

Permit Application/VCAT proceedings P1539/2020, P1631/2020, P1637/2020 & P1644/2020GE/PP-

Priority Projects Standing Advisory Committee Referral 13

Statement of heritage evidence

Proposed development in a Heritage Overlay

7 Selwyn Street, Elsternwick

June 2021

Prepared by Anita Brady

Instructed by

Marcus Lane Group

Prepared for

Glen Eira City Council

Statement of Qualifications and Experience, and Declaration

Authorship

This statement has been prepared by Ms Anita Brady, Director, Anita Brady Heritage, PO Box 1108, Collingwood, 3066.

Qualifications and Experience

I hold a Master of Arts (Public History) from Monash University, and a Bachelor of Arts (Hons) from the University of Melbourne. I have been involved in cultural heritage practice and management for some 30 years in both the public and private sectors. I commenced my career in c.1990 with the (then) Department of Conservation Forests and Lands, working on heritage places on public land, reserves, state forests and in National and State Parks.

This early experience evolved to include heritage appraisals of private and government owned properties, assessments of works and development related impacts on heritage places, and strategic planning and policy development for heritage places. While employed at Heritage Victoria for four years, I was the principal author of the Victorian Heritage Strategy (May 2000), and Secretary to the Heritage Council's Policy and Protocols Committee. I have also published on cultural heritage matters.

I was employed by Lovell Chen (formerly Allom Lovell & Associates) from June 2001 until September 2018; was promoted to Associate Director in 2005 and Principal Heritage in 2017.

During my time at Lovell Chen, I was responsible for leading multi-disciplinary teams with expertise in architecture, history, archaeology and planning. I undertook numerous heritage assessments and appraisals of properties, heritage impacts assessments, authored reports on heritage matters for planning panels, prepared expert witness statements, and gave evidence before planning appeals tribunals. I also managed municipal heritage studies, gaps studies and reviews for local Government authorities, including the municipalities of Boroondara, Yarra, Yarra Ranges, Greater Bendigo, Port Phillip and Melbourne.

I was involved in the preparation of numerous conservation management plans, analyses and reports, for very diverse heritage places in Victoria and elsewhere in Australia. These places included private dwellings, Department of Defence and Australia Post properties, industrial heritage complexes, sports grounds and stadiums, large cultural landscape areas, and World Heritage Listed places such as the Royal Exhibition Building and Carlton Gardens and convict sites in Tasmania and Western Australia. I was also responsible for preparation of planning permit exemptions, to be Incorporated Plans, for the Cities of Yarra and Maribyrnong; and for a recent review of property gradings, precinct statements of significance and local heritage policies for the City of Melbourne.

Instructions

My instructions on this matter comprised correspondence from Marcus Lane Group in November 2020, with an attached brief of materials. The correspondence advised of this proposed development; of Glen Eira's Notice of Decision to grant a permit for the development; and of the (then) upcoming VCAT hearing. I was also invited to review the plans and associated material (as per the brief of materials) and to determine whether I could support the proposal as approved by Council (including having regard to the permit conditions Council imposed on the NOD), in heritage terms. In the event of supporting Council's position, I was instructed to prepare an evidence statement and appear as an expert witness in this proceeding.

On 30 March 2021, Marcus Lane Group advised that the Minister for Planning had called in the VCAT proceeding and referred the matter to the Priority Projects Standing Advisory Committee, as Referral 13, with the Committee to consider the referral by a roundtable discussion.

On 25 May 2021, Marcus Lane Group further advised on the dates and structure of the roundtable. This advice identified four themes which are relevant to the Committee's deliberations, including Theme 2 'Heritage and neighbourhood character'. The advice also attached a copy of the Committee's 'Directions, Distribution List and Timetable' of 24 May 2021, including directions on expert evidence. Of these, Direction #14 prescribes specific matters to be addressed in evidence. Heritage is again referred to in these specific matters and is addressed as specified in this evidence statement.

Involvement in this project

Following receipt of the above November 2020 correspondence, and my engagement by Marcus Lane Group on behalf of Glen Eira City Council, I undertook a review of the proposed development. This included an external inspection of the property in December 2020 from the street frontages/public realm, and of this area of the Elsternwick Estate and Environs Precinct (HO72); together with review of the relevant documents and sources. The outcome of the review was summarised in a memorandum of 21 January 2021, which concluded that both the proposed demolition and the replacement building were acceptable in heritage terms.

I then prepared a statement of heritage evidence in April 2021, prior to receipt of the Priority Projects Standing Advisory Committee Directions in relation to Referral 13, including the specific matters to be addressed in evidence. Consequently, the evidence statement was updated in June (this statement), and in the interests of clarity the specific matters identified in the Committee's Direction #14 are addressed below under 'Assessment of heritage impacts', commencing at paragraph 91.

