

EXTENT



ELWOOD STAGE 2

HERITAGE REVIEW

VOLUME 1 - FINDINGS REPORT

Prepared for City of Port Phillip

July 2023 — Version 1



SYDNEY

MELBOURNE

BRISBANE

HOBART

PEOPLE CENTRED HERITAGE



Document information

Extent Heritage project no.:	0322035
Client:	City of Port Philip
Project:	Elwood Stage 2 Heritage Reviews
Site Location:	Elwood, VIC 3184
Author(s):	Michelle Bashta, Vivian Lu, Corinne Softley, Larika Desai, Juliette Halliday, Benjamin Petkov, Isobel Hartley, Cora Wolswinkel, and Reuel Balmadres

Document Control

Version	Internal reviewer	Date	Review type
Draft	Corinne Softley	09.06.2023	QA
Final 01	Michelle Bashta	10.07.2023	QA

EXTENT HERITAGE PTY LTD
ABN 24 608 666 306
ACN 608 666 306
accounts@extent.com.au
extent.com.au

SYDNEY
Level 3/73 Union Street
Pyrmont NSW 2009
T 02 9555 4000

MELBOURNE
Level 1, 52 Holmes Street
Brunswick East VIC 3057
T 03 9388 0622

BRISBANE
Level 2, 109 Edward Street
Brisbane QLD 4000
T 07 3051 0171

HOBART
Level 3, 85 Macquarie Street
Hobart TAS 7000
T 03 6144 5880

Copyright and moral right

Historical sources and reference materials used in the preparation of this report are acknowledged and referenced in figure captions or in text citations.

Unless otherwise specified in the contract terms for this project Extent Heritage Pty Ltd

- vests copyright of all material produced by EXTENT HERITAGE PTY LTD (but excluding pre-existing material and material in which copyright is held by a third party) in the client for this project (and the client's successors in title);
- Retains the use of all material produced by Extent Heritage Pty Ltd for this project for professional presentations, academic papers or publications.

EXECUTIVE SUMMARY

Project overview

Extent Heritage Pty Ltd ('Extent Heritage') was commissioned by City of Port Phillip (CoPP) to prepare the Elwood Stage 2 Heritage Review. CoPP is undertaking an ongoing heritage program to review and update the Port Phillip Heritage Review (PPHR), and associated controls and policies in relation to the conservation of heritage across the municipality.

The first component of the Stage 2 Heritage Review (Parts 1a, 1b and 2 outlined below) involved the review and update of citations and statements of significance related to existing heritage precincts and places, and provision of recommendations for changes to curtilages, Schedule to the Heritage Overlay controls, and heritage gradings where appropriate. The specific number and types of places are outlined in Sections 1.1.1 – 1.1.3 below. The primary goal of the review process was to revise the content of each citation to meet current expectations and standards for heritage citations, as well as to review the format of each statement of significance in alignment with *Practice Note 1: Applying the Heritage Overlay (DELWP 2018)* (PPN1).

The second component of the Stage 2 Heritage Review involved an assessment of heritage precincts and places for potential inclusion on the Heritage Overlay, and preparation of citations and statements of significance for all places and precincts where heritage protection was recommended. The specific number and types of places are outlined in Section 1.1.4 below. The project was divided into four distinct parts:

- Part 1A – Review of HO318;
- Part 1B – Review of HO8;
- Part 2 – Review of existing PPHR individual places; and
- Part 3 – Review of new precincts and places.

Volume 1 of this report provides an explanation of the key findings and recommendations of the heritage review, as well as the approach and methodology used in its preparation. Volume 2 of this report provides a copy of all the citations prepared for this study.

Key Findings and recommendations

It is recommended that Port Phillip City Council implements the findings of this study by preparing and exhibiting an amendment to the Port Phillip Planning Scheme that would:

Part 1A:

Retain in HO 318 in the Schedule to the Heritage Overlay with paint and solar energy system controls with the following changes:

- Extract the Elsternwick Hotel at 259 Brighton Road, Elwood from HO318 and form a new separate HO.
- Extract the Taradale Flats at 229 Brighton Road, Elwood, from HO318 and form a new separate HO.
- Revise the gradings in accordance with the recommendations of the citation above and in alignment with the new (2022) grading definitions
- The following places with PPHR citations become Contributory to the precinct:
 - Maytime, 161 Glen Huntly Road, Elwood
 - 6 Heaton Avenue, Elwood
 - 9 Heaton Avenue, Elwood

Part 1B:

Retain in HO8 in the Schedule to the Heritage Overlay with tree, paint and solar energy system controls with the following changes:

- Designate original outbuildings and fences as not exempt under Clause 43.01-4
- Revise the gradings in accordance with the recommendations of the citation and in alignment with the new grading definitions.
- Apply tree controls to the mature London Plane (*Platanus × acerifolia*) street plantings, mature Eucalyptus (*Eucalyptus*) plantings at the intersection of Ormond Road and Glen Huntly Road, and the mature Canary Island Palm (*Phoenix canariensis*) plantings in Robinson Reserve.
- Add new properties to the precinct and include within HO8 with the following gradings:
 - 360, 364-366, 368, 379, 381, 383, 385 and 387 Barkly Street are included as Contributory places, with No. 370 included as a Non-contributory property;
 - 80, 82, 84, 85A, 86, 87, 88, 91, 93, and 95 Addison Street are included in the extension, with Nos. 80, 82, 84, 86, 85A, 87, 89, 91 and 93 included as Contributory places, and Nos. 88 and 95 included as Non-contributory properties;
 - 94, 96, 98, 100, 102, 104, 106, 108, 110, 112 and 114 Ruskin Street, with Nos. 94, 96, 98, 102, 104, 106, 108, 110, and 114 as Contributory places and Nos. 100 and 112 included as Non-contributory properties;
 - No. 57 Ormond Esplanade included within HO8 as a Contributory heritage place;
 - Nos. 73, 75, 77, 79, 81, 83, 85, 87, 89, 91 and 93 Spray Street, with Nos. 73, 75, 77, 83, 85, 87, 91 and 93 included as Contributory places and Nos. 79, 81, and 89 included as Non-contributory properties;
 - 46, 48, 50, 52, 54, 56, 58, 69, 73, and 75 Ormond Road, with Nos. 46, 52, 54, 56, 58, 69, 73, 75, 77 included as Contributory places, Nos. 48 and 50 as Non-contributory properties, No. 71 as an Individually significant place;
 - 3 Selwyn Avenue as a Non-contributory property;
 - 1, 2, 2A and 5 Beach Avenue, with Nos. 1 and 5 included as Contributory places, and 2 and 2A included as Non-contributory properties.

- Extract Nos. 113-167 Ormond Road, removing it from HO8 to form a new separate Ormond Road commercial precinct.

