 City Road are Non-Contributory.

How is it significant?

The Montague Commercial Precinct of local historical, aesthetic, and representative significance to the City of Port Phillip.

Why is it significant?

The Montague Commercial Precinct is historically significant as a remnant of the former Montague neighbourhood, home to a tight knit working class community since the 1860s/70s, which was designated a slum by authorities and otherwise almost entirely demolished and replaced with industrial and commercial buildings from the early 20th century onwards. It is reflective of the earlier finer subdivision pattern in Montague, which has changed due to the redevelopment of land for industry during the mid-20th century. The precinct also includes a house dating to 1914, one of few surviving in the Montague area. As such, the precinct is associated with a now disappeared aspect of South Melbourne's history. (Criteria A & B)

The precinct is significant as a representative and largely intact example of a typical small local commercial centre surrounding an intersection and on a former tram route. The precinct is defined by two prominent corner buildings, the former Hotel Nelson at 520-522 City Road and the shops and residences at 524-528 City Road. It is also distinctive within the Montague area as a remnant group of late nineteenth and early twentieth century buildings, encompassing the late Victorian, Federation and Interwar periods, in an area that has otherwise been redeveloped. In addition, several early 20th century shopfronts survive. (Criteria D & E)

6.40.9 Recommendations

Include the Montague Commercial Precinct within the heritage overlay.

6.40.10 Assessment

RBA Architects & Conservation Consultants, *Fishermans Bend Heritage Review: Montague Commercial Precinct*, 2019

David Helms, *Montague Heritage Precinct Citation* 2016

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015.

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

City of Port Phillip Heritage Review

Place name: Former Cogan Residence
Other names: -

Citation No:
2371



Address: 506 City Road, South Melbourne

Category: Residential: House

Style: Federation (Arts and Crafts)

Constructed: 1914

Designer: Unknown

Amendment: C115, C186port

Comment: Revised citation

Heritage Precinct: Montague
Commercial Precinct

Heritage Overlay: HO513

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The Former Cogan Residence at 506 City Road, South Melbourne, which was built in 1914 for Mary Alice Cogan. Significant elements of the single storey brick house include the hip roof form, pair of red brick chimneys with rendered tops and terracotta pots, gable end with a rising sun motif (comprising battens and render, partly roughcast) and timber console brackets, presumed red brick walls (now overpainted) with remnant tuck pointing, wing walls with arched niches, verandah with cast iron column and remnant cast iron frieze, exposed rafters ends to verandah roof, tessellated tiling to deck, bay window with presumed timber window frames, timber entrance unit with panelled door with glazing to upper half, and decorative sidelight and toplight.

Non-original alterations and additions are not significant.

How is it significant?

The Former Cogan Residence at 506 City Road, South Melbourne, is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

The Former Cogan Residence is of historical significance as one of the few remaining examples of an early 20th century house associated with the former Montague neighbourhood. It is the only surviving house in this part of City Road, where previously there had been others interspersed among the commercial buildings. The house also has a strong historical association with the Cogan family, long-time Montague residents who owned and occupied the site for almost a century between 1868 and 1965. The three Cogan

siblings were closely involved with various local organisations and actively worked to improve the welfare of the Montague community during the first half of the 20th century. Robert Hennessey Cogan was a local councillor throughout the 1930s and served as mayor of South Melbourne between 1937 and 1938. (Criterion A)

The Former Cogan Residence is of aesthetic significance as a good and largely intact example of a Federation period residence. While the format is more typically associated with Victorian period row houses, the Arts and Crafts influenced design is characteristic of the Federation period, although the overpainting has diminished the original contrasting effect of the materials and finishes. With its prominent gable end and rising sun motif, it is the most distinctive of the few surviving Federation period houses in the Montague area. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and Recovery: the Inter-War Years

History

Contextual history

The Montague district was bound by Ferrars Street to the east, Boundary Road to the west, City Road to the south and the Port Melbourne railway line to the north.

In 1875, there were 560 households in the Montague area, and by 1900 there were 1,000, with 200 in the lanes and little streets. Many of the people attracted to the low cost housing were labourers, fisherman, boilermakers, mariners and shipwrights, probably drawn to the area because of its proximity to the docks and metal works along the river, and the noxious trades on the Sandridge flats. Owner occupation was approximately 33 per cent. Most of the houses in the smaller streets were made of timber and had two or three rooms. The land was low-lying however, and vulnerable to poor drainage and flooding.

MMBW plans show the Montague area was almost fully developed by the end of the nineteenth century with rows of narrow terraced houses lining the streets and laneways. Non-residential uses included several hotels, some of which still exist today, the St Barnabas Church complex in Montague Street, but almost no factories – a 'wire mattress factory' at the rear of some houses in Thistlethwaite Street being one exception.

In the early twentieth century, however, industrial premises began to replace residential properties within the Montague area. These early industries were associated with the significant growth of manufacturing in Victoria after Federation in 1901 when free trade laws between the states led to the removal of all internal import duties. These industries were also encouraged by trade protection through tariffs and import duties on imported goods. By the late 1930s the impact of industry prompted the Montague branch of the A.L.P. to write to Council to prevent the further intrusion of factories into residential areas (*Record*, 27 April 1940, p.7).

By the 1920s, much of the housing stock was falling into disrepair due to regular flooding and little maintenance, particularly among the rental properties. However, Montague was renowned for its close knit community. The self-contained suburb had its own, school, church, police station, kindergarten, football team, hotels, post office, bank and shops.

It was areas like Montague that led to the first inquiry into the condition of housing in Victoria, which was conducted in 1913 by a Select Committee of the Legislative Assembly. This first slum commission paid special note to the Montague district, noting the area between Ferrars Street and Boundary Street, and from City Road to the Port Melbourne railway, "...was very flat and the drainage bad, ... with very few exceptions the houses are all built of wood and iron..." where most did not have baths, and were small and in poor repair ('Suburban slums, evidence of Police, hovels and shelter sheds', *The Age*, 20 November 1916, p.6).



Houses in Gladstone Street, 1930s
(Source: Port Phillip Heritage Collection, reg. no. sm0817.1-2)

The Montague area was subsequently earmarked in the 1930s for demolition by the Slum Abolition Board. In 1936 the establishment of a Housing Investigation Board considered housing conditions in Victoria. The Board found numerous slum pockets and narrow residential streets with poor houses, at times subject to flooding in South Melbourne. The resulting *Slum Reclamation and Housing Act* of 1938 facilitated the clearance of the majority of the houses and the relocation of the residents (Allom Lovell 1995:4-20).

By the 1960s most of the small houses were gone and the area taken over by small factories, warehouses and show rooms. A few of the 19th century commercial premises on the periphery, particularly in City Road, Montague Street and Boundary Road, remained, as these were better quality buildings with viable businesses.

House

The subject site formed part of Crown Allotment 11, Section 54, which was purchased by H Byrne in 1865.

The 1868 rate book records David Hennessey Cogan, a baker, as owner and occupier of a two-roomed weatherboard building (presumably a house) on the subject site. During the mid-1870s, the rate book descriptions of the building indicate it also included a shop.

About 1874, David Cogan had a second 2-roomed weatherboard building (house and shop) erected on the east part of the subject site, which he leased (RB).

In 1875, David Cogan attempted, apparently unsuccessfully, to sell the property, then numbered 127. The following auction notice was placed in the newspaper (*Argus* 8.12.1875 p2):

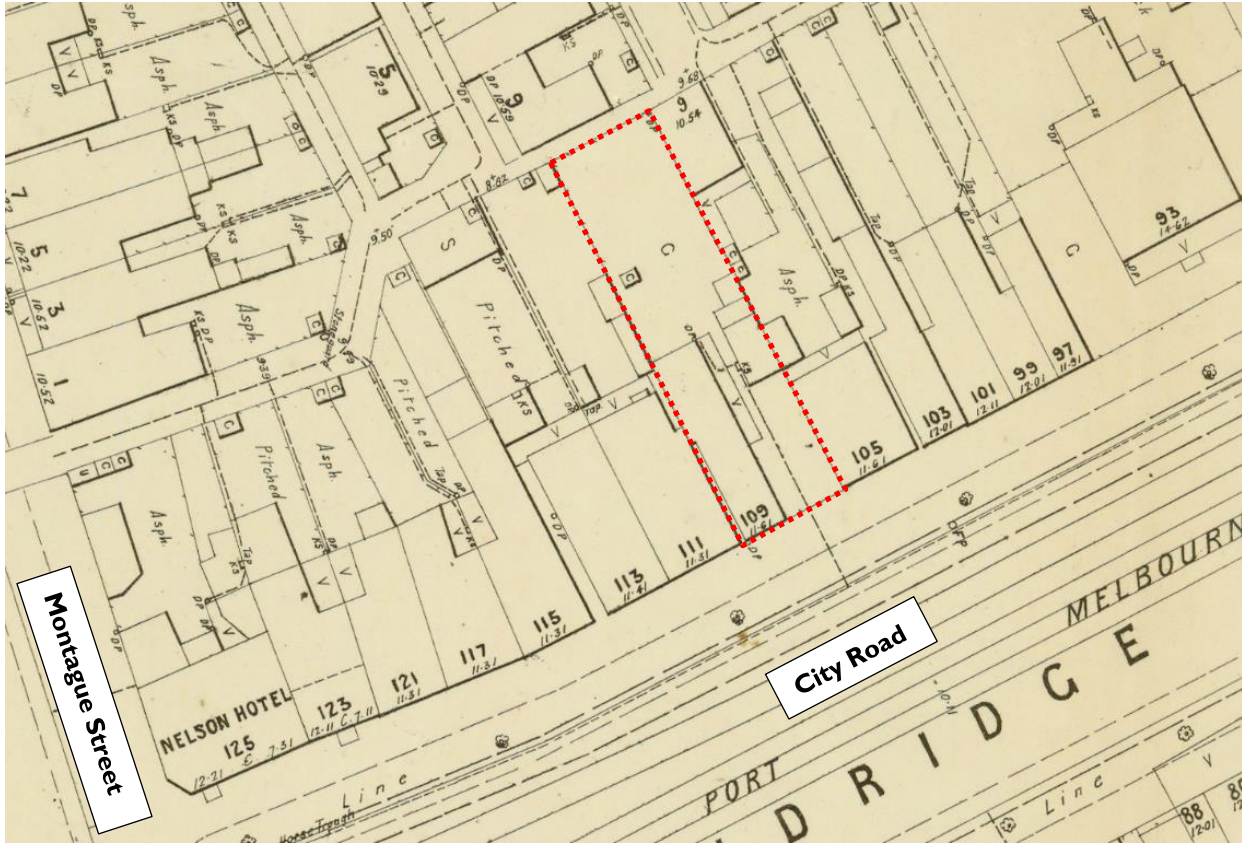
All that piece or parcel of land situate at Emerald-hill, and having a frontage to the Sandridge-road of 26ft, by a depth of 100ft, upon which is erected two shops with dwellings attached, being nos 127 and 127A.

In 1876, a fire broke out in the second building then tenanted by John Quorn, painter and paperhanger, and his family (*Leader* 16.09.1876 p12). The damaged building was removed - an auction notice advertised the sale of 'all the remains of a three-roomed weatherboard building, iron roof, salvage from late fire' (*Argus*

21.10.1876 p3). Thereafter the east part of the site, with a frontage of about 3.5 metres to City Road, remained vacant (RB).

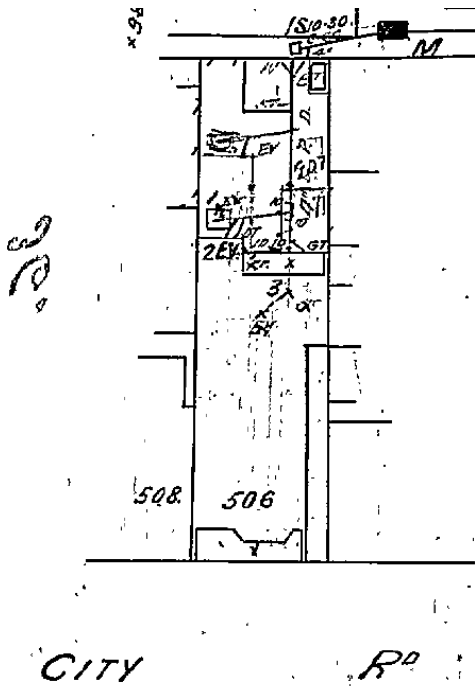
Following the death of David in 1885, his wife Mary Alice Cogan and their three children continued to live at the subject site. By the mid-1890s, the house is described as having four rooms (RB).