Elements of the January 2021 memorandum are also included in this statement of heritage evidence.

'Woolworths' development/former ABC studios site

I also note that, in late 2019, I prepared a statement of heritage evidence for Glen Eira City Council and appeared before VCAT in relation to the proposed development of the property at 10-16 Selwyn Street, Elsternwick, being the former ABC studios (the development was known as the 'Woolworths' development). The latter site is on the opposite (east) side of Selwyn Street, and within the HO72 precinct. The proposed development was refused by Council in February 2019. I did not support that development largely on the grounds of the proposed new buildings having, in my opinion, an unacceptable heritage impact on the Elsternwick Estate and Environs Precinct (HO72 precinct). There were also impacts on the former Elsternwick Fire Station, which is included in the Victorian Heritage Register, and was part of the development site.

In preparing the memorandum of 21 January 2021, I reviewed my evidence in relation to the above matter, and the VCAT decision of September 2020 (VCAT reference P263/2019) which affirmed Council's decision.

I refer below to this matter, and to my opinions as previously expressed in relation to the Woolworths development.

Relationship to applicant

I have no personal relationship with the applicant.

References

I have referred to and considered the following relevant information in preparation of this statement:

- Priority Projects Standing Advisor Committee correspondence (March 2021)
- Architectural plans and drawings (Town Planning Drawings), McIldowie Partners, May 2020
- *Jewish Arts Quarter, Town Planning Design Report*, McIldowie Partners, May 2020 (includes renders and perspectives)
- *Town Planning Report, Jewish Arts Quarter*, Ratio Consultants Pty Ltd, May 2020

- Glen Eira City Council, Ordinary Council Meeting Agenda, 11 August 2020
- Glen Eira City Council, Ordinary Council Meeting Minutes, 1 September 2020
- Glen Eira City Council, Council Officers Report, 1 September 2020
- City of Glen Eira, internal referral to Heritage Advisor, heritage advice, June 2020
- City of Glen Eira, Notice of Decision to Grant a Permit, application GE/DP-33539/2020, 4 September 2020
- Objections (various) and applications for review to VCAT
- *City of Glen Eira Post-War & Hidden Gems Heritage Review 2020*, Stage 2, Citations, Built Heritage for City of Glen Eira, July 2020 (includes the property citation for the 'Kadimah Cultural Centre' at 7 Selwyn Street, Elsternwick)
- *Elsternwick Cultural Precinct*, City of Glen Eira, 2018
- *Elsternwick Structure Plan 2018-2031*, City of Glen Eira, 2018
- Permits and approvals for nearby developments (various)
- Correspondence from B Raworth, 21 January 2020, which commented on the significance of the subject property and whether an individual Heritage Overlay is warranted, and provided comment on the proposed demolition and redevelopment of the site
- Relevant Glen Eira Heritage Overlay considerations including:
 - Clause 15 Built Environment & Heritage
 - Clause 15.03-1S Heritage Conservation
 - Clause 21.10 Heritage
 - Clause 22.01 Heritage Policy including relevant policy reference documents
 - Clause 43.01 Heritage Overlay
 - Design & Development Overlay Schedule 10 to Clause 43.02

Subsequent to preparation of the evidence statement in April 2021, the following references became available and were referred to when updating this statement of evidence:

- *Elsternwick Cultural Precinct Functional Design Arrangement*, Rush/Wright Associates for the City of Glen Eira, 21 April 2021
- Glen Eira City Council, Ordinary Council Meeting Agenda, 27 April 2021
- Glen Eira City Council, Ordinary Council Meeting Minutes, 27 April 2021

Summary of Opinion

In my opinion, the proposed development of the property at 7 Selwyn Street, Elsternwick, is acceptable in heritage terms. This includes the demolition of the existing building, and its replacement. While there are some heritage impacts associated with the proposal, these are within an acceptable range, and are balanced by positive actions and an overall positive heritage outcome deriving from the proposed replacement of the Kadimah Cultural Centre.

Declaration

In submitting this statement, I declare that I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.



Anita Brady

Introduction

1. This statement of heritage evidence addresses the potential heritage impacts and issues associated with the proposed development of the property at 7 Selwyn Street, Elsternwick, being the Jewish Cultural Centre. The subject property is included in the Elsternwick Estate and Environs heritage precinct, being HO72. The proposal involves demolition of the existing building and construction of a new nine storey mixed-use building, with three basement levels.
2. The subject building, as proposed for demolition, comprises a two-storey brick and render building, being the Kadimah Cultural Centre and Library constructed in 1972, and an adjoining (to the north) hard-surfaced car parking area (see Figure 1-Figure 4). The land area is broadly 'L' shaped. The façade incorporates a ceramic mural (bas relief) by artist Karl Duldig (Figure 5), who also designed stained glass windows integrated into the façade, and two bronze plaques.
3. This area of Selwyn Street in Elsternwick is designated by Council as a 'Jewish Arts Quarter' (see below), and the primary uses of the proposed new building will include a Jewish Performing Arts Centre, the Jewish Museum of Australia, and working spaces (office use).
4. In September 2020, Glen Eira City Council issued a notice of decision to grant the permit for the development (NOD, see 'Notice of Decision' below). Subsequently, as noted, the Minister for Planning called in proceedings P1539/2020, P1631/2020, P1637/2020 and P1644/2020 from the Victorian Civil and Administrative Tribunal (VCAT) in March 2021 and referred them to the Priority Projects Standing Advisory Committee. The four VCAT proceedings are objector appeals against Council's decision to grant a permit.