Part 2:

- Retain thirteen (13) individual places in HO and adopt updated citations and statements of significance
- Designate fence/outbuildings as not exempt under Clause 43.01-4 for the following places:
 - HO106 (75 Dickens Street) – front and side boundary fence
 - HO107 (35 Docker Street) – front and side boundary fence
 - HO175 (4-6 Kingsley Street) – front fence
 - HO353 (46 Ormond Esplanade) – outbuilding
- Add tree controls for HO270 (87 Tennyson Street)
- Remove the following three (3) places that no longer meet the threshold for local heritage significance from the HO:
 - HO138 (136 Glen Huntly Road)
 - HO295 (40 Kingsley Street)
 - HO354 (60 -66 Glen Huntly Road)
- Adopt the fifteen (15) revised individual place citations for places of individual significance within HO8
- Adopt the three (3) revised individual place citations for places of individual significance within HO403
- Adopt the one (1) revised individual place citation for the place of individual significance within in HO7

Part 3:

- Add the nineteen (19) new individual places that meet the threshold for local heritage significance as individual heritage places on the Heritage Overlay;
- Add the one (1) new group listing that meets the threshold for local heritage significance as a group listing on the Heritage Overlay;
- Add the two (2) new precincts that meet the threshold for local heritage significance as precincts on the Heritage Overlay;
 - Remove HO194 (96 Mitford Street) and HO195 (86 & 88 Mitford Street) from the HO as individual places and incorporate into proposed Byron and Mitford Street Precinct

Other

- Update or create Hermes entries for all places assessed as part of this heritage review, inclusive of those places identified in the preliminary and detailed gap analyses which do not meet the threshold for local heritage significance;
-

- Future heritage studies and assessments could take a holistic view of heritage by considering Aboriginal and intangible associations alongside colonial and tangible heritage values;
-

CONTENTS

Document information	1
Document Control.....	1
Executive summary	1
Project overview	1
Key Findings and recommendations	1
Other	3
1. Introduction	7
1.1. Project brief	7
1.1.1. Part 1A – Review of H0318 Elwood: Normanhurst Estate.....	7
1.1.2. Part 1B - Review of H08 Elwood: Glen Huntly Road & Ormond Road Precinct	8
1.1.3. Part 2 – Review of existing PPHR individual places.....	8
1.1.4. Part 3 - Assessment of new precincts and places	8
1.2. Study area	9
1.3. Project objectives	9
1.4. Limitations	9
1.5. Authorship	9
1.6. Terminology	10
1.7. Abbreviations	12
2. Methodology.....	14
2.1. Best practice resources	14
2.2. Review of existing heritage places, existing precincts, potential precinct extensions and new places (Parts 1A, 1B, 2 and 3).....	14
2.2.1. Review of Stage 1 study recommendations	14
2.2.2. Research.....	15
2.2.3. Fieldwork	16
2.2.4. Curtilage assessment	17
2.2.5. Preparation of revised individual and precinct citations and new citations	17
3. Brief history of Elwood	22
3.1. Pre-colonial history.....	22
3.2. Contextual history	23
3.3. References	25
4. Findings.....	26

4.1.	Part 1A.....	26
4.2.	Part 1B	29
4.3.	Part 2	32
4.3.1.	Review of places excised from the H0318 Precinct.....	32
4.3.2.	Review of existing individual places	33
4.3.3.	Review of 14 'additional' individual places.....	48
4.3.4.	Review of places proposed for removal.....	54
4.4.	Part 3	56
5.	Recommendations	70
5.1.	Implementation of this report	70
5.2.	Future investigations and opportunities	72
6.	References	72

1. INTRODUCTION

1.1. Project brief

Extent Heritage Pty Ltd ('Extent Heritage') was commissioned by City of Port Phillip (CoPP) to prepare the Elwood Stage 2 Heritage Review. CoPP is undertaking an ongoing heritage program to review and update the Port Phillip Heritage Review (PPHR), and associated controls and policies in relation to the conservation of heritage across the municipality.

In early 2021, Council engaged Context Pty Ltd (now GML Heritage Pty Ltd) to undertake the Stage 1 Heritage Review of HO8 and HO318, as well as a range of individual heritage places. Stage 1 was a preliminary desktop review which involved limited historical research and fieldwork to gain an understanding of the existing heritage precincts and places and also included a review of places requiring a new or updated description and statement of significance and assessment of new potential places of heritage significance. The Stage 1 review was finalised in mid-2021.

The first component of the Stage 2 Heritage Review (Parts 1a, 1b and 2 outlined below) involved the review and update of citations and statements of significance related to existing heritage precincts and places, and provision of recommendations for changes to curtilages, Schedule to the Heritage Overlay controls, and heritage gradings where appropriate. The specific number and types of places are outlined in Sections 1.1.1 – 1.1.3 below. The primary goal of the review process was to revise the content of each citation to meet current expectations and standards for heritage citations, as well as to review the format of each statement of significance in alignment with *Practice Note 1: Applying the Heritage Overlay (DELWP 2018)* (PPN1).

The second component of the Stage 2 Heritage Review involved an assessment of heritage precincts and places for potential inclusion on the Heritage Overlay, and preparation of citations and statements of significance for all places and precincts where heritage protection was recommended. The specific number and types of places are outlined in Section 1.1.4 below. The project was divided into four distinct parts:

- Part 1A – Review of HO318;
- Part 1B – Review of HO8;
- Part 2 – Review of existing PPHR individual places; and
- Part 3 – Review of new precincts and places.

These parts are explained in further detail below.

1.1.1. Part 1A – Review of HO318 Elwood: Normanhurst Estate

Part 1a of the heritage review included the review of HO318 Elwood: Normanhurst Estate on the basis of the Stage 1 findings, including assessment of two (2) potential precinct extensions and

excision of Elsternwick Hotel, reviewing and updating heritage gradings in accordance with the new definitions adopted by CoPP, and preparation of a new citations and statements of significance in accordance with PPN1.

1.1.2. Part 1B - Review of HO8 Elwood: Glen Huntly Road & Ormond Road Precinct

Part 1b of the heritage review included review of HO8 Elwood: Glen Huntly Road and Ormond Road Precinct on the basis of Stage 1 findings, assessment of five (5) potential extensions, assessment of two (2) potential new separate commercial precincts to be excised from the curtilage of HO8, as well as reviewing and updating heritage gradings in accordance with the new definitions adopted by CoPP, and preparation of a new citations and statements of significance in accordance with PPN1.

This phase also included the following specific tasks:

- Determine whether seven (7) of the places within the HO8 precinct area that currently have individual citations could be integrated into the overarching precinct citation or should retain an individual citation; and
- Determine whether seven (7) of the potential new individual places identified in the Stage 1 Study could be integrated into the revised HO8 precinct or should have an individual citation.

1.1.3. Part 2 – Review of existing PPHR individual places

Part 2 of the heritage review included a comprehensive review of a large number of existing PPHR individual places in accordance with PPN1, including:

- Review and update of citations and statements of significance for fifty-two (52) individual places in accordance with PPN1. These places were primarily located in Elwood, however a small number were located in St Kilda and Balaclava.
- Review and update any places that do not fit neatly into the proposed revised HO8 precinct citation.
- Review and advise on the potential removal of three places identified in the Stage 1 Study from the HO.

1.1.4. Part 3 - Assessment of new precincts and places

Part 3 of the heritage review included a comprehensive assessment of potential new precincts and places for inclusion on the HO, in accordance with PPN1. Specifically, this included an assessment of:

- Four (4) new heritage precincts, including two (2) new separate commercial precincts excised from HO8.

- Thirty-eight (38) individual places , either as site-specific heritage places or as part of a group/serial listing.

1.2. Study area

The study area comprised the areas currently covered by HO8 and HO318 plus the recommended precinct extensions of the Stage 1 Study. A number of individual properties and potential precincts located outside the existing precinct boundaries also formed part of the study area, as defined by the Stage 1 report.