The MMBW plan of 1894 shows the rectangular footprint of the weatherboard house, as well as other nearby buildings fronting City Road east of Montague Street. At this time the street number for the subject site was 109 - the site acquired the current number, 506, in the early 1900s (RB).



MMBW Detail Plans Nos 493 & 497 South Melbourne, dated 1894. The approximate boundaries of the subject site, then numbered 109, are indicated (red dash), with the earlier weatherboard house aligned to the west side boundary. (Source: State Library of Victoria)

In 1914, the weatherboard house was replaced with a new five roomed brick house (the extant house) (RB). A drainage plan prepared at the time of the house's construction shows the building footprint and some outbuildings at the rear.

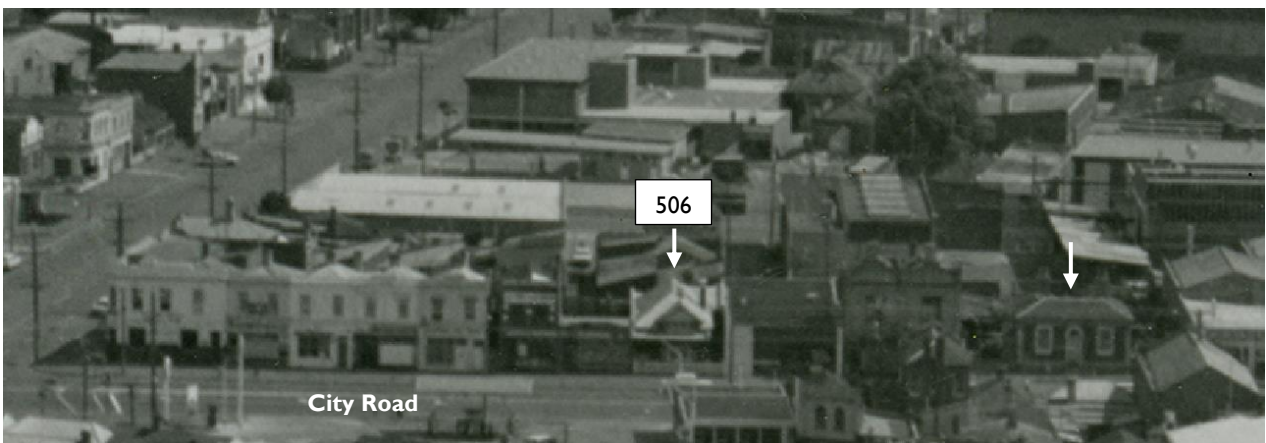


Property drainage plan no. 640, dated 1914. Showing the footprint of the extant subject building (main front part). (Source: South East Water)

The three Cogan children, Martha Mackenzie, Robert Hennessey and David James, lived together at the subject site for more or less their entire adulthood (ER). From 1925, Robert's wife Elizabeth Emily Maud (née Tate) also lived at the house. Mary Cogan died in 1928 (*Record* 14.07.1928 p5).

In 1919, ownership of the property was transferred to Martha Mackenzie Cogan, then in 1933 it was transferred to Robert Hennessey Cogan (CT). Following Robert's death in 1961, probate was granted to Robert's widow Elizabeth and his brother David James Cogan who owned it until their deaths in 1963 and 1965 respectively (CT). The 1963 electoral roll records David and Elizabeth at 506 City Road.

Although the house is now an isolated residence, there had been several houses interspersed amongst the commercial buildings on City Road which survived until at least the 1960s.



View from Park Towers, 1969, showing buildings fronting City Road. The subject site is indicated. At right is a 19th century house surviving at the time, now demolished - other houses are evident in the uncropped version of this photograph. (Source: Port Phillip City Collection, sm2819)

Cogan Family

The Cogan family were long-time Montague residents, with members of the family occupying the subject site in South Melbourne from 1868 until 1965.

David Hennessey Cogan (born 1845 in Melbourne) and Mary Alice Read (born c.1848) married in 1867. David worked as a baker, and together they had three children: Martha Mackenzie (born 1868), Robert Hennessey (born 1873) and David James (born 1876) (BDM).

David died in 1885, aged 40. Following her husband's death, Mary's occupation was variously recorded as a 'hat cleaner' and a 'feather dresser' (i.e. someone who cleaned and prepared feathers for sale). Mary was a devoted member of St Barnabas Church (now demolished), which was located in Montague Street at the corner of Thistlethwaite Street (*Record* 14.07.1928 p5). Mary died in 1928, aged about 80.

Martha was a music teacher (ER). The two brothers, Robert and David, were both coachbuilders and together they established Cogan Bros., a coach and motor body building business at 162 Montague Street which was listed in the Sands and McDougall's street directory between 1905 and 1922. Robert was president of the Victorian Coachbuilders' Association for three years (*Record* 11.09.1937 p2).

Robert was married in 1925, to Elizabeth Emily Maud Tate. Elizabeth was the daughter of the late Arthur Tate who had worked in the local abattoirs and lived in Ingles Street (*Record* 14.07.1928 p5). Martha and David never married, and none of the siblings had children.

All three Cogan siblings were actively involved in improving the welfare of the Montague community and were participants in various local organisations. A newspaper report in 1939 praised the family, declaring 'In Montague the name of Cogan is a household word for benevolence towards the afflicted' (*Record* 29.07.1939 p2).

Robert represented Normanby Ward in the South Melbourne Council for nine years, from 1930 until his retirement in 1939 (*Record* 29.07.1939 p2). He served as Mayor between 1937 and 1938, having been unanimously elected (*Record* 4.09.1937 p2). Robert was also a Justice of the Peace, a Guardian of Minors, a member of the South Melbourne Technical School Council and a member of the South Melbourne Australian Natives' Association. Robert and Elizabeth were described as 'pillars' of St Barnabas' Church, and were both actively involved in the work undertaken by the Montague Mission and the Montague Boys' Club (*Record* 29.07.1939 p2).

Martha was described as 'an ardent social worker' and during Robert's term as Mayor, assisted Elizabeth in her role as Mayoress (*Record* 23.07.1938 p6). She was a committee member of the South Melbourne branch of the Australian Women's Association (*Age* 31.12.1941 p6). Martha and David were also actively involved with the Montague Boys' Club.

Martha died in 1941, Robert in 1961 (his wife Elizabeth died in 1963) and David in 1965 (BDM).

References

Allom Lovell, *Port Melbourne Conservation Study Review*, 1995

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015.

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Birth Deaths and Marriages Index (BDM)

Certificates of Title (CT): Vol. 1238 Fol. 564; Vol. 8401 Fol. 929

Drainage Plans for 506 City Road South Melbourne, plan no. 640

Electoral Rolls (ER)

Newspapers, as cited

Record plan for City of South Melbourne Parish of Melbourne South: M333(36)

Sands and McDougall's Street Directories (SM)

South Melbourne Rate Books (RB) 1867-1900 and 1912-1915

Description

The single storey brick house is built to the front of the site. The footprint of the house is 'L-shaped and it is built to the boundary on the west side, while on the east side it is set back at the front. The original extent of the 1914 house survives, with some single storey alterations/addition at the rear.

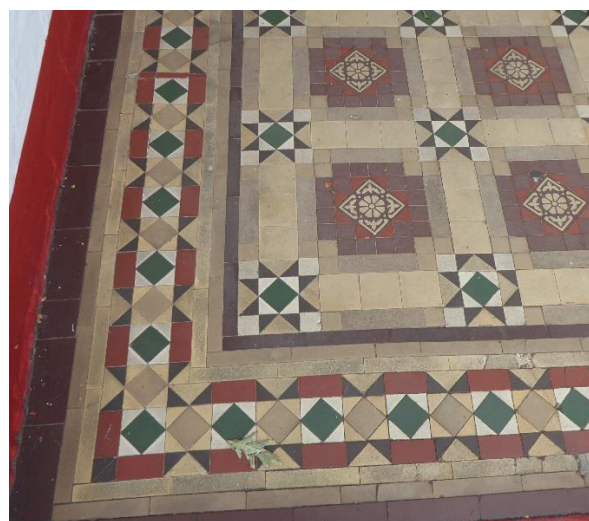
Typical of the Federation period the design of the house has an Arts and Crafts influence, however the overpainting has diminished the original contrasting effect of the materials and finishes. The overall format of the house however is of a Victorian period row house.

The hipped roof is clad in corrugated sheet metal, and has a relatively steep pitch. The two red brick chimneys have rendered tops and terracotta pots. The prominent gable end features a rising sun motif, roughcast rendering and timber console brackets to a wide rendered frieze. The rising sun motif, proudly representing the dawn of a new era in Australia, was commonly employed during the Federation period.

The brick walls (presumably red brick like the chimneys) are in stretcher bond with remnant tuck-pointing, but have now been overpainted. The wing walls feature arched niches and relatively plain mouldings (compared with the Victorian period).



Façade



Deck tiling

The verandah retains a cast iron post and a remnant section of cast iron frieze with a sunflower motif. Although most often associated with the Victorian period, the use of cast iron for decorative components remained common into the early 20th century. Late Federation examples like this tend to be characterised by wider friezes and more open or geometric designs. The exposed rafter ends are indicative of the Federation period. The tessellated tiling to the deck is reminiscent of the elaborate designs typical of the Victorian period, although the earthy colours are consistent with the Federation period. The deck edging and the steps are basalt. The balustrade is mid-twentieth century.

The bay window appears to have timber framed windows, probably double hung sashes, behind modern shutters and flyscreens. The entrance is recessed and has a timber door, two panelled with glazing to the

upper part and likely original, which is obscured by a screen door. The sidelight and toplight have decorative glass with a floral motif typical of the period.



Front entrance

Comparative analysis

The Montague area was predominantly a residential area during the Victorian and Federation periods, with hundreds of modest timber or brick houses. This changed however during the first half of the 20th century when houses were removed due to 'slum' clearance and industrial redevelopment. Today, 506 is one of only a few surviving houses in Montague.

Surviving Federation period houses in the Montague area include:

- 181 Gladstone Street, South Melbourne – Built 1913/14, although largely in a late Victorian format. Probably red brick (now painted), possibly with imitation tuckpointing. Rendered parapet and bullnose verandah with cast iron frieze.
- 34 Boundary Street, South Melbourne – Built c.1911. Single storey red brick house, characteristic of the Federation period. The façade has black tuck-pointing and a bullnose verandah with cast iron frieze and brackets with geometric fan-like/rising sun motifs.
- 126 & 128 Montague Street, South Melbourne – Built c.1909. Pair of attached, single storey, red brick houses with a materials palette and some detailing characteristic of the Federation period, although broadly in a late Victorian format. Some façade alterations.
- 125 Ferrars Street, South Melbourne (graded 'significant' within HO4 precinct) – Two storey brick residence with parapet.
- 130 Montague Street – Two storey brick residence with parapet.

In addition, surviving Victorian period houses in the Montague area include 171 Buckhurst Street (two storey, graded 'significant' within HO1 precinct), 190 Gladstone Street, and 183, 185 & 187 Gladstone Street, South Melbourne.

Of the surviving Federation period houses, 506 City Road is the most distinctive in terms of its design, particularly due to the prominent gable end with rising sun motif. It is also the only surviving house to City Road, where previously there had been other houses interspersed amongst the commercial buildings.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as a significant place within the Montague Commercial Precinct.

No specific HO controls are required.

Primary source

RBA Architects & Conservation Consultants, *Fishermans Bend Heritage Review: Montague Commercial Precinct*, 2019

Other studies

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015.

Other images

None

Montague Commercial Precinct Statement of Significance

Address:	496-546 City Road and 151-163 Montague Street, South Melbourne	Name:	Montague Commercial Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO513	Constructed:	c.1865-c.1940



What is significant?

The Montague Commercial Precinct, comprising 496-546 City Road and 151-163 Montague Street, South Melbourne is significant. This small precinct comprises a group of late nineteenth century and early twentieth century buildings (encompassing the Victorian, Federation and Interwar periods) situated around the intersection of City Road and Montague Street in South Melbourne. The buildings mostly comprise two storey buildings originally constructed as shops and residences, and single storey shops. There is also a former hotel and a house.