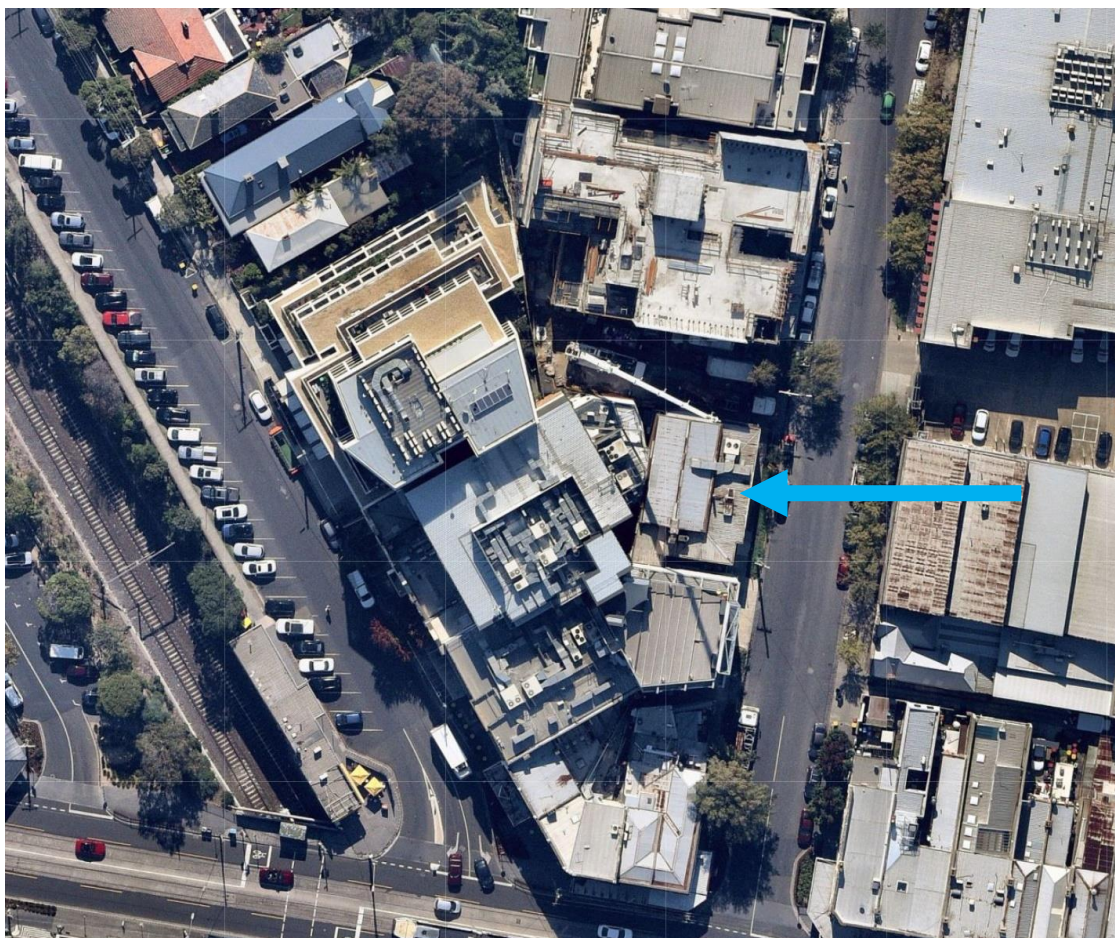


Figure 1 Recent aerial photograph showing subject property (indicated).
Source: Nearmap April 2021



Figure 2 Extract from the above aerial photograph showing greater detail of the subject property
Source: Nearmap April 2021