1.3. Project objectives

The purpose of the Heritage Review is to provide:

- A comprehensive review and update of existing precincts and heritage places in accordance with PPN1 as well as the revised heritage gradings adopted by CoPP;
- A comprehensive assessment of potential new precincts, heritage places and serial listings accordance with PPN1 as well as the revised heritage gradings adopted by CoPP;
- Strategic justification for heritage controls for all places within the study area that warrant heritage protection, representative of and consistent with the municipality's Thematic Environmental History; and
- Best practice guidance to decision-makers.

1.4. Limitations

The heritage review was subject to the following limitations:

- Access to all heritage properties was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study;
- Condition and site modification assessment for each place was limited to a visual inspection undertaken from the public domain; and
- The historical information provided in the citations are provided only to the extent necessary to enable assessment and should not be considered an exhaustive history of each place.

1.5. Authorship

Staff	Role
Dr Leo Martin, Associate Director	Quality assurance review
Corinne Softley, Senior Associate	Quality assurance review
Michelle Bashta, Senior Associate	Project lead.

Staff	Role
	Project management, fieldwork, heritage assessment, drafting heritage review report and quality assurance review
Benjamin Petkov, Heritage Advisor	Research, fieldwork and heritage assessment
Vivian Lu, Heritage Advisor	Research, fieldwork and heritage assessment
Juliette Halliday, Heritage Advisor	Research, fieldwork and heritage assessment
Larika Desai, Research Assistant	Research support, fieldwork
Isobel Hartley, Research Assistant	Research support
Cora Wolswinkel, Research Assistant	Research support
Reuel Balmadres, Graduate Architect	Physical analysis
Alexander Murphy, GIS Specialist	Mapping
Sarah Gyngell, GIS Specialist	Mapping

1.6. Terminology

The terminology in this report follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

- DELWP (Department of Environment, Land, Water and Planning). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.

Contributory Element: Contributory Elements are those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study. Note that some Heritage Places covered by an Individual HO surrounded by an Area HO may be Contributory Elements, while others might not.

Serial Listing: Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

Heritage Overlay: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

Heritage Place: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

Heritage Study: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

Individual HO: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

Non-contributory Element: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

Statement of Significance: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

- DELWP (Department of Environment, Land, Water and Planning). August 2007. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The Way Forward for Heritage. Melbourne: DELWP.

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

1.7. Abbreviations

A number of abbreviations have been used for the Heritage Review. These are outlined below.

Table 1. Summary of abbreviations

Abbreviation	Full term
C	Contributory
CoPP	City of Port Phillip
HERCON	National Heritage Convention
HO	Heritage Overlay
NC	Non-contributory
PPHR	Port Phillip Heritage Review
PPN1	Planning Practice Note 1
S	Significant
VHD	Victorian Heritage Database

Abbreviation	Full term
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

2. METHODOLOGY

This part provides an explanation of the methodology used in the various stages of the project.

2.1. Best practice resources

This heritage review was prepared by consulting with best practice documentary resources, including the following:

- Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic.: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Heritage Victoria. 2010. *Heritage Victoria Model Consultants Brief for Heritage Studies*. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

2.2. Review of existing heritage places, existing precincts, potential precinct extensions and new places (Parts 1A, 1B, 2 and 3)

The following methodology was applied to the revision of existing heritage places, precincts and precinct extensions as related to Parts 1A, 1B and 2 of the project. The methodology was also followed for the review of new places recommended to be included in the Heritage Overlay (Part 3).

2.2.1. Review of Stage 1 study recommendations

A desktop audit and review of documentation and resources pertaining to the Stage 1 study recommendations was undertaken in the first instance. This was carried out to gain a sound understanding of the project background, municipal context, potential gaps, as well as the methodological approach underpinning the Stage 1 recommendations.

Key resources reviewed as part of this stage included:

- Context Pty Ltd. 2021. 'City of Port Phillip HO8 Elwood: Glen Huntly & Ormond Roads – Stage 1 – Preliminary Review – Detailed Report.' Report prepared for the City of Port Phillip.
- City of Port Phillip. 2021. 'City of Port Phillip Heritage Review, Volumes 2-6.' City of Port Phillip.
- City of Port Phillip. 2021. 'Thematic Environmental History.' City of Port Phillip.
- Heritage Alliance. 2005. 'Elwood Heritage Review – Volume 1: Thematic History.' Report prepared for the City of Port Phillip.

- Heritage Alliance, 2005' 'Elwood Heritage Review, Volume 2: Citations for Individual Places' Report prepared for the City of Port Phillip.

The Stage 1 assessment and associated recommendations detailed in 'City of Port Phillip HO8 Elwood: Glen Huntly & Ormond Roads – Stage 1 – Preliminary Review – Detailed Report' were collated in a Microsoft Excel spreadsheet to ascertain potential gaps, the necessary tasks, and aspects requiring further investigation.

2.2.2. Research

A substantial amount of desktop and archival research was undertaken to clarify the history, context and significance of the HO318 and HO8 precincts. This research was undertaken to ground truth site specific Stage 1 recommendations, and was also integral to the preparation of updated individual and precinct citations, the consideration of the integration of individual place citations into precinct citations and the assessment of whether the new places recommended in the Stage 1 study met the threshold for inclusion in the HO. In addition to fieldwork (see Section 2.2.3), desktop and archival research also played a specific part in informing the recommendations.

Primary and secondary sources were reviewed from organisations such as the City of Port Phillip (original building plans and permits, where available, and draft histories prepared by Council's heritage advisor for some places), Trove, State Library of Victoria, Public Records Office Victoria, National Trust of Australia (Victoria). Previous investigations undertaken in other consultancy reports also provided useful contextual and thematic information.

The HERMES database was also utilised for site records and sourcing comparative examples.

The following registers were reviewed where relevant:

- Register of the National Estate;
- National Trust Register Australia (Victoria);
- RAI A Register of 20th Century Buildings; and
- Miles Lewis Melbourne Mansions Database

Information that was unearthed from these resources included previous assessments and research, histories, early maps, architectural plans, newspaper articles, and other documentary evidence such as the rate books and Sands & McDougall Directory. Where items were only found to remain in hard copy at Public Record Office Victoria and State Library of Victoria, archival research was undertaken on site.

To assist with the description and identification of architectural styles and materials, generalist architectural resources available online and in the Extent Heritage office library were utilised as needed to inform the physical and comparative analyses.

2.2.3. Fieldwork

A comprehensive fieldwork program was planned, drawing on findings from the background documentation review. All inspections were undertaken from the public domain, via vehicle and on foot. This component of the project provided Extent Heritage with an opportunity to ground-truth any existing data on the existing places and proposed nominations and to capture new, previously unrecorded information.

Prior to commencement of fieldwork, Extent Heritage developed a digital fieldwork recording form specifically for this project using the Fulcrum Pty Ltd application. The application, hereafter referred to as Fulcrum, operates via a handheld smartphone or tablet. It allows the user to plot a GPS point onto a site or area, and record specific information about that place which is then automatically saved to cloud storage. The application included a series of customised dropdown menus as well as an open field text. The menus are outlined in Table 1 below. The digital recording was coupled with a written field note on each place and precinct, utilised to capture any additional information outside of the assigned application criteria.

Table 2. Fulcrum application dropdown menus customised for the heritage review.