The two storey Victorian and Federation era former shops and residences are similar in form materials, finishes and detailing. All are of masonry construction and are smooth rendered with upper levels that are often enlivened by cement-rendered ornament. Some retain early or original shopfronts (Nos. 496, 498, 514, 518, 524-28, 544-546 City Road). The Interwar period shops are all single storey and masonry. The former Hotel Nelson is a typical corner hotel with a splayed corner entrance and later Interwar alterations with restrained classical detailing. The only house in the precinct at 506 City Road is a single fronted terrace with a hip roof and a projecting gabled bay in the Queen Anne style with some Victorian detailing.

The streets have basalt kerbs and channels and there are nineteenth century pitched basalt lanes with central one-pitcher drain between the Hotel Nelson and 163 Montague Street and at the rear of 153-161 Montague Street and 524-28 City Road.

The buildings at 496 & 498 (shops & residences), 506 (house), 512 & 514 (shops & residences), 516 & 518 (shops & residences), 520-522 (former Hotel Nelson), 524-528 (shops & residences), 532 & 534 & 536 & 538 (shops & residences), ~~544-546 (shops)~~ City Road and 151 (shop), 163 (shop & residence) Montague Street, and the basalt kerb and channel and laneways are Significant to the precinct.

The buildings at 540-542 (shop) and 544-546 (shops) City Road and 153 & 155 (shops), 157-161 (shops) Montague Street are Contributory to the precinct.

The buildings at 500-502, 508-510 and 530 City Road are Non-Contributory.

How is it significant?

The Montague Commercial Precinct of local historical, aesthetic and representative significance to the City of Port Phillip.

Why is it significant?

The Montague Commercial Precinct is historically significant as a remnant of the former Montague neighbourhood, home to a tight knit working class community since the 1860s/70s, which was designated a slum by authorities and otherwise almost entirely demolished and replaced with industrial and commercial buildings from the early 20th century onwards. It is reflective of the earlier finer subdivision pattern in Montague, which has changed due to the redevelopment of land for industry during the mid-20th century. The precinct also includes a house dating to 1914, one of few surviving in the Montague area. As such, the precinct is associated with a now disappeared aspect of South Melbourne's history. (Criteria A & B)

The precinct is significant as a representative and largely intact example of a typical small local commercial centre surrounding an intersection and on a former tram route. The precinct is defined by two prominent corner buildings, the former Hotel Nelson at 520-522 City Road and the shops and residences at 524-528 City Road. It is also distinctive within the Montague area as a remnant group of late nineteenth and early twentieth century buildings, encompassing the late Victorian, Federation and Interwar periods, in an area that has otherwise been redeveloped. In addition, several early 20th century shopfronts survive. (Criteria D & E)

Primary source

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015

David Helms, *Montague Heritage Precinct Citation 2016*

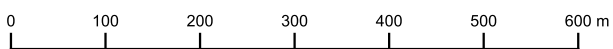
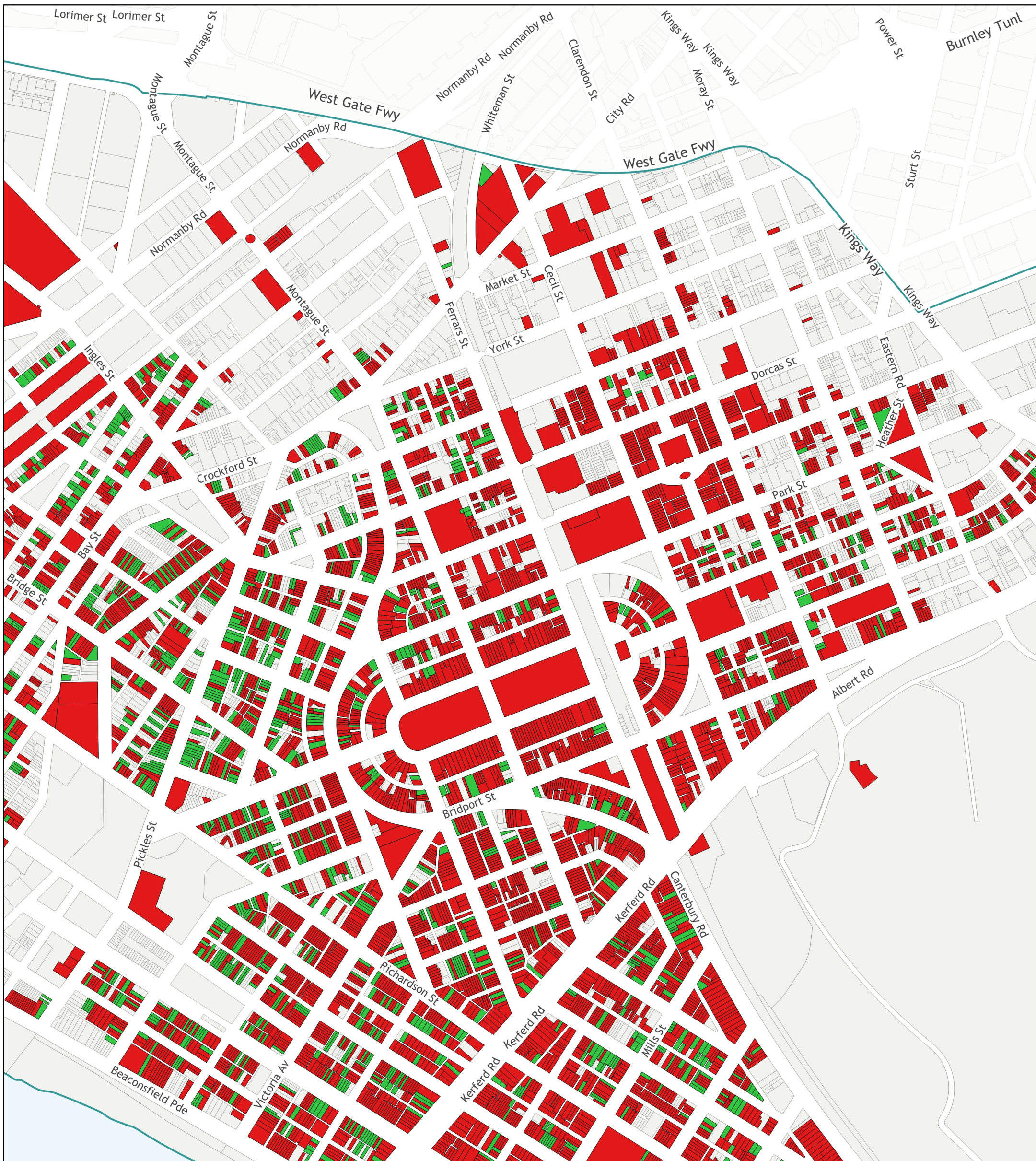
RBA Architects & Conservation Consultants, *Fishermans Bend Heritage Review: Montague Commercial Precinct*, 2019

Place schedule

Name	Address	Grading
Shop & residence	496 City Road, South Melbourne	Significant
Shop & residence	498 City Road, South Melbourne	Significant
-	500-502 City Road, South Melbourne	Non-contributory
Former Cogan House (Citation No. 2371)	506 City Road, South Melbourne	Significant
-	508-510 City Road, South Melbourne	Non-contributory
Shop & residence	512 City Road, South Melbourne	Significant
Shop & residence	514 City Road, South Melbourne	Significant
Shop & residence	516 City Road, South Melbourne	Significant
Shop & residence	518 City Road, South Melbourne	Significant
Former Hotel Nelson	520-522 City Road, South Melbourne	Significant
Shops & residences	524-528 City Road, South Melbourne	Significant
-	530 City Road, South Melbourne	Non-contributory
Shop & residence	532 City Road, South Melbourne	Significant
Shop & residence	534 City Road, South Melbourne	Significant
Shop & residence	536 City Road, South Melbourne	Significant
Shop & residence	538 City Road, South Melbourne	Significant
Shop	540-542 City Road, South Melbourne	Contributory
Shops	544-546 City Road, South Melbourne	Significant Contributory
Shop	151 Montague Street, South Melbourne	Significant
Shop	153 Montague Street, South Melbourne	Contributory
Shop	155 Montague Street, South Melbourne	Contributory
Shops	157-161 Montague Street, South Melbourne	Contributory
Shop & residence	163 Montague Street, South Melbourne	Significant

City of Port Phillip Heritage Policy Map

December 2020



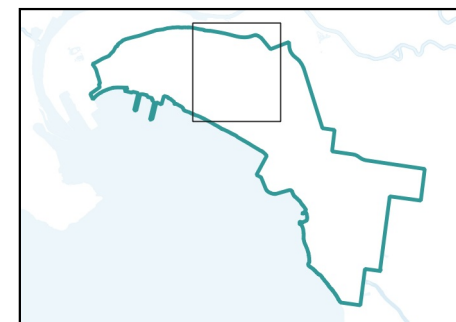
Map 3 of 9

Amendment C186port - Gazetted Version

- Significant Heritage Place - inside HO
- Contributory Heritage Place - inside HO

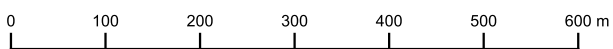
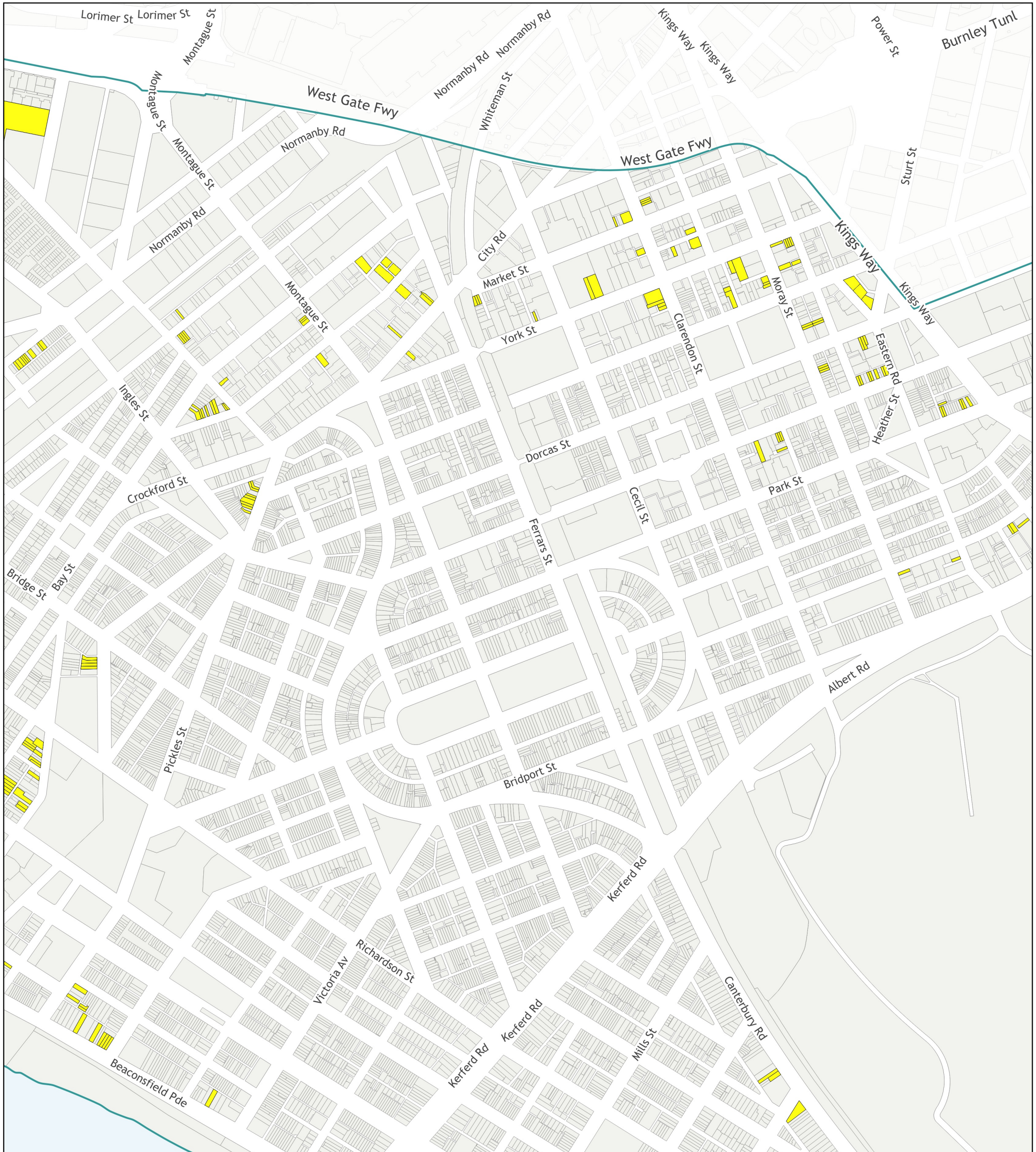
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City of Port Phillip Neighbourhood Character Map

December 2020



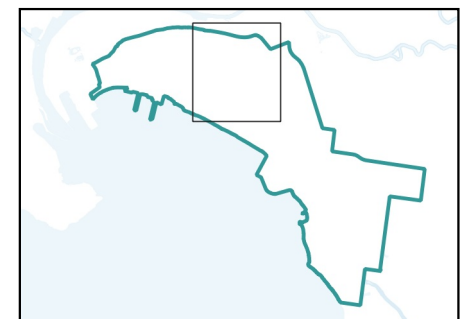
Map 3 of 9

Amendment C186port - Gazetted Version

 Contributory Heritage Place - outside HO

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Fishermans Bend Heritage Review: Montague Commercial Precinct (2019)

Report

City of Port Phillip

October 2019

RBA ARCHITECTS +
CONSERVATION CONSULTANTS PTY LTD
FITZROY STREET 4C/171
ST KILDA VIC AUSTRALIA 3182

+613 9525 5666 TEL
+613 9525 4906 FAX

rba@rbaarchitects.com.au EMAIL
www.rbaarchitects.com.au WEB



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Personnel:

Anthony Hemingway Architectural Historian/Senior Associate

Erin Williams Heritage Consultant

Project No.	Version	Issued to	Date Issued
2018.10	Final	Kelly White	18 October 2019
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Appendix A

Citation for the Montague Commercial Precinct

Appendix B

Citation for the Former Cogan Residence (506 City Road)

1 INTRODUCTION

1.1 Brief

The *Fishermans Bend Heritage Review: Montague Commercial Precinct (2019)* initially involved a peer review of the draft citation for the 'Montague Commercial Precinct', as proposed by Council's heritage advisor, to determine whether it meets the threshold for local significance. Subsequently there was a need to revise and expand the draft citation for the Montague Commercial Precinct and the existing citation for 506 City Road.

1.2 Background

Heritage Studies/Assessments

Recent heritage assessments undertaken in relation to Fishermans Bend and relevant to the Montague Commercial Precinct include:

- *Fishermans Bend Heritage Study* (Biosis, 2013). This study identified 14 places of potential heritage significance, including 496-498 and 506 City Road and 157-63 Montague Street.
- *Fishermans Bend additional heritage place assessments* (Biosis, 2015). This study further assessed 496-498 and 506 City Road and 157-63 Montague Street and recommended their inclusion within an extension to the HO442 Albert Park Residential heritage precinct (the HO442 precinct).

Montague Commercial Precinct

Port Phillip Planning Scheme Amendment C117 was prepared to implement the recommendations of the *Fishermans Bend Additional Heritage Place Assessments* (Biosis, 2015), and sought, among other things, to extend HO442 (Albert Park Residential Precinct) to include 496-510 City Road and 157-163 Montague Street. At that time, HO442 already included nos 512 to 528 City Road.

A Panel was appointed to consider submissions to the Amendment. The Panel found that although the methodology of the heritage study was sound, the places associated with the former 'Montague slum neighbourhood' should not form an extension of the HO442 precinct, as they do not have an historical relationship with it. The Panel recommended assessment of the former 'Montague slum neighbourhood' as a potential separate precinct, a series of individual buildings/infrastructure items, or serial listing. The Panel also noted that there were other places within the Montague neighbourhood that potentially could be of heritage significance.

The Panel considered that 157-163 Montague Street did not warrant a significant grading and was 'contributory at best' and that 506 City Road was potentially significant (subject to further research). No comment was made on the proposed significant grading for 496 and 498 City Road.

In response to the Panel recommendation Council's heritage advisor prepared a draft citation for the 'Montague Commercial Precinct', covering the area included within the interim heritage controls. In addition to this, Council's heritage advisor also recommended extending this potential precinct to include several additional properties in City Road and Montague Street not identified in the 2015 Study.

As part of a separate amendment, interim heritage controls were applied to 496-510 City Road and 157-163 Montague Street within an extension of HO442. The current interim controls are due to expire 31 January 2020.

1.3 Study Team

The RBA consultant team for this project consisted primarily of Anthony Hemingway (architectural historian) and Erin Williams (heritage consultant).

1.4 Acknowledgements

The authors are grateful for the assistance provided by City of Port Phillip officers.

2 METHODOLOGY

2.1 Introduction

The methodology adopted in undertaking the peer review was in accordance with the processes and criteria outlined in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*, known as the *Burra Charter* (Australia ICOMOS, 2013). The key tasks included:

- Site inspection.
- Additional historical research and analysis.
- Additional physical description.
- Revision of citations for the Montague Commercial Precinct (draft) and 506 City Road (existing).

2.2 Research

A combination of primary and secondary sources were consulted.

Primary sources have included:

- Photographs, including aerial photographs, held by the State Library of Victoria, City of Port Phillip Heritage Centre, and Landata.
- MMBW plans
- Sands & McDougall's street directories
- Various newspapers via Trove
- Rate books for South Melbourne

Key secondary sources have included:

- *Fishermans Bend Heritage Study* (Biosis, 2013)
- *Fishermans Bend additional heritage place assessments* (Biosis, 2015)

2.3 Assessment of Significance

For heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* underpins the approach to heritage assessment and conservation adopted by the authors of this report.

Burra Charter

The methodology adopted in the assessment of the significance (or heritage values) has been in accordance with the process outlined in the *Burra Charter* (or The Australia ICOMOS Charter for Places of Cultural Significance). As outlined in the *Burra Charter*, the criteria considered include aesthetic (including architectural), historical, scientific (or technical), social and spiritual values. These values have been translated into the HERCON Criteria, discussed below.

2.4 Applying the Heritage Overlay

'Applying the Heritage Overlay' January 2018 (Planning Practice Note 1) is a practice note which provides guidance about the use of the Heritage Overlay, including the following:

- What places should be included in the Heritage Overlay?
- What are recognised heritage criteria?
- Writing statements of significance.

The practice note indicates that the HERCON criteria are to be employed when assessing the heritage significance.

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that 'The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

Reference to the relevant HERCON criteria is outlined in a table at the end of the data sheets. The criteria are outlined in the following table.

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

2.5 Gradings

Each building (some comprise multiple premises) has been graded either 'Significant' 'Contributory' or 'Non-Contributory' according to its contribution to the heritage values of the precinct. The gradings are defined at Clause 22.04 of the Port Phillip Planning Scheme, as follows:

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured "red" on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

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

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

3 FINDINGS AND RECOMMENDATIONS

3.1 Overview

Having reviewed the draft citation for the Montague Commercial Precinct and undertaken additional research, it is considered that the proposed precinct, including additional places proposed by Council's heritage advisor, meets the threshold for local significance. This enlarged precinct includes buildings from the Federation and Interwar periods which have been found to relate to the historical development of the Montague Commercial Precinct and contribute to its significance. The additional places (which were not identified in the 2015 study) include:

- The Federation period group of shops at 532-538 City Road.
- The Interwar period buildings at 540-542, 544-546 City Road and 151, 153-155 Montague Street.
- The Post-WWII shop at 530 City Road (non-contributory grading).

Also, the basalt paved laneway to the rear of the Montague Street places has been included. This is an extension of the laneway between the Hotel Nelson and 163 Montague Street which was identified in the draft citation for the Montague Commercial Precinct, and is appropriate given the inclusion of 151 and 153-155 Montague Street.

The following diagram shows the places included in the draft citation for the Montague Commercial Precinct (blue) and the additional places (orange).



Blue: The places included in the draft Montague Commercial Precinct
Orange: The additional places recommended for inclusion

It has been necessary to revise the draft citation for the Montague Commercial Precinct in light of the expanded period of significance resulting from the inclusion of Interwar period buildings within the precinct. The Interwar period had not been recognised in the draft citation, although the two corner buildings (former Nelson Hotel and 524-528 City Road), both Victorian buildings which were partly remodelled during the Interwar period, have some Interwar character. Revision of the history, description and statement of significance components of the draft citation was undertaken as appropriate in order to recognise the Interwar phase and also more generally as a result of further research and observation. Refer Appendix A.

3.2 Place Gradings

Within the precinct, ten places have been graded 'significant', three graded 'contributory', and three graded 'non-contributory', as outlined in the table below. Note that 157-161 Montague Street has been graded 'contributory' - this differs from the 'significant' grading which currently applies under the interim extended HO442, and is due to the lower integrity of the shops as compared to the combined shop/residence at no. 163 Montague Street.

Address	Grading
496 & 498 City Road (shops & residences)	Significant
500-502 City Road	Non-Contributory
506 City Road (house)	Significant
508-510 City Road	Non-Contributory
512 & 514 City Road (shops & residences)	Significant
516 & 518 City Road (shops & residences)	Significant
520-522 City Road (former Hotel Nelson)	Significant
524-528 City Road (shops & residences)	Significant
530 City Road	Non-Contributory
532 & 534 & 536 & 538 City Road (shops & residences)	Significant
540-542 City Road (shop)	Contributory
544-546 City Road (shops)	Contributory
151 Montague Street (shop)	Significant
153 & 155 Montague Street (shops)	Contributory
157-161 Montague Street (shops)	Contributory
163 Montague Street (shop & residence)	Significant

3.3 506 City Road, South Melbourne

Although now an isolated residence, until at least the 1960s there had been several houses interspersed amongst the commercial buildings on City Road, an aspect of the precinct's historical development that has been almost lost. Thus, despite it being a non-commercial building type, the decision was made to include it within the Montague Commercial Precinct (with the benefit of its own citation), rather than in a separate individual heritage overlay. As such, the existing citation for the house at 506 City Road has been revised and expanded based on further research. Refer Appendix B.

APPENDIX A: Citation - Montague Commercial Precinct

Montague Commercial Precinct

Location and extent



Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity, 5.3 Marketing and retailing, 5.6 Entertaining and socialising, 5.8 Working

Port Phillip thematic environmental history

4. Industry: 4.2 South Melbourne, 4.5 Growth and prosperity

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Montague

The Montague area, bounded by City Road, Boundary Road, and the Port Melbourne and St Kilda Railway lines, was established in the 1880s as land was subdivided and sold.

The 1880s were a period of rapid growth in Emerald Hill with a population of 25,000 by 1880, rising to 43,000 at the end of the decade. Port Melbourne saw a similar growth, but from a smaller starting point. A number of the municipal councillors were prominent real estate developers and financiers including Matthias Larkin, James Page, J.R. Buxton and W. Thistlethwaite, or were land speculators

such as William Buckhurst. As a result subdivision and street construction (although rudimentary) went ahead rapidly.

The Montague area was promoted as an area for 'persons of the artisan class', and this was reflected in the advertisements for houses for sale such as "neat two roomed cottage and land, plastered £110, Stoke Street, off Gladstone Place". By 1875, there were 560 households and by 1900, there were 1,000 in the district, with 200 in the lanes and little streets. Many of the people attracted to the low cost housing were labourers, fisherman, boilermakers, mariners and shipwrights, probably drawn to the area because of its proximity to the docks and metal works along the river, and the noxious trades on the Sandridge flats. Owner occupation was approximately 33 per cent. Most of the houses in the smaller streets were made of timber and had two or three bedrooms. Almost no houses had a bathroom or washroom.

A contributor to the *Argus* in 1881 described the Montague area, known colloquially as "Salt Lake City", as a poorly drained sector with a terrible stench in which typhoid was rife.