Level 1 menu	Level 2 menu	
Building Era	Victorian Victorian/Federation Federation Federation/Interwar	Interwar/Post War Post War Contemporary
Potential heritage value: Yes	Individual Precinct	Tree or garden Other
Potential heritage value: No	Generic Altered Overpainted Prominent addition	Demolished Contemporary Other
Condition	Good Fair Poor	
Integrity	High Moderate Low	
Contributory status (for precincts)	Significant Contributory Non-contributory	

2.2.4. Curtilage assessment

Heritage curtilages were generally dictated by the legal property boundary for individual places. This is particularly the case for residential sites where it is more practical from a planning perspective to nominate the whole parcel of land. Where specific circumstances arise to justify a differing curtilage extent (e.g. later subdivision, additions etc) these were taken into account in the proposed curtilage.

In particular, the heritage curtilages of existing precincts were reviewed, with aim of understanding if the existing properties within the boundaries continue to meet the threshold for inclusion. In addition, a number of precinct extensions to HO318 and HO8 and new precincts, which were recommended for further assessment during the Stage 1 project, were reviewed.

The proposed boundaries and new precincts were analysed during the fieldwork phase, taking into consideration their built form, condition, integrity and setting and how this aligns with the character of the existing precinct. To supplement this analysis, background and historical research was undertaken at desktop level utilising both primary and secondary resources to understand their potential historical value. Specifically, the following key questions were asked during precinct curtilage assessments:

For existing precincts:

- Do the properties reflect the same built form characteristics as reflected in the precinct statement of significance?
- Do the properties reflect the historical themes or narrative associated with the existing precinct?

For new precincts:

- Are the properties within the proposed precinct consistent in historical development, style, integrity and condition?
- Do the properties reflect a consistent historical themes or narrative to support the creation of a new precinct?

For all places:

- Are the structures of adequate integrity and condition for inclusion within the precinct?
- What is the broader integrity of the streetscape? Are there a high number of non-contributory properties or is it substantially intact?

2.2.5. Preparation of revised individual and precinct citations and new citations

Following desktop research and fieldwork, updated individual and precinct citations were prepared for the relevant places (see Findings Section **Error! Reference source not found.**). Citations were a

Also prepared for the new places determined to meet the threshold for inclusion in the HO (see Findings Section 4.4).

The revised and new individual and precinct citations included the following main components:

- A Statement of Significance;
- Recommended Heritage Overlay controls;
- Mapping;
- A pre-colonial, contextual and site-specific history;
- Physical description; and a
- Comparative analysis.

Comparative analysis

A common gap in the existing citations was a comparative analysis. Comparative analysis is an important part of the heritage assessment process, allowing one to properly benchmark the place against similar examples to establish its relative significance. All revised and new citations were prepared with a comparative analyses utilising the following methodology.

The key resources utilised for the comparative analysis included:

- Heritage Victoria database, HERMES;
- Port Phillip Planning Scheme – Schedule to the Heritage Overlay;
- Previous heritage studies prepared for City of Port Phillip;
- Victorian Heritage Database (VHD); and
- Generalist architectural resources available online and in the Extent Heritage office library, in particular *The Encyclopedia of Australian Architecture* (Goad & Willis 2012).

The existing Schedule to the Heritage Overlay in the Port Phillip Planning Scheme includes a large number of places listed for their local heritage value. A comparative analysis of the existing places and precincts against other sites on the HO, particularly those located within the suburb of Elwood, provided a clear indication of their comparative value. In most cases, it was unnecessary for the comparative analysis to go beyond a review of the HO and associated documentation on the Victorian Heritage Database (VHD), HERMES database and/or previous heritage studies. Where necessary, and if no appropriate comparative places could otherwise be located in the HO, places on the HO under an interim control were referenced. Where no comparative examples were identified on the HO, this was noted in the assessment and then followed up with further research outside of the municipality. This strategy aimed to assess the comparative value of heritage places in other council areas.

The HERMES database and the 'City of Port Phillip Heritage Review, Volumes 2-6' reports in particular formed a primary component of the comparative analysis methodology, allowing one to search specific criteria of interest such as architectural style/era, architect name, builder and heritage study name. This allowed for a more focused comparative assessment in many cases.

The comparative analysis considered four broad categories for assessment, as follows:

- Comparison by type (HERCON criteria A, B, and D): This compares places based on their specific class or typology and the importance of that factor in their historical, rarity or representative value.
- Comparison by style/design (HERCON criteria B, E, and F): This compares places based on architectural style and detailing, including consideration of the integrity.
- Comparison by architect/designer (HERCON criteria B and H): This compares places to other places of the same type (ideally) of place by the same architect.
- Comparison by historical narrative (HERCON criteria A): This compares places to other places with the same thematic context.

Review of heritage designations (gradings)

Heritage designations (gradings) provide an indicator of an individual property's relative contribution towards the significance of the precinct as a whole. The recommended heritage designations (gradings) for places within the precincts were reviewed in line with Council's revised 2022 gradings as follows:

- Significant - 'Significant heritage places' are of individual significance at the local or state level and may also contribute to the significance of a heritage precinct.
- Contributory - 'Contributory heritage places' contribute to the significance of a heritage precinct but are not of individual significance.
- Non-contributory - 'Non-contributory properties' do not contribute to the significance of a heritage precinct.

Statements of significance

Following an assessment of each place against the HERCON criteria, a Statement of Significance was developed following guidelines of Planning Practice Note 1 which states:

What is significant?

This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant?

Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant?

The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example '(Criterion G)'. (DELWP 2018, 2)

Assessment of Schedule to the Heritage Overlay controls

Fence controls

In some cases, fences on heritage sites were deemed to be significant in relation to the wider site through archival research and physical analysis. In this scenario, the fence was usually identified as contemporary with the original building and of high integrity. Where fence controls were applied, the statement of significance clearly identified the particular fence under "What is significant?" and why it is important under "Why is it significant?" (DELWP 2018, 4).

Tree controls

Where tree controls were applied to a heritage place, an individual tree, collection of trees or a garden was deemed to be significant in relation to the wider site through archival research and physical analysis. The plantings were generally contemporary with the structures on site, pre-dated the structures and were representative of an earlier phase of development, or contributed to the heritage setting of the place. Where tree controls were applied, the statement of significance clearly identified the particular tree or trees under "What is significant?" and why they are important under "Why is it significant?" (DELWP 2018, 4).

Internal controls

Internal controls were applied sparingly and on a selective basis to special interiors of high interest. Where interiors were accessible, these were inspected by the project team and the photos included in the citations. Where interiors were not accessible, recent desktop-based information such as video footage was utilised to make a determination on the suitability of internal controls. Where internal controls were applied, the statement of significance clearly identified the particular interior elements under "What is significant?" and why they are important under "Why is it significant?" (DELWP 2018, 4).

Paint controls

Paint controls were applied in instances where an original colour scheme was identified as extant through archival research or if unpainted surfaces of high heritage value should be protected from future overpainting works, such as polychrome brickwork. Where paint controls were applied, the statement of significance clearly identified the relevant element – either the colour scheme or material to be protected – under "What is significant?" and why it is important under "Why is it significant?" (DELWP 2018, 4).

Mapping

Revised curtilage maps were prepared using ArcGIS mapping software. For precincts, this also included the preparation of heritage designation (grading) maps.