[It is] "wonderful how people can live there; yet new houses are going up there daily in thick clusters, evidently intended for persons of the artisan class. Children are being reared...in great numbers. Their chief amusement here is to play in the horrible liquid surrounding their homes." (*Argus*, 16 August 1884)

Floods exacerbated the problems with one description of the 1880 flood noting:

Pedestrians could proceed along the footpath in Flinders-street to a point a short distance beyond William-street, where the flood barred all further progress. The houses from this point to the corner of Spencer-street were flooded on the ground floors and cellars. The water could be seen stretching from a short distance below the Falls Bridge to Sandridge Bend on the one hand, and from Emerald Hill to Footscray on the other. ('The floods in Victoria', *South Australian Register*, 18 September 1880, p.6)

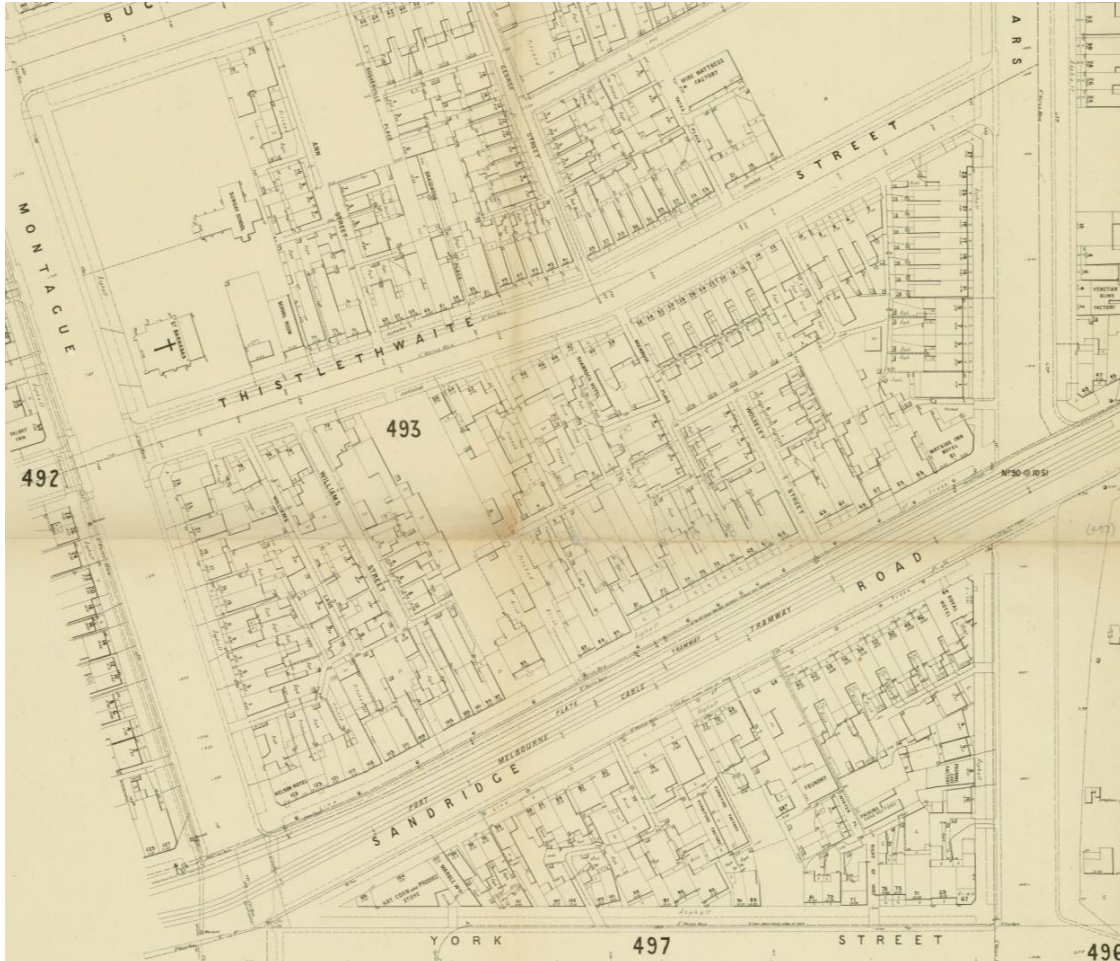
MMBW plans show the Montague area was almost fully developed by the end of the nineteenth century with rows of narrow terraced houses lining the streets and laneways. Non-residential uses included several hotels, some of which still exist today, the St Barnabas Church complex in Montague Street, but almost no factories – a 'wire mattress factory' at the rear of some houses in Thistlethwaite Street being one exception.

In the early twentieth century, however, industrial premises began to replace residential properties within the Montague area. These early industries were associated with the significant growth of manufacturing in Victoria after Federation in 1901 when free trade laws between the states led to the removal of all internal import duties and the Victorian manufacturing industry, particularly the clothing, boot & shoe and engineering sectors, expanded rapidly to supply Australia-wide markets. These industries were also encouraged by trade protection through tariffs and import duties on imported goods, which was a major component of Commonwealth Government policy in the first half of the twentieth century and played a 'decisive role' in developing manufacturing enterprises in the northern suburbs of Melbourne during the interwar period (Vines & Churchward, 1992:18, 20). By the late 1930s the impact of industry prompted the Montague branch of the A.L.P. to write to Council to prevent the further intrusion of factories into residential areas (*Record*, 27 April 1940, p.7).

By the 1920s, much of the housing stock was falling into disrepair due to regular flooding, inundation and little maintenance, particularly among the rental properties. However, Montague was renowned for its close knit community. The self-contained suburb had its own, school, church, police station, kindergarten, football team, hotels, post office, bank and shops.

It was areas like Montague that led to the first inquiry into the condition of housing in Victoria, which was conducted in 1913 by a Select Committee of the Legislative Assembly. This first slum commission paid special note to the Montague district, noting the area between Ferrars Street and

Boundary Street, and from City Road to the Port Melbourne railway, "...was very flat and the drainage bad, ... with very few exceptions the houses are all built of wood and iron..." where most did not have baths, and were small and in poor repair ('Suburban slums, evidence of Police, hovels and shelter sheds', *The Age*, 20 November 1916, p.6).



MMBW Detail Plan nos. 493 & 497 (1894) (Detail) showing part of the Montague area north of Sandridge (City) Road including the precinct at the intersection of Montague Street. Source: State Library of Victoria

The Montague area was subsequently earmarked in the 1930s for demolition by the Slum Abolition Board. In 1936 the establishment of a Housing Investigation Board considered housing conditions in Victoria. The Board's found numerous slum pockets and narrow residential streets with poor houses, at times subject to flooding in South Melbourne. The resulting *Slum Reclamation and Housing Act* of 1938 facilitated the clearance of the majority of the houses and the relocation of the residents, many of whom eventually moved to new housing at Garden City (Allom Lovell 1995:4-20).

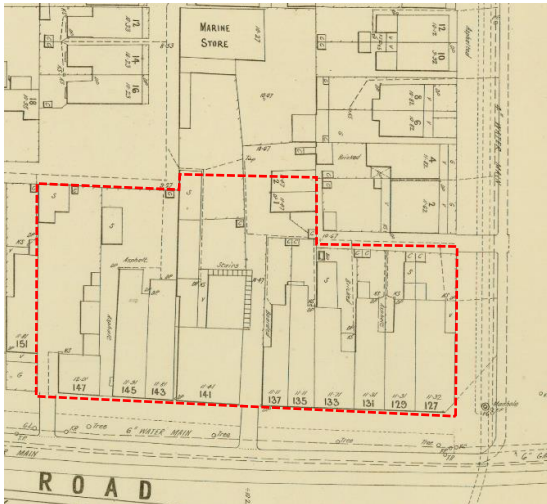
By the 1960s most of the small houses were gone and the area taken over by small factories, warehouses and show rooms. A few of the 19th century commercial premises on the periphery, particularly in City Road, Montague Street and Boundary Road, remained, as these were better quality buildings with viable businesses.

Precinct history

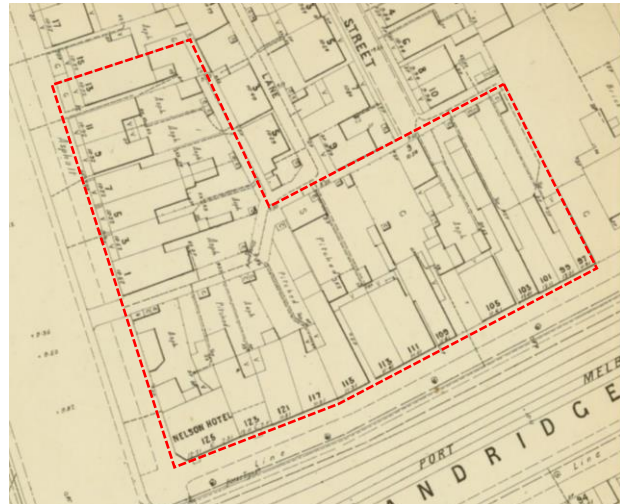
The opening in June 1890 of the cable tram to Port Melbourne, which crossed the Yarra at Queens Bridge then travelled down Sandridge (now City) Road to Bay Street, stimulated development along

the route and by the end of the nineteenth century a small commercial centre had formed around the intersection of Sandridge Road and Montague Street on the edge of the Montague district.

Typically, the centre surrounded one of the early corner hotels that lined the route to Port Melbourne, the Hotel Nelson, which was built 1867/68 for Patrick Woulfe, a dairy farmer. The hotel was extended and upgraded in 1927 for then owner A. Carroll to plans prepared by the St Kilda architect, Harry R. Johnson (*Record* 4.12.1926, p7). The license lapsed in December 1970, and since then it has been used as a restaurant (Aizen 2004).



MMBW Detail Plan no. 493, dated 1894, showing the precinct west of Montague Street (approx. boundaries indicated). Source: SLV



MMBW Detail Plan no. 492, dated 1894, showing the precinct east of Montague Street (approx. boundaries indicated). Source: SLV

The MMBW detail plan of 1894 indicates the precinct had been fully developed by this time, including several of the extant two storey shops and residences. East of Montague Street adjacent to the Hotel Nelson, and also built for Patrick Woulfe, these included nos. 512 & 514 (built 1890-91, initially occupied by a baker and tailor), 516 & 518 and 163 Montague Street (built 1890-91). Nos 516 & 518 City Road may have been built as early as 1880 when tenders were called for 'brick story next Nelson Hotel, Sandridge-road' by John Box, architect, 156 Clarendon-street, Emerald-hill (*Argus* 14.01.1880, p3); otherwise they were built by 1893 at which time they were occupied by a pawnbroker and a butcher (RB). West of Montague Street, the group of three shops and residences at 524-28 City Road were built 1887-88, and were initially occupied by a draper, hairdresser and grocer.

The brick house at 506 Montague Street, meanwhile, was constructed 1914, as a replacement for a 4 roomed weatherboard house shown on the 1895 MMBW plan (RB). The house was built for Mrs Mary Cogan, feather dresser, and it was owned and occupied by members of the Cogan family until the mid-1960s (RB; SM). Although now an isolated residence, until at least the 1960s there had been several houses interspersed amongst the commercial buildings on City Road.

Also during the early twentieth century, the pair of shops and residences at nos 496-498 (occupied in 1905 by a fishmonger and bootmaker) and the group of shops and residences at 532-538 (occupied in 1910 by a chemist, grocer, pawnbroker and stationer) replaced earlier buildings shown on the MMBW plan.

During the Interwar period, several single storey shops replaced earlier buildings, including residences, within the precinct demonstrating the transition from residential to commercial and industrial that was occurring throughout Montague at that time. In Montague Street, no. 151, the

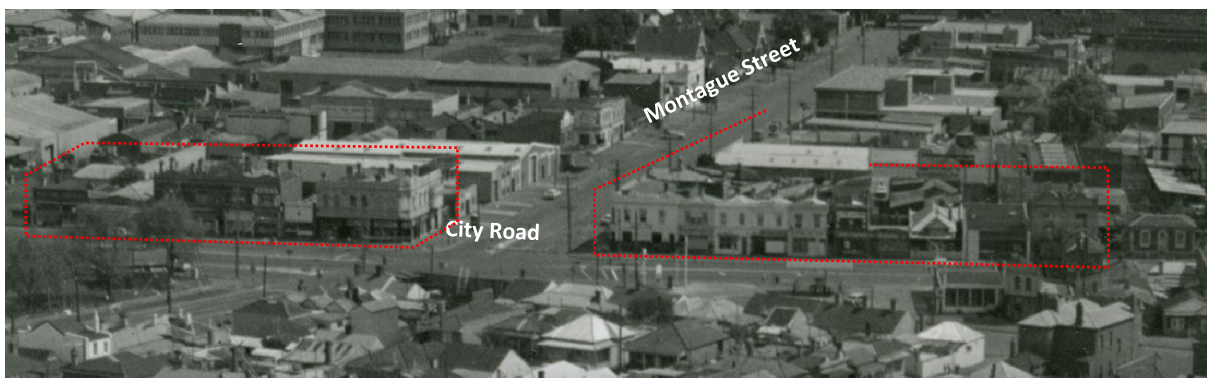
pair at 153 & 155 and the group of three at 157-161 replaced earlier residences, while on City Road, the pairs at 540-42 and 544-46 replaced earlier shop buildings.