Assessment of each place against the HERCON criteria

Each existing and new place and precinct was assessed for its potential to meet the one or more of the HERCON criteria. The Heritage Victoria standard brief for heritage studies states that 'It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected' (DELWP 2010, 2). The National Heritage Convention (HERCON) criteria are defined as follows:

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

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

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

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

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

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

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

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Where a criterion was met, the reasons for this were provided as relevant to the specific criterion being addressed. The results of the tabulated assessment were used to formulate the full Statement of Significance and to confirm the level of significance.

3. BRIEF HISTORY OF ELWOOD

3.1. Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.



Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

3.2. Contextual history

Elwood’s first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as ‘North Elwood’ into generous allotments (Surveyor General’s Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood’s southern fringe as a prestigious seaside location. Meanwhile, most of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).



Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of the Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23).

While newly erected building stock in this early twentieth century period predominantly comprised of freestanding middle-class bungalows, there were also several more modest semi-detached Federation villas that harked back to the Victorian era in their form and detailing. The area was also a popular location for purpose-built residential flats built in fashionable interwar styles, such as the Old English style Hartpury Court at 9-11 Milton Street, Elwood (HO191) and the Moderne style Windermere Flats at 49 Broadway, Elwood (HO67). Towards the late 1930s, the area was also the site of more radical flat design in the form of European influenced International Style/Functionalist apartment buildings. Characterised by stark cubic forms, clean lines, modularity, mass-produced industrial materials and a rejection of ornament and colour, the style was stark and revolutionary in terms of form and aesthetic, and was closely tied to the architectural Modernism that would later take off in the post-war period.

Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With its proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock, and by 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

3.3. References

Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Eidelson, M. 2006. *Flood, Fire and Fever. A History of Elwood*. St Kilda: St Kilda Historical Society. <http://skhs.org.au/~SKHSflood/>.

Ellender, I, and F Weaver. 1994. *An Archaeological Survey of Port Philip Bay*. Melbourne: Victorian Archaeological Survey.

Finn, Edmund. 1888. *The chronicles of early Melbourne, 1835 to 1852: historical, anecdotal and personal*. Melbourne: Fergusson and Mitchell.

Heritage Alliance. 2005. 'Elwood Heritage Review: Volume 1: Thematic History – Citations for heritage Precincts.' Unpublished report prepared for the City of Port Phillip. PDF file.

Mitchell, J and L Hardiman. 2017. 'Proposed Alterations and Additions at 77 Marine Parade, Elwood'. Unpublished report prepared for Vincent Zimbardi and Donna Zimbardi. PDF file.

Moore, O. 1990. *Flying the Yellow Flag: The First Voyage of the 'Glen Huntley', 1839-40*. O Moore: Ringwood East.


Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The Caulfield and Elsternwick Leader. 1889. 'Elsternwick Improvement Committee.' *The Caulfield and Elsternwick Leader*. 11 May 1889, 4.



Way Back When Consulting Historians. 2021. 'Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

4. FINDINGS



4.1. Part 1A

HO number	Place name	Address	Scope of project	Recommendation	Image
HO318	Brighton Road (Elwood Precinct)	Brighton Rd, Burns St, Glenhuntly Rd, Heaton St	Review existing precinct citation	<p>Citation updated with the following changes:</p> <ul style="list-style-type: none"> ▪ Extract the Elsternwick Hotel at 259 Brighton Road, Elwood from HO318 and form a new separate HO. ▪ Extract the Taradale Flats at 229 Brighton Road, Elwood, from HO318 and form a new separate HO. 	



HO number	Place name	Address	Scope of project	Recommendation	Image
N/A	Houses	221-227 Brighton Road	Review for potential inclusion in HO318	Not recommended for inclusion	
N/A	House	17 Burns Street	Review for potential inclusion in HO318	Not recommended for inclusion	

HO number	Place name	Address	Scope of project	Recommendation	Image
N/A		6 and 9 Heaton Avenue	Consider regrading no.9 to contributory, but no.6 requires further comparative analysis and research. Whether it should be integrated into the precinct citation or should retain an individual citation.	Integrate both places into the precinct. Individual citations not required.	 

4.2. Part 1B

HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	Ormond Mansions	40-42 Glen Huntly Road, Elwood	Whether it should be integrated into the HO8 precinct citation, form part of a new Elwood Junction precinct or retain an individual citation.	The Elwood Junction precinct is not recommended as its own precinct. The Ormond Mansions should be retained in HO8 as a Significant graded property. Separate citation not required.	
HO8	The Alderley	34-30 Glen Huntly Road and 5-13 Ormond Road, Elwood	Whether it should be integrated into the HO8 precinct citation, form part of a new precinct or retain an individual citation.	The Elwood Junction precinct is not recommended as its own precinct. The Alderley should be retained in HO8 as a Significant graded property with own citation updated.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	State Savings Bank of Victoria (former)	6 Ormond Road, Elwood	Whether it should be integrated into the HO8 precinct citation, form part of a new precinct or retain an individual citation.	Elwood Junction not recommended as own precinct. Retain as significant within HO8 with own citation updated.	
HO8	Shop and Dwelling	121 Ormond Road, Elwood	Whether it should be integrated into the HO8 precinct citation, form part of a new precinct or retain an individual citation.	Include within the new Ormond Road Commercial precinct. Does not require update of its own citation.	

HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	Broadway Theatre (former)	145-149 Ormond Road, Elwood	Whether it should be integrated into the HO8 precinct citation, form part of a new precinct or retain an individual citation.	Include within the new Ormond Road Commercial precinct. Retain its own citation and update.	
HO8	Shops	151-159 and 161-167 Ormond Road, Elwood	Whether it should be integrated into the HO8 precinct citation, form part of a new precinct or should it retain an individual citation.	None of these require an individual citation. Recommend nos. 151-155 & 161-167 to be Contributory places and nos. 157 & 159 to be Significant within the new Ormond Road Commercial precinct.	

4.3. Part 2



4.3.1. Review of places excised from the HO318 Precinct



The following places were identified in the Stage 1 Study as requiring removal and transfer to a new separate individual HO. Following a review, our findings are as follows:



HO number	Place name	Address	Scope of project	Recommendation	Image
HO318	Elsternwick Hotel	259 Brighton Road	Review and update citation	Extract from HO318 and designate as a significant place with separate HO with external paint controls and solar energy system controls. Individual citation prepared.	 A photograph of the Elsternwick Hotel, a historic building with a prominent sign on the roof that reads 'VICTORIA'. The building is situated on a street corner under a cloudy sky.
HO318	Taradale Flats	229 Brighton Road	Review and update citation	Extract from HO318 and designate as a significant place with separate HO with external paint controls and solar energy system controls. Designate front and side fences as not exempt under Clause 43.01-4. Individual citation prepared.	 A photograph of Taradale Flats, a modern multi-story residential building with a mix of brick and light-colored panels. The building is surrounded by greenery and a clear blue sky.



4.3.2. Review of existing individual places


The following places were identified in the Stage 1 Study in Table 2.10 as individually significant and requiring an updated citation. Following a review, our findings are as follows:




HO number	Place name	Address	Scope of project	Recommendation	Image
HO403	House	329 Barkly Street	Review and update citation	Retain existing HO status. Individual citation updated.	
HO8	House	13 Bendigo Avenue	Review and update citation	Re-designate to Contributory place in HO8 Precinct due to intrusive addition to façade. Separate citation not required.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO318	Maytime	161 Glen Huntly Road	Review and update citation	Retain existing HO status. Separate citation not required.	
HO403	Caversham	7 Lawson Street	Review and update citation	Individual citation updated.	