In 1921, nos 157-163 were occupied by Zmood & Co. (General, Drapers, Manufacturers & Importers), which were advertised as 'The Montague Stores' and promoted as 'The house of quality and cheapness'. In 1935, no.163 was in use by the Paramount Pram Factory with the other buildings being used for various purposes (Trethowan 2016:8).

The precinct is captured in a 1945 aerial photograph and 1969 photograph (refer below).



Aerial photograph, Dec. 1945. Source: Landata, Melbourne and Metropolitan Area Project, Proj. No. 5, Run 21, Frame 58553



View from Park Towers, 1969, showing buildings in the precinct fronting City Road. Earlier buildings at 500-502 and 508-510 City Road are evident. Source: Port Phillip City Collection, sm2819

References

Aizen, Becky, *Pots, Punks and Punters. A history of hotels in St Kilda and South Melbourne*, St Kilda Historical Society, 2004 viewed online <http://skhs.org.au/SKHShotels/hotels.htm> [10 Nov. 2016]

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City of South Melbourne Rate Books (RB) 1855-1900, accessed via ancestry.com

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan nos. 493 & 497 (dated 1894)

Sands and McDougall's Street Directories (SM)

Trethowan, Bruce, *Expert Witness Statement – Heritage for 157-163 Montague Street, South Melbourne. Amendment C117 – Proposed heritage overlay & changes to the Port Phillip Planning Scheme*, 5 Aug. 2016

Vines, Gary & Churchward, Matthew, *Northern suburbs factory study*, 1992

Description




This precinct comprises a group of late nineteenth century and early twentieth century buildings, mostly commercial, situated around the intersection of City Road and Montague Street in South Melbourne.



Victorian

The Victorian era buildings in the precinct include the two storey shops, with upper level residences, at nos. 512 & 514, 516 & 518, 524-28 City Road and 163 Montague Street, and the former Nelson Hotel at 520-522 City Road.

The buildings from this period are similar in form materials, finishes and detailing - all are of masonry construction and are smooth rendered with upper levels that are often enlivened by cement-rendered ornament such as stringcourses, scrolls, corbels, moulded architraves, bracketed cornices, and solid parapets with pediments. Windows are universally double-hung sashes. Some also retain brick and rendered chimneys. No original Victorian shopfronts survive, but some retain early twentieth century shopfronts.

Description	Image
<p>512 & 514 City Road</p> <p>Built 1890-91 (RB). Pair of two storey shops with rendered facades and decorative elements (above windows, parapets). The upper façades are divided into narrow bays by pilasters and the windows have flat entablatures resting on scrolls.</p> <p>The shopfront to 512 has been altered, while 514 retains an elaborate early 20th century shopfront with recessed entry, tiling to stall-boards, decorative glass to highlight, and window framing manufactured by 'Duff'.</p>	 <p data-bbox="810 1921 906 1953">No. 512</p>

Description	Image
	 <p data-bbox="810 633 1026 667"><i>No. 514, shopfront</i></p>
<p data-bbox="204 712 459 745">516 & 518 City Road</p> <p data-bbox="204 775 671 808">Built by 1895, possibly as early as 1880</p> <p data-bbox="204 837 742 902">Pair of two storey shops with relatively plain first floor façades except for cornice.</p> <p data-bbox="204 931 756 1030">The shopfront to 516 is altered, while 518 retains an early 20th century shopfront with recessed entry and tiling (some painted over).</p>	
<p data-bbox="204 1294 710 1328">520-522 City Road, former Nelson Hotel.</p> <p data-bbox="204 1357 778 1995">Built 1867-68 (RB), altered and expanded in 1927. Two storey Victorian period hotel with a splayed corner, but featuring prominent Interwar alterations with restrained classical detailing. The walls are rendered with tiling to the lower part. The 1927 makeover has resulted in a Stripped Classical appearance to the parapet, which features stepped pediments with recessed panels and discs above what may be the nineteenth century cornice. The corner pediment has the renovation date in raised numbers. Windows are timber with some on the first floor retaining the original six-pane upper sash, with larger almost square windows to the ground floor bar. There are Interwar label moulds over all the openings. Other details include the rendered band at mid-wall height with 'Hotel Nelson' in raised letters on both facades, and the tiled dado across the City</p>	


Description	Image
<p>Road elevation that returns partly along Montague Street.</p>	
<p>524-528 City Road</p> <p>Built 1887-1888 (RB) with some later Interwar alterations. Group of 3 two storey shops with chamfered corner. The rendered façade is divided by pilasters with Corinthian-like capitals. There are arched windows to the upper floor. Later Interwar details include Art Deco/Moderne style elements, including the parapet which is stepped at the corner and features diagonal metal numbering ('524'), and on the Montague Street side, the first floor projecting bay with curved corners and the horizontal mouldings between the floors. At ground floor, the Interwar period shopfronts have 'Duff' branded frames and feature stepped motifs at the corner of the doors and windows. There are decorative metal vent covers at the base of the walls. Original rear parts of the buildings survive and are visible from the rear lane. The brick chimneys are now rendered and feature three bands towards the top. Also at the rear, on the Montague Street boundary, is an unusual clinker brick wall (probably Interwar) with a dog-tooth band and projecting diaper pattern.</p>	
<p>163 Montague Street</p> <p>Built 1890-91 (RB)</p> <p>Two storey Victorian period building, rendered with decorative elements. The façade features hood mouldings, frieze, brackets, and panelled parapet, and was possibly partly remodelled circa 1920 (parapet) to integrate with the adjacent shops at nos 157-161. Probably urn and scroll ornaments have been removed. The roof is hipped and there is a chimney. At ground floor the arched residential entry survives. There is a modern plate glass shop front.</p>	

Federation

The Federation era buildings in the precinct include the shops (with upper level residences) at 496 & 498, 532, 534, 536 & 538 City Road, and the house at 506 City Road.

These buildings have a similar form and detailing as those of the preceding Victorian period. Window types to the upper floors of the shops are tripartite casements with highlights, resulting in a larger opening.


Description	Image
<p data-bbox="204 593 459 627">496 & 498 City Road</p> <p data-bbox="204 654 395 687">Built c.1900-05.</p> <p data-bbox="204 714 774 1189">A pair of largely intact, two storey shops typical of the Federation period. The upper facades are rendered and retain the original triple casement windows with coloured toplights, which are framed by label moulds. The parapets are embellished with square pediments that contain a circular motif above a line and are flanked by scrolls, and at the base there are cornices set between vermiculated consoles. No. 496 has the name 'Nightingale' in raised lettering on the parapet. The end walls are expressed as pilasters that extend above the parapet and have pyramidal tops. The return walls are face brick (overpainted).</p> <p data-bbox="204 1216 762 1485">The ground floor shopfronts appear to be original with some modifications. Original elements include recessed entrances, bullnose brickwork, shop window frames (the frame to no. 496 has a copper finish), remnant tuckpointing, pressed metal panels above doors, and battered stallboards. Sections of brick wall have been overpainted.</p>	
<p data-bbox="204 1538 379 1572">506 City Road</p> <p data-bbox="204 1599 338 1632">Built 1914.</p> <p data-bbox="204 1659 774 2027">Single storey brick residence with Arts and Crafts influences, featuring a prominent gable end with rising sun motif and console brackets. The hip roof is clad in corrugated sheet metal and there are two red brick chimneys with rendered tops and caps and terracotta pots. The likely red brick walls have been overpainted and retain remnant tuckpointing. The verandah has original tiling to the deck, cast iron post and frieze, and exposed rafter ends. The balustrade is mid-twentieth century.</p>	





Description	Image
<p>There is a bay window with likely timber windows. The entrance is recessed and has a timber door (two panelled with upper glass panel) and decorative sidelight and toplight.</p>	
<p>532, 534, 536 & 538 City Road</p> <p>Built by 1910 (SM)</p> <p>Row of 4 two storey shops. The upper level is largely intact and features original elements characteristic of the Federation period - face brick (probably red, now painted, rendered to no. 532) with rendered elements (band, frieze, parapet, Queen Anne sills), casement windows (largely retained). There is some Victorian detailing also such as the brackets with vermiculated panels, urns, and the scroll brackets to the parapet. Altered ground floor shopfronts. A central door provides access to upper level residences.</p>	

Interwar

The Interwar era buildings in the precinct include the single storey shops at 540-542 and 544-546 City Road, 151, 153 & 155 and 157-161 Montague Street. All of the Interwar examples in the precinct are single storey and most have relatively plain parapets.

Also during the Interwar period, the two Victorian era corner buildings (the former Nelson Hotel and the shops at 524-528 City Road) were partly remodelled.

Description	Image
<p>540-542 City Road</p> <p>Built c.1935</p> <p>Single storey shop with stepped parapet (partly obscured) characteristic of the Interwar period. Ground floor shopfront has been altered. Rendered though possibly face brick originally.</p>	

Description	Image
<p>544-546 City Road</p> <p>Built c.1922</p> <p>Single storey paired shops with wide brick parapet with rendered panels. A pier divides the façade into two parts. The shopfront has later replacement timber window frames and doors, and rendered stallboard with vents.</p>	
<p>151 Montague Street</p> <p>Built c.1925</p> <p>Single storey shop.</p> <p>Wide decorative parapet with central pediment, large keystones, central panel, roughcast render and dentillation.</p> <p>The shopfront is recent.</p>	
<p>153 & 155 Montague Street</p> <p>Built c.1924</p> <p>Single storey paired shops. Brick parapet (now painted) with plain divisions typical of period.</p> <p>The ground floor shopfront partly intact with stallboard but with later aluminium-framed openings.</p>	
<p>157-161 Montague Street</p> <p>Built c.1920.</p> <p>Group of 3 single storey shops with curved rendered parapet and pilasters with brackets. The roof is clad in corrugated sheet metal and is comprised of a transverse gable (visible) at the front with sawtooth sections at the rear. The two northern shops have modern plate glass shopfront windows and the southern shop facade has a full width roller door.</p>	

Streets and Lanes

The streets have basalt kerbs and channels and there are nineteenth century pitched basalt lanes with central one-pitcher drain between the Hotel Nelson and 163 Montague Street (that returns along the rear of the Montague street shops) and at the rear of 524-28 City Road.

Comparative Analysis

This group of buildings comprises the largest relatively intact group of surviving commercial and residential buildings dating from the late nineteenth and early twentieth century in the former Montague area, which was a distinctive neighbourhood within the former City of South Melbourne. The buildings are notable surviving elements of the commercial periphery of the former Montague neighbourhood, the fabric of which has been almost entirely eradicated through slum clearance and industrial and commercial redevelopment from the early 20th century onwards.

Statement of Significance

What is significant?

The Montague Commercial Precinct, comprising 496-546 City Road and 151-163 Montague Street, South Melbourne is significant. This small precinct comprises a group of late nineteenth century and early twentieth century buildings (encompassing the Victorian, Federation and Interwar periods) situated around the intersection of City Road and Montague Street in South Melbourne. The buildings mostly comprise two storey buildings originally constructed as shops and residences, and single storey shops. There is also a former hotel and a house.

The two storey Victorian and Federation era former shops and residences are similar in form materials, finishes and detailing. All are of masonry construction and are smooth rendered with upper levels that are often enlivened by cement-rendered ornament. Some retain early or original shopfronts (Nos. 496, 498, 514, 518, 524-28 City Road). The Interwar period shops are all single storey and masonry. The former Hotel Nelson is a typical corner hotel with a splayed corner entrance and later Interwar alterations with restrained classical detailing. The only house in the precinct at 506 City Road is a single fronted terrace with a hip roof and a projecting gabled bay in the Queen Anne style with some Victorian detailing.

The streets have basalt kerbs and channels and there are nineteenth century pitched basalt lanes with central one-pitcher drain between the Hotel Nelson and 163 Montague Street and at the rear of 153-161 Montague Street and 524-28 City Road.

The buildings at 496 & 498 (shops & residences), 506 (house), 512 & 514 (shops & residences), 516 & 518 (shops & residences), 520-522 (former Hotel Nelson), 524-528 (shops & residences), 532 & 534 & 536 & 538 (shops & residences) City Road and 151 (shop), 163 (shop & residence) Montague Street, and the basalt kerb and channel and laneways are Significant to the precinct.

The buildings at 540-542 (shop), 544-546 (shops) City Road and 153 & 155 (shops), 157-161 (shops) Montague Street are Contributory to the precinct.

The buildings at 500-502, 508-510 and 530 City Road are Non-Contributory.

How is it significant?

The Montague Commercial Precinct is of local historical, aesthetic and representative significance to the City of Port Phillip.

Why is it significant?

The Montague Commercial Precinct is historically significant as a remnant of the former Montague neighbourhood, home to a tight knit working class community since the 1860s/70s, which was designated a slum by authorities and otherwise almost entirely demolished and replaced with industrial and commercial buildings from the early 20th century onwards. It is reflective of the earlier finer subdivision pattern in Montague, which has changed due to the redevelopment of land for industry during the mid-20th century. The precinct also includes a house dating to 1914, one of few surviving in the Montague area. As such, the precinct is associated with a now disappeared aspect of South Melbourne's history. (Criteria A & B)

The precinct is significant as a representative and largely intact example of a typical small local commercial centre surrounding an intersection and on a former tram route. The precinct is defined by two prominent corner buildings, the former Hotel Nelson at 520-522 City Road and the shops and residences at 524-528 City Road. It is also distinctive within the Montague area as a remnant group of late nineteenth and early twentieth century buildings, encompassing the late Victorian, Federation and Interwar periods, in an area that has otherwise been redeveloped. In addition, several early 20th century shopfronts survive. (Criteria D & E)

Recommendations

Include the Montague Commercial Precinct within the heritage overlay.

Assessment

RBA Architects & Conservation Consultants, *Fishermans Bend Heritage Review: Montague Commercial Precinct*, 2019

David Helms, *Montague Heritage Precinct Citation* 2016

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015.

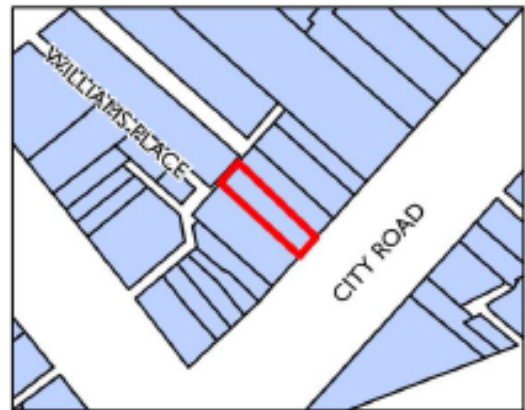
Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

APPENDIX B: Citation – Former Cogan Residence (506 City Road)

City of Port Phillip Heritage Review

Place name: Former Cogan Residence
Other names: -

Citation No:
2371



Address: 506 City Road, South Melbourne

Category: Residential: House

Style: Federation (Arts and Crafts)

Constructed: 1914

Designer: Unknown

Amendment: **To be updated**

Comment: Revised citation

Heritage Precinct: Montague
Commercial Precinct

Heritage Overlay: HO442

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The Former Cogan Residence at 506 City Road, South Melbourne, which was built in 1914 for Mary Alice Cogan. Significant elements of the single storey brick house include the hip roof form, pair of red brick chimneys with rendered tops and terracotta pots, gable end with a rising sun motif (comprising battens and render, partly roughcast) and timber console brackets, presumed red brick walls (now overpainted) with remnant tuck pointing, wing walls with arched niches, verandah with cast iron column and remnant cast iron frieze, exposed rafters ends to verandah roof, tessellated tiling to deck, bay window with presumed timber window frames, timber entrance unit with panelled door with glazing to upper half, and decorative sidelight and toplight.

Non-original alterations and additions are not significant.

How is it significant?

The Former Cogan Residence at 506 City Road, South Melbourne, is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

The Former Cogan Residence is of historical significance as one of the few remaining examples of an early 20th century house associated with the former Montague neighbourhood. It is the only surviving house in this part of City Road, where previously there had been others interspersed among the commercial buildings. The house also has a strong historical association with the Cogan family, long-time Montague residents who owned and occupied the site for almost a century between 1868 and 1965. The three Cogan

siblings were closely involved with various local organisations and actively worked to improve the welfare of the Montague community during the first half of the 20th century. Robert Hennessey Cogan was a local councillor throughout the 1930s and served as mayor of South Melbourne between 1937 and 1938. (Criterion A)

The Former Cogan Residence is of aesthetic significance as a good and largely intact example of a Federation period residence. While the format is more typically associated with Victorian period row houses, the Arts and Crafts influenced design is characteristic of the Federation period, although the overpainting has diminished the original contrasting effect of the materials and finishes. With its prominent gable end and rising sun motif, it is the most distinctive of the few surviving Federation period houses in the Montague area. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and Recovery: the Inter-War Years

History

Contextual history

The Montague district was bound by Ferrars Street to the east, Boundary Road to the west, City Road to the south and the Port Melbourne railway line to the north.

In 1875, there were 560 households in the Montague area, and by 1900 there were 1,000, with 200 in the lanes and little streets. Many of the people attracted to the low cost housing were labourers, fisherman, boilermakers, mariners and shipwrights, probably drawn to the area because of its proximity to the docks and metal works along the river, and the noxious trades on the Sandridge flats. Owner occupation was approximately 33 per cent. Most of the houses in the smaller streets were made of timber and had two or three rooms. The land was low-lying however, and vulnerable to poor drainage and flooding.

MMBW plans show the Montague area was almost fully developed by the end of the nineteenth century with rows of narrow terraced houses lining the streets and laneways. Non-residential uses included several hotels, some of which still exist today, the St Barnabas Church complex in Montague Street, but almost no factories – a 'wire mattress factory' at the rear of some houses in Thistlethwaite Street being one exception.

In the early twentieth century, however, industrial premises began to replace residential properties within the Montague area. These early industries were associated with the significant growth of manufacturing in Victoria after Federation in 1901 when free trade laws between the states led to the removal of all internal import duties. These industries were also encouraged by trade protection through tariffs and import duties on imported goods. By the late 1930s the impact of industry prompted the Montague branch of the A.L.P. to write to Council to prevent the further intrusion of factories into residential areas (*Record*, 27 April 1940, p.7).

By the 1920s, much of the housing stock was falling into disrepair due to regular flooding and little maintenance, particularly among the rental properties. However, Montague was renowned for its close knit community. The self-contained suburb had its own, school, church, police station, kindergarten, football team, hotels, post office, bank and shops.

It was areas like Montague that led to the first inquiry into the condition of housing in Victoria, which was conducted in 1913 by a Select Committee of the Legislative Assembly. This first slum commission paid special note to the Montague district, noting the area between Ferrars Street and Boundary Street, and from City Road to the Port Melbourne railway, "...was very flat and the drainage bad, ... with very few exceptions the houses are all built of wood and iron..." where most did not have baths, and were small and in poor repair ('Suburban slums, evidence of Police, hovels and shelter sheds', *The Age*, 20 November 1916, p.6).



Houses in Gladstone Street, 1930s
(Source: Port Phillip Heritage Collection, reg. no. sm0817.1-2)

The Montague area was subsequently earmarked in the 1930s for demolition by the Slum Abolition Board. In 1936 the establishment of a Housing Investigation Board considered housing conditions in Victoria. The Board found numerous slum pockets and narrow residential streets with poor houses, at times subject to flooding in South Melbourne. The resulting *Slum Reclamation and Housing Act* of 1938 facilitated the clearance of the majority of the houses and the relocation of the residents (Allom Lovell 1995:4-20).

By the 1960s most of the small houses were gone and the area taken over by small factories, warehouses and show rooms. A few of the 19th century commercial premises on the periphery, particularly in City Road, Montague Street and Boundary Road, remained, as these were better quality buildings with viable businesses.

House

The subject site formed part of Crown Allotment 11, Section 54, which was purchased by H Byrne in 1865.

The 1868 rate book records David Hennessey Cogan, a baker, as owner and occupier of a two-roomed weatherboard building (presumably a house) on the subject site. During the mid-1870s, the rate book descriptions of the building indicate it also included a shop.

About 1874, David Cogan had a second 2-roomed weatherboard building (house and shop) erected on the east part of the subject site, which he leased (RB).

In 1875, David Cogan attempted, apparently unsuccessfully, to sell the property, then numbered 127. The following auction notice was placed in the newspaper (*Argus* 8.12.1875 p2):

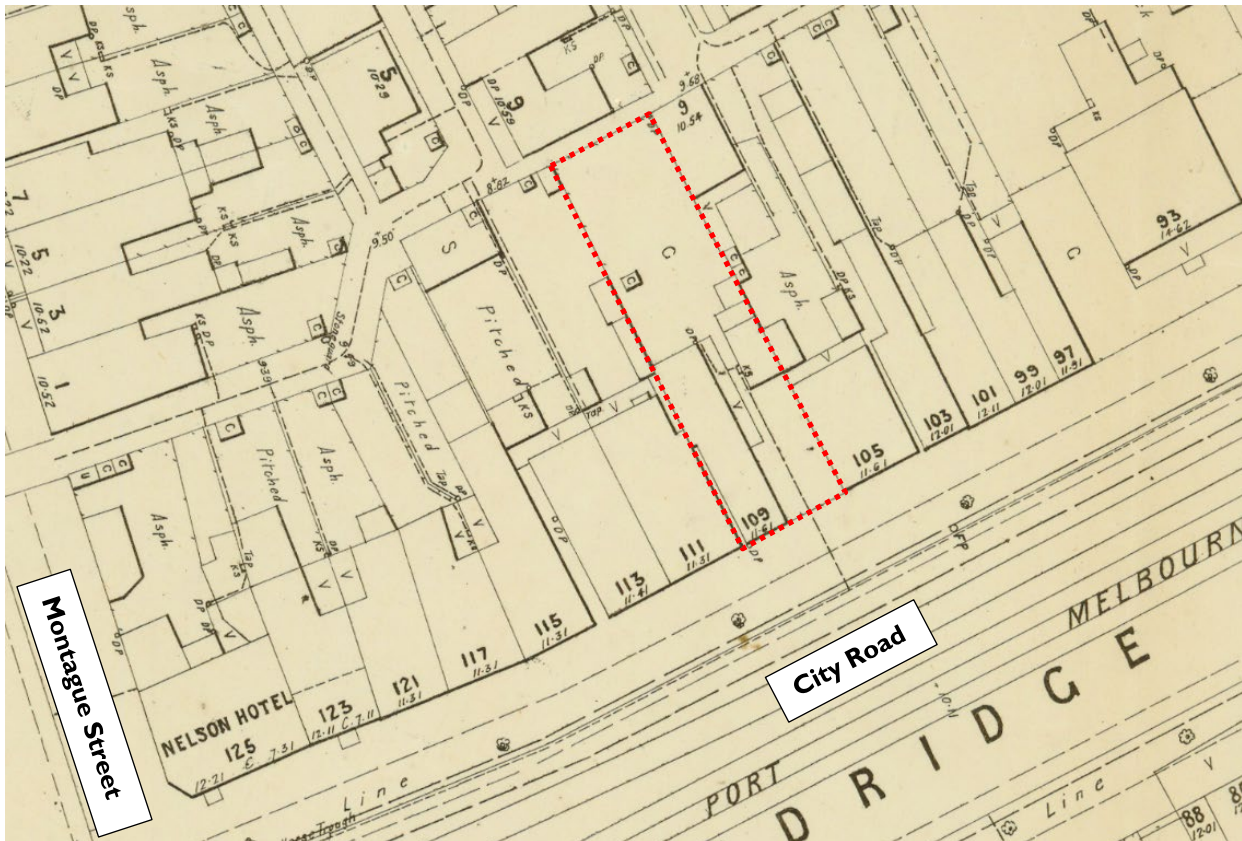
All that piece or parcel of land situate at Emerald-hill, and having a frontage to the Sandridge-road of 26ft, by a depth of 100ft, upon which is erected two shops with dwellings attached, being nos 127 and 127A.

In 1876, a fire broke out in the second building then tenanted by John Quorn, painter and paperhanger, and his family (*Leader* 16.09.1876 p12). The damaged building was removed - an auction notice advertised the sale of 'all the remains of a three-roomed weatherboard building, iron roof, salvage from late fire' (*Argus*

21.10.1876 p3). Thereafter the east part of the site, with a frontage of about 3.5 metres to City Road, remained vacant (RB).