HO number	Place name	Address	Scope of project	Recommendation	Image
HO403	House	20 Meredith Street	Review and update citation	Individual citation updated.	
HO191	Hartpurv Mansion	9 Milton Street	Review and update citation	Removed from scope.	

HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	House	18 Normandy Road	Review and update citation	Retain exiting HO status. Designate front fence as not exempt under Clause 43.01.4. Individual citation updated.	
HO8	Yarramundi	27 Ormond Esplanade	Review and update citation	Retain existing HO status. Designate outbuildings and front fence as not exempt under Clause 43.01-4. Individual citation updated.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	House	31 Ormond Esplanade	Review and update citation	Re-designate to Contributory place in HO8 Precinct due to substantial upper floor addition. Separate citation not required.	
HO8	Ballater	39 Ormond Esplanade	Review and update citation	Retain existing HO status. Designate front fence as not exempt under Clause 43.01.4. Individual citation updated.	
HO8	Mabrouka	67 Ormond Esplanade	Review and update citation	Re-designate to contributory graded building in HO8 Precinct due to alterations to upper floor façade. Separate citation not required.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO303	House	77 Ormond Road	Review and update citation	Re-designate to contributory graded building in HO8 Precinct as part of precinct extension. Separate citation not required.	
HO306	House	41 Ruskin Street	Review and update citation	Retain existing HO. Individual citation updated.	
HO8	House and lychgate	120 and 122 Ruskin Street	Review and update citation	Re-designate to contributory graded building in HO8 Precinct. Lychgate to be specified in HO8 Precinct citation and designated as not exempt under Clause 43.01.	



HO number	Place name	Address	Scope of project	Recommendation	Image
				Separate citation not required.	
HO8	Tiuna	8 Tiuna Grove	Review and update citation	Retain existing HO status. Individual citation updated.	
HO8	House	14 Tiuna Grove	Review and update citation	Retain existing HO status. Separate citation not required.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	House	43 Vautier Street	Review and update citation	Retain existing HO status. Separate citation not required.	
HO8	Bluff Mansions	394 Barkly Street	Review and update citation	Retain existing HO status. Separate citation not required	
HO8	Newhaven	3 Byrne Avenue	Review and update citation	Retain existing HO status. Designate front fence as not exempt under Clause 43.01.4. Individual citation updated.	




HO number	Place name	Address	Scope of project	Recommendation	Image
HO107	Monterey	35 Docker Street	Review and update citation	Retain existing HO status. Designate front fence as not exempt under Clause 43.01.4. Individual citation updated.	
HO8	Ormond Court	1 Glen Huntly Road	Review and update citation	Retain existing HO status. Separate citation not required.	
HO8	Chenier	8 Glen Huntly Road	Review and update citation	Retain existing HO status. Separate citation not required.	

HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	The Wandsworth	13 Glen Huntly Road	Review and update citation	Retain existing HO status. Separate citation not required.	
HO8	Bel Air	21 Glen Huntly Road	Review and update citation	Retain existing HO status. Designate front and side fences as not exempt under Clause 43.01.4. Individual citation updated.	

HO number	Place name	Address	Scope of project	Recommendation	Image
HO175	Kingsley Court	4-6 Kingsley Court	Review and update citation	Retain existing HO status. Designate front fence as not exempt under Clause 43.01.4. Individual citation updated.	
HO365	Flats	4A Meredith Street	Review and update citation	Retain existing HO status. Individual citation updated.	

HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	Beaufort	13-15 Esplanade Ormond	Review and update citation	Retain existing HO status. Separate citation not required.	
HO8	Flats	19-21 Esplanade Ormond	Review and update citation	Re-designate to contributory graded building in HO8 Precinct due to intrusive alterations to façade. Separate citation not required.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO353	Surf Side	46 Ormond Esplanade	Review and update citation	Retain existing HO status. Designate outbuildings as not exempt under Clause 43.01-4. Individual citation updated.	
HO8	Flats	38 Ormond Road	Review and update citation	Retain existing HO status. Designate front and side fences as not exempt under Clause 43.01.4. Individual citation updated.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	Valona	12 and 14 Shelly Street	Review and update citation	Re-designate to contributory graded building in HO8 Precinct due to loss of original detailing. Separate citation not required.	
HO8	The Desboro	61 Shelley Street	Review and update citation	Retain existing HO status. Designate front and side fences as not exempt under Clause 43.01.4. Individual citation updated.	
HO8	Shelley Court	59 Shelley Street	Review and update citation	Retain existing HO status. Designate front and side fences as not exempt under Clause 43.01.4. Individual citation updated.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	Rochelle	67 Shelley Street	Review and update citation	Retain existing HO status. Designate front and side fences as not exempt under Clause 43.01.4. Individual citation updated.	
HO219	St Columba's Catholic Church Complex	22-24 Glen Huntly Road and 2 Normandy Road	Review and update citation	Retain existing HO status. Individual citation updated.	
HO8	St Bede's Church of England (former)	30A Ormond Road, 2 and 2A Tiuna Grove	Review and update citation	Retain existing HO status. Individual citation updated.	




4.3.3. Review of 14 ‘additional’ individual places



The following individual place citations were specified in the project brief for review and updating where appropriate. Our findings are as follows:



HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	Sur La Mer	382 Barkly Street	Review and update citation	Re-designate to contributory graded building in HO8 Precinct. Separate citation not required.	
HO34	House	269 Barkly Street	Review and update citation	Retain existing HO status. Individual citation updated.	


HO number	Place name	Address	Scope of project	Recommendation	Image
HO72	Salvation Army Citadel	17 Camden Street	Review and update citation	Retain existing HO status. Individual citation updated.	 A photograph of the Salvation Army Citadel, a red and white Gothic Revival style building with a prominent central tower and arched windows.
HO106	Glenronald (Flats)	75 Dickens Street	Review and update citation	Retain existing HO status. . Designate front fence as not exempt under Clause 43.01.4. Individual citation updated.	 A photograph of the Glenronald (Flats), a two-story white building with a red-tiled roof and decorative architectural details.

HO number	Place name	Address	Scope of project	Recommendation	Image
HO301	Woy Woy (Flats)	77 Marine Parade	Review and update citation	Retain existing HO status. Individual citation updated.	
HO194	Houses	86 & 88 Mitford Street	Review and update citation	Incorporate into new Byron and Mitford Street Precinct and remove individual HO. Separate citation not required.	

HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	Dartington (house)	16 Selwyn Avenue	Review and update citation	Retain existing HO status. Individual citation updated.	
HO7	House	37 Southey Street	Review and update citation	Retain existing HO status. Individual citation updated.	
HO270	Glanfell (former house)	87 Tennyson Street	Review and update citation	Retain existing HO status. Apply tree controls to mature Norfolk Island Pine and sweetgum trees. Individual citation updated.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO271	House	109 Tennyson Street	Review and update citation	Retain existing HO status. Individual citation updated.	
HO274	Elwood House	30 & 30A Vautier Street	Review and update citation	Retain existing HO status. Individual citation updated.	