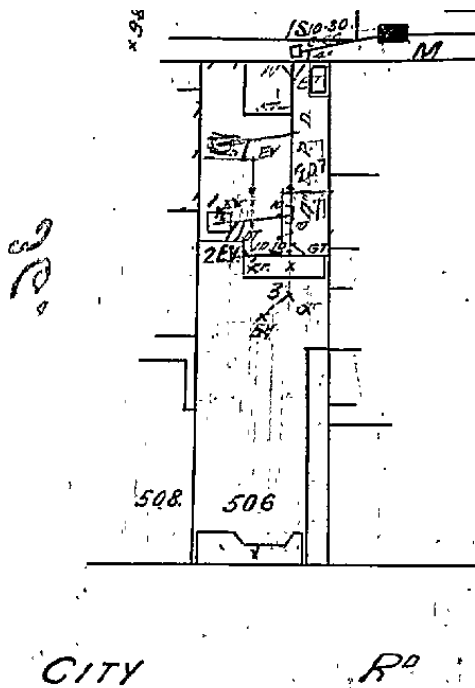
Following the death of David in 1885, his wife Mary Alice Cogan and their three children continued to live at the subject site. By the mid-1890s, the house is described as having four rooms (RB).

The MMBW plan of 1894 shows the rectangular footprint of the weatherboard house, as well as other nearby buildings fronting City Road east of Montague Street. At this time the street number for the subject site was 109 - the site acquired the current number, 506, in the early 1900s (RB).



MMBW Detail Plans Nos 493 & 497 South Melbourne, dated 1894. The approximate boundaries of the subject site, then numbered 109, are indicated (red dash), with the earlier weatherboard house aligned to the west side boundary. (Source: State Library of Victoria)

In 1914, the weatherboard house was replaced with a new five roomed brick house (the extant house) (RB). A drainage plan prepared at the time of the house's construction shows the building footprint and some outbuildings at the rear.

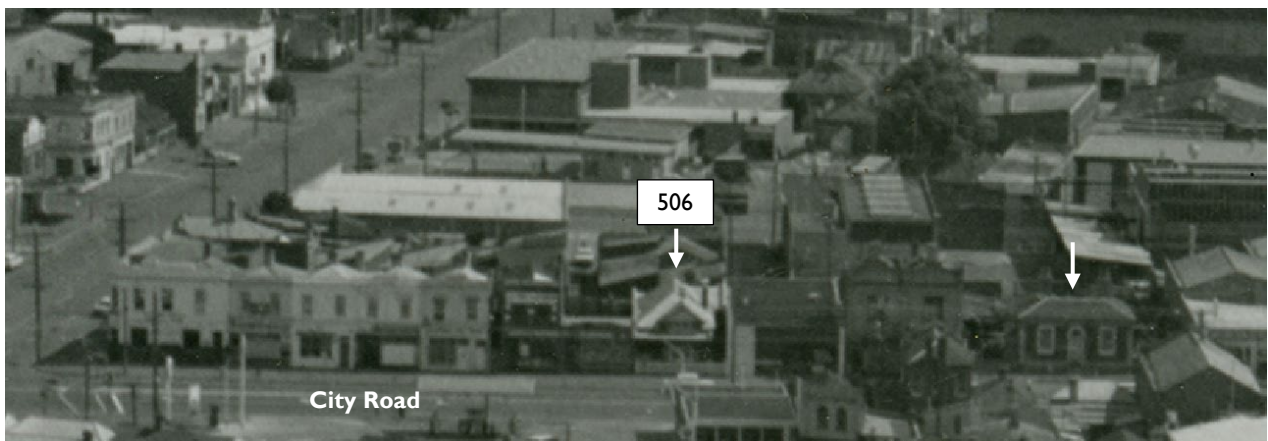


Property drainage plan no. 640, dated 1914. Showing the footprint of the extant subject building (main front part). (Source: South East Water)

The three Cogan children, Martha Mackenzie, Robert Hennessey and David James, lived together at the subject site for more or less their entire adulthood (ER). From 1925, Robert's wife Elizabeth Emily Maud (née Tate) also lived at the house. Mary Cogan died in 1928 (*Record* 14.07.1928 p5).

In 1919, ownership of the property was transferred to Martha Mackenzie Cogan, then in 1933 it was transferred to Robert Hennessey Cogan (CT). Following Robert's death in 1961, probate was granted to Robert's widow Elizabeth and his brother David James Cogan who owned it until their deaths in 1963 and 1965 respectively (CT). The 1963 electoral roll records David and Elizabeth at 506 City Road.

Although the house is now an isolated residence, there had been several houses interspersed amongst the commercial buildings on City Road which survived until at least the 1960s.



View from Park Towers, 1969, showing buildings fronting City Road. The subject site is indicated. At right is a 19th century house surviving at the time, now demolished - other houses are evident in the uncropped version of this photograph. (Source: Port Phillip City Collection, sm2819)

Cogan Family

The Cogan family were long-time Montague residents, with members of the family occupying the subject site in South Melbourne from 1868 until 1965.

David Hennessey Cogan (born 1845 in Melbourne) and Mary Alice Read (born c.1848) married in 1867. David worked as a baker, and together they had three children: Martha Mackenzie (born 1868), Robert Hennessey (born 1873) and David James (born 1876) (BDM).

David died in 1885, aged 40. Following her husband's death, Mary's occupation was variously recorded as a 'hat cleaner' and a 'feather dresser' (i.e. someone who cleaned and prepared feathers for sale). Mary was a devoted member of St Barnabas Church (now demolished), which was located in Montague Street at the corner of Thistlethwaite Street (*Record* 14.07.1928 p5). Mary died in 1928, aged about 80.

Martha was a music teacher (ER). The two brothers, Robert and David, were both coachbuilders and together they established Cogan Bros., a coach and motor body building business at 162 Montague Street which was listed in the Sands and McDougall's street directory between 1905 and 1922. Robert was president of the Victorian Coachbuilders' Association for three years (*Record* 11.09.1937 p2).

Robert was married in 1925, to Elizabeth Emily Maud Tate. Elizabeth was the daughter of the late Arthur Tate who had worked in the local abattoirs and lived in Ingles Street (*Record* 14.07.1928 p5). Martha and David never married, and none of the siblings had children.

All three Cogan siblings were actively involved in improving the welfare of the Montague community and were participants in various local organisations. A newspaper report in 1939 praised the family, declaring 'In Montague the name of Cogan is a household word for benevolence towards the afflicted' (*Record* 29.07.1939 p2).

Robert represented Normanby Ward in the South Melbourne Council for nine years, from 1930 until his retirement in 1939 (*Record* 29.07.1939 p2). He served as Mayor between 1937 and 1938, having been unanimously elected (*Record* 4.09.1937 p2). Robert was also a Justice of the Peace, a Guardian of Minors, a member of the South Melbourne Technical School Council and a member of the South Melbourne Australian Natives' Association. Robert and Elizabeth were described as 'pillars' of St Barnabas' Church, and were both actively involved in the work undertaken by the Montague Mission and the Montague Boys' Club (*Record* 29.07.1939 p2).

Martha was described as 'an ardent social worker' and during Robert's term as Mayor, assisted Elizabeth in her role as Mayoress (*Record* 23.07.1938 p6). She was a committee member of the South Melbourne branch of the Australian Women's Association (Age 31.12.1941 p6). Martha and David were also actively involved with the Montague Boys' Club.

Martha died in 1941, Robert in 1961 (his wife Elizabeth died in 1963) and David in 1965 (BDM).

References

Allom Lovell, *Port Melbourne Conservation Study Review*, 1995

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015.

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Birth Deaths and Marriages Index (BDM)

Certificates of Title (CT): Vol. 1238 Fol. 564; Vol. 8401 Fol. 929

Drainage Plans for 506 City Road South Melbourne, plan no. 640

Electoral Rolls (ER)

Newspapers, as cited

Record plan for City of South Melbourne Parish of Melbourne South: M333(36)

Sands and McDougall's Street Directories (SM)

South Melbourne Rate Books (RB) 1867-1900 and 1912-1915

Description

The single storey brick house is built to the front of the site. The footprint of the house is 'L'-shaped and it is built to the boundary on the west side, while on the east side it is set back at the front. The original extent of the 1914 house survives, with some single storey alterations/addition at the rear.

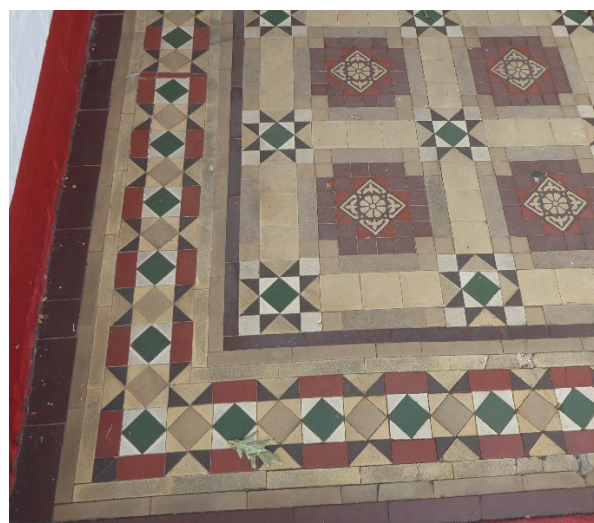
Typical of the Federation period the design of the house has an Arts and Crafts influence, however the overpainting has diminished the original contrasting effect of the materials and finishes. The overall format of the house however is of a Victorian period row house.

The hipped roof is clad in corrugated sheet metal, and has a relatively steep pitch. The two red brick chimneys have rendered tops and terracotta pots. The prominent gable end features a rising sun motif, roughcast rendering and timber console brackets to a wide rendered frieze. The rising sun motif, proudly representing the dawn of a new era in Australia, was commonly employed during the Federation period.

The brick walls (presumably red brick like the chimneys) are in stretcher bond with remnant tuck-pointing, but have now been overpainted. The wing walls feature arched niches and relatively plain mouldings (compared with the Victorian period).



Façade



Deck tiling

The verandah retains a cast iron post and a remnant section of cast iron frieze with a sunflower motif. Although most often associated with the Victorian period, the use of cast iron for decorative components remained common into the early 20th century. Late Federation examples like this tend to be characterised by wider friezes and more open or geometric designs. The exposed rafter ends are indicative of the Federation period. The tessellated tiling to the deck is reminiscent of the elaborate designs typical of the Victorian period, although the earthy colours are consistent with the Federation period. The deck edging and the steps are basalt. The balustrade is mid-twentieth century.

The bay window appears to have timber framed windows, probably double hung sashes, behind modern shutters and flyscreens. The entrance is recessed and has a timber door, two panelled with glazing to the

upper part and likely original, which is obscured by a screen door. The sidelight and toplight have decorative glass with a floral motif typical of the period.



Front entrance

Comparative analysis

The Montague area was predominantly a residential area during the Victorian and Federation periods, with hundreds of modest timber or brick houses. This changed however during the first half of the 20th century when houses were removed due to 'slum' clearance and industrial redevelopment. Today, 506 is one of only a few surviving houses in Montague.

Surviving Federation period houses in the Montague area include:

- 181 Gladstone Street, South Melbourne – Built 1913/14, although largely in a late Victorian format. Probably red brick (now painted), possibly with imitation tuckpointing. Rendered parapet and bullnose verandah with cast iron frieze.
- 34 Boundary Street, South Melbourne – Built c.1911. Single storey red brick house, characteristic of the Federation period. The façade has black tuck-pointing and a bullnose verandah with cast iron frieze and brackets with geometric fan-like/rising sun motifs.
- 126 & 128 Montague Street, South Melbourne – Built c.1909. Pair of attached, single storey, red brick houses with a materials palette and some detailing characteristic of the Federation period, although broadly in a late Victorian format. Some façade alterations.
- 125 Ferrars Street, South Melbourne (graded 'significant' within HO4 precinct) – Two storey brick residence with parapet.
- 130 Montague Street – Two storey brick residence with parapet.

In addition, surviving Victorian period houses in the Montague area include 171 Buckhurst Street (two storey, graded 'significant' within HO1 precinct), 190 Gladstone Street, and 183, 185 & 187 Gladstone Street, South Melbourne.

Of the surviving Federation period houses, 506 City Road is the most distinctive in terms of its design, particularly due to the prominent gable end with rising sun motif. It is also the only surviving house to City Road, where previously there had been other houses interspersed amongst the commercial buildings.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as a significant place within the Montague Commercial Precinct.

No specific HO controls are required.

Primary source

RBA Architects & Conservation Consultants, *Fishermans Bend Heritage Review: Montague Commercial Precinct*, 2019

Other studies

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015.

Other images

None