HO number	Place name	Address	Scope of project	Recommendation	Image
HO8	House	31 Vautier Street	Review and update citation	Retain existing HO status. Individual citation updated.	
HO416	Duplex	22 & 22A Foam Street	Review and update citation	Remove from HO due to substantial alterations and loss of original form and detailing. Separate citation not required.	

HO number	Place name	Address	Scope of project	Recommendation	Image
HO425	House	123 Ormond Esplanade	Review and update citation	Remove from HO due to intrusive upper floor additions.	


4.3.4. Review of places proposed for removal


The following individual places were identified in the Stage 1 Study in Table 2.12 as requiring removal from the Heritage Overlay. Following a review, our findings are as follows:

HO number	Place name	Address	Scope of project	Recommendation	Image
HO138	House	136 Glen Huntly Road	Assess potential removal from the HO	Remove from the HO due to degree of contemporary alterations and additions.	
HO295	House	40 Kingsley Street	Assess potential removal from the HO	Remove from HO due to degree of alterations and additions.	



HO number	Place name	Address	Scope of project	Recommendation	Image
HO354	Flats	60-66 Glen Huntly Road	Assess potential removal from the HO	Remove from HO. This building has been substantially altered and includes several intrusive additions.	



4.4. Part 3

HO number	Place name	Address	Scope of project	Recommendation	Image
	Byron Street and Mitford Street	67-83 Byron Street, 96-116 and 107-149 Mitford Street, 33 Clarke Street and 43-51 and 48-52 John Street	Assess precinct for potential inclusion on the HO and prepare citation if deemed appropriate	Proceed with precinct but excluding the properties within John Street. Incorporate HO194 and HO195 into the new precinct.	



HO number	Place name	Address	Scope of project	Recommendation	Image
	Elwood Junction Commercial Precinct	37-91 and 40-42 Glen Huntly Road, and 6-26 Ormond Road	Assess precinct for potential inclusion on the HO and prepare citation if deemed appropriate	Not recommended to be extracted from HO8.	N/A
	Ormond Road Commercial Precinct	111-167 and 100-142 Ormond Road	Assess precinct for potential inclusion on the HO and prepare citation if deemed appropriate	Recommended to form a separate precinct.	
	Duplex	477-479 St Kilda Street, Elwood	Assess site for potential inclusion on the HO and prepare citation if deemed appropriate	Not recommended to proceed as an individual heritage place.	N/A



HO number	Place name	Address	Scope of project	Recommendation	Image
	Attached houses	50 and 52 Byron Street	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	
	House	1 and 17 Clarke Street	Assess either as site-specific heritage places or as part of a group/serial listing	Not recommended to proceed as an individual heritage places or as part of a group/serial listing.	
	House	90 Glen Huntly Road	Assess either as site-specific heritage places or as part of a group/serial listing	Not recommended to proceed as an individual heritage place.	



HO number	Place name	Address	Scope of project	Recommendation	Image
	House	102 Glen Huntly Road	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	
	Houses	2, 4 and 20 Kendall Street	Assess either as site-specific heritage places or as part of a group/serial listing	Proceed with joint citation for 2&4 Kendall Street with properties in Scott Street. Do not proceed with no 20 due to moderate to low integrity.	

HO number	Place name	Address	Scope of project	Recommendation	Image
	Attached Houses	1-5 Pine Avenue	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO..	
	Houses	9, 12 and 13 Scott Street	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO part of a group listing with properties in Kendall Street..	




HO number	Place name	Address	Scope of project	Recommendation	Image
	House	73 Spray Street	Assess either as site-specific heritage places or as part of a group/serial listing	To be contributory within Spray Street extension to HO8.	
	Attached Houses	75 and 77 Tennyson Street	Assess either as site-specific heritage places or as part of a group/serial listing	Not recommended to proceed as an individual or group listing.	




HO number	Place name	Address	Scope of project	Recommendation	Image
	Flats	292 Barkly Street	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	
	Desmeraldo	1 Beach Avenue	Assess either as site-specific heritage places or as part of a group/serial listing	To be included in HO8 precinct extension.	




HO number	Place name	Address	Scope of project	Recommendation	Image
	Wyreema	5 Beach Avenue	Assess either as site-specific heritage places or as part of a group/serial listing	To be included in HO8 precinct extension.	
	Duplex	19 and 21 Clarke Street	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	




HO number	Place name	Address	Scope of project	Recommendation	Image
	Minart	51 Foam Street	Assess either as site-specific heritage places or as part of a group/serial listing	Not recommended to proceed as an individual or group listing.	
	Corunna	70 Glen Huntly Road	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	

HO number	Place name	Address	Scope of project	Recommendation	Image
	Duplexes	107-109 and 111-113 Glen Huntly Road, and 70-72 Goldsmith Street	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO. Exclude 70-72 Goldsmith Street.	
	Flats	139 Glen Huntly Road	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	
	Airlie	31-33 Kingsley Street	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	

HO number	Place name	Address	Scope of project	Recommendation	Image
	Flats	5, 12 and 14 May Street	Assess either as site-specific heritage places or as part of a group/serial listing	Not recommended to proceed as an individual or group listing.	
	Flats	45 Spray Street	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	
	Flats	17 Vautier Street	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	

HO number	Place name	Address	Scope of project	Recommendation	Image
	1 st Elwood Scout Hall	85 Ormond Road	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	
	1 st Albert Park Scout Hall	Ferrars Place, South Melbourne	Assess either as site-specific heritage places or as part of a group/serial listing	Include on the HO as individually significant with its own HO.	
	Postwar flats	1 Hartpury Avenue	Assess site for potential inclusion on the HO and prepare citation if deemed appropriate	Include on the HO as individually significant with its own HO.	

HO number	Place name	Address	Scope of project	Recommendation	Image
	Postwar flats	91 Ormond Esplanade	Assess site for potential inclusion on the HO and prepare citation if deemed appropriate	Include on the HO as individually significant with its own HO.	
	Postwar flats	169 Ormond Road	Assess site for potential inclusion on the HO and prepare citation if deemed appropriate	Include on the HO as individually significant with its own HO.	
	Postwar flats	21-23 Tiuna Grove	Assess site for potential inclusion on the HO and prepare citation if deemed appropriate	Include on the HO as individually significant with its own HO.	

HO number	Place name	Address	Scope of project	Recommendation	Image
	Flats	64 Broadway	Consider inclusion as Individually Significant within HO8 or should have an individual citation.	Include on the HO as individually significant with its own HO.	
	Flats	57 Ormond Esplanade	Consider inclusion as Individually Significant within HO8 or should have an individual citation.	Incorporate into HO8 as a contributory place.	
	Avignon	46 Ormond Road	Consider inclusion as Individually Significant within HO8 or should have an individual citation.	Incorporate into HO8 as a contributory place.	

5. RECOMMENDATIONS

5.1. Implementation of this report

Adoption of study

It is recommended that Port Phillip Council formally adopts the Elwood Stage 2 Heritage Review, which comprises the following:

- Volume 1: Findings and Recommendations
- Volume 2: Citations

Port Phillip Heritage Overlay

It is recommended that Port Phillip City Council implements the findings of this study by preparing and exhibiting an amendment to the Port Phillip Planning Scheme that would:

Part 1A:

Retain in HO 318 in the Schedule to the Heritage Overlay with paint and solar energy system controls with the following changes:

- Extract the Elsternwick Hotel at 259 Brighton Road, Elwood from HO318 and form a new separate HO.
- Extract the Taradale Flats at 229 Brighton Road, Elwood, from HO318 and form a new separate HO.
- Revise the gradings in accordance with the recommendations of the new citation and in alignment with the new (2022) grading definitions
- The following places with PPHR citations become Contributory to the precinct:
 - Maytime, 161 Glen Huntly Road, Elwood.
 - 6 Heaton Avenue, Elwood
 - 9 Heaton Avenue, Elwood

Part 1B:

Retain in HO8 in the Schedule to the Heritage Overlay with tree, paint and solar energy system controls with the following changes:

- Designate original outbuildings and fences as not exempt under Clause 43.01-4.
- Apply tree controls to the mature London Plane (*Platanus × acerifolia*) street plantings, mature Eucalyptus (*Eucalyptus*) plantings at the intersection of Ormond Road and Glen Huntly Road, and the mature Canary Island Palm (*Phoenix canariensis*) plantings in Robinson Reserve.
-

- Revise the gradings in accordance with the recommendations of the citation and in alignment with the new grading definitions.
- Add new properties to the precinct and include within HO8 with the following gradings:
 - 360, 364-366, 368, 379,381, 383, 385 and 387 Barkly Street are included as Contributory places, with No. 370 included as a Non-contributory property;
 - 80, 82, 84, 85A, 86, 87, 88, 91, 93, and 95 Addison Street are included in the extension, with Nos. 80, 82, 84, 86, 85A, 87, 89, 91 and 93 included as Contributory places, and Nos. 88 and 95 included as Non-contributory properties;
 - 94, 96, 98, 100, 102, 104, 106, 108, 110, 112 and 114 Ruskin Street, with Nos. 94, 96, 98, 102, 104, 106, 108, 110, and 114 as Contributory places and Nos. 100 and 112 included as Non-contributory properties;
 - No. 57 Ormond Esplanade included within HO8 as a Contributory heritage place;
 - Nos. 73, 75, 77, 79, 81, 83, 85, 87, 89, 91 and 93 Spray Street, with Nos. 73, 75, 77, 83, 85, 87, 91 and 93 included as Contributory places and Nos. 79, 81, and 89 included as Non-contributory properties;
 - 46, 48, 50, 52, 54, 56, 58, 69, 71, 73, 75, and 77 Ormond Road, with Nos. 52, 54, 56, 58 69, 73, 75, 77 included as Contributory places, Nos. 48 and 50 as Non-contributory places, No. 46 and No, 71 as two Individually significant places;
 - 3 Selwyn Avenue as a Non-contributory property;
 - 1, 2, 2A and 5 Beach Avenue, with Nos. 1 and 5 included as Contributory places, and 2 and 2A included as Non-contributory properties.
- Extract Nos. 113-167 Ormond Road, removing it from HO8 to form a new separate Ormond Road commercial precinct.

Part 2

- Retain thirteen (13) individual places in HO and adopt updated citations and statements of significance
- Designate fence/outbuildings as not exempt under Clause 43.01-4 for the following places:
 - HO106 (75 Dickens Street) – front and side boundary fence
 - HO107 (35 Docker Street) - front and side boundary fence
 - HO175 (4-6 Kingsley Street) – front fence
 - HO353 (46 Ormond Esplanade) – outbuilding
- Add tree controls for HO270 (87 Tennyson Street)
- Remove the following three (3) places that no longer meet the threshold for inclusion for local heritage significance from the HO:
 - HO138 (136 Glen Huntly Road)
 - HO295 (40 Kingsley Street)
 - HO354 (60 -66 Glen Huntly Road)
- Adopt the fifteen (15) revised individual place citations for places of individual significance within HO8

- Adopt the three (3) revised individual place citations for places of individual significance within HO403
- Adopt the one (1) revised individual place citation for the place of individual significance within in HO7

Part 3

- Add the nineteen (19) new individual places that meet the threshold for local heritage significance as individual heritage places on the Heritage Overlay;
- Add the one (1) new group listing that meets the threshold for local heritage significance as a group listing on the Heritage Overlay;
- Add the two (2) new precincts that meets the threshold for local heritage significance as precincts on the Heritage Overlay;
 - Remove HO194 (96 Mitford Street) and HO195 (86 & 88 Mitford Street) from the HO as individual places and incorporate into proposed Byron and Mitford Street Precinct

5.2. Future investigations and opportunities

The Heritage Review identified some areas of further work that would be beneficial for the City of Port Phillip to pursue in the future. These include:

- Update or create Hermes entries for all places assessed as part of this heritage review, inclusive of those places identified in the preliminary and detailed gap analyses which do not meet the threshold for local heritage significance;
- Future heritage studies and assessments could take a holistic view of heritage by considering Aboriginal and intangible associations alongside colonial and tangible heritage values;

6. REFERENCES

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, prepared for City of Port Phillip, 1998.

Australia ICOMOS. 2013a. The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013. Burwood, Vic.:

Australia ICOMOS. <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>.

City of Port Phillip. 2021. 'Thematic Environmental History.' Unpublished report.

Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

DELWP (Department of Environment, Land, Water and Planning). 2017. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage. Melbourne: DELWP. 2018. Practice Note 1: Applying the Heritage Overlay. Melbourne: DELWP.

Department of Environment Land Water and Planning (DELWP), Naturekit. Online resource.

Eidelson, M. 2006. *Flood, Fire and Fever. A History of Elwood*. St Kilda: St Kilda Historical Society. <http://skhs.org.au/~SKHSflood/>.

Ellender, I, and F Weaver. 1994. An Archaeological Survey of Port Philip Bay. Melbourne: Victorian Archaeological Survey.

Goad, P, and J Willis, eds. 2012. *The Encyclopedia of Australian Architecture*. Melbourne: Cambridge University Press.

Goad, P., Willis, J. 2012. *The Encyclopedia of Australian Architecture*. Cambridge University Press: Port Melbourne.

Heritage Alliance. 2004. 'Elwood Heritage Review: Volume 1: Thematic History – Citations for Heritage Precincts.' Unpublished report prepared for the City of Port Phillip. PDF file.

Heritage Council of Victoria. 2010. *Conservation Management Plans: Managing Heritage Places. A guide*. Melbourne, Vic: Heritage Council of Victoria.

Heritage Council Victoria. 2022. Assessing the Cultural Heritage Significance of Places and Objects for Possible State Heritage Listing: The Victorian Heritage Register Criteria and Threshold Guidelines. Melbourne: Heritage Council Victoria.

Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

Lewis, Miles. n.d. 'Building Record.' Australian Architectural Index (website). Last accessed 2023.

Moore, O. 1990. Flying the Yellow Flag: The First Voyage of the 'Glen Huntley', 1839-40. O Moore: Ringwood East.

Peterson, R. 2005. A Place of Sensuous Resort: Buildings of St Kilda and their People. St Kilda: St Kilda Historical Society Inc.

Sands & McDougall. 1935-1950. Sands & McDougall's Directory of Victoria. Directory. Sands & McDougall's directories (1860-1974). State Library of Victoria.

Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.



The Caulfield and Elsternwick Leader. 1889. 'Elsternwick Improvement Committee.' 11 May 1889, 4.