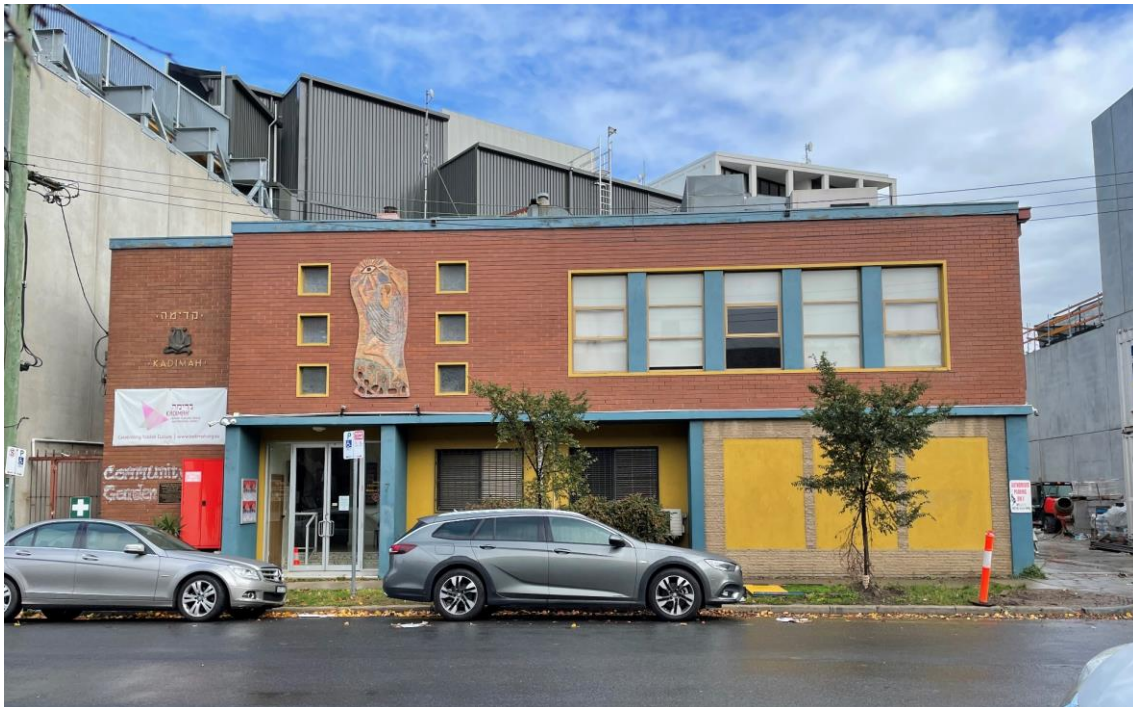


Figure 3 Subject building as seen on Selwyn Street



Figure 4 Subject building, with north elevation and north side of property at right



Figure 5 Detail of artwork to façade of subject building

Notice of Decision

5. As noted above under 'Instructions', I was invited to review Council's NOD and the permit conditions imposed by Council on the NOD. The heritage-related conditions are set out below.
6. Under 'Heritage documentation and retention', the NOD conditions are:

[4] Before the development starts, including any demolition and excavation, a Heritage Retention Management Plan prepared by a suitably qualified conservation architect must be submitted to and approved by the Responsible Authority. When approved, the Heritage Retention Management Plan will form part of this permit and all buildings and works must be carried out in accordance with the Heritage Retention Management Plan.

The Heritage Retention Management Plan must specify actions for the management, maintenance and salvaging of the existing ceramic bas-relief on the street facade, stained glass windows and plaques by Karl Duldig – 'The Great Awakening' feature, making specific comment on the following matters to the satisfaction of the Responsible Authority to ensure that the feature remains in good condition and are [sic] not damaged throughout the demolition and construction period:

- (a) The establishment of appropriate procedures for the retrieval, storage and installation of the existing ceramic bas-relief on the street facade, stained glass windows and plaques by Karl Duldig – 'The Great Awakening' feature, including that demolition of the existing building and construction of the development must not commence until the existing ceramic bas-relief on the street facade, stained glass windows and plaques by Karl Duldig – 'The Great Awakening' feature has been retrieved and stored;
- (b) Retention of a conservation architect and details of the times when supervision by a [sic] will be required onsite and time frames specified for supervision;
- (c) Any remedial works that are required to be performed on the existing ceramic bas-relief on the street facade, stained glass windows and plaques by Karl Duldig – 'The Great Awakening' feature before, during and post development of the site;
- (d) A report is to be prepared for archival photo record purposes for the remainder of the existing building to be retained or salvaged.

[5]. The requirements and recommendations contained within the approved Heritage Retention Management Plan must be implemented to the satisfaction of the Responsible Authority.

[6]. The existing ceramic bas-relief on the street facade, stained glass windows and plaques by Karl Duldig 'The Great Awakening' feature to be salvaged and incorporated into the foyer/lobby area to remain on site in perpetuity to the satisfaction of the Responsible Authority.

7. The above NOD conditions are supported and agreed with; and are further commented on below.

Heritage policies

8. The relevant City of Glen Eira heritage policies and Heritage Overlay considerations are identified above under 'References' and have been referred to in this statement. Copies of Clause 22.01 Heritage Policy and Clause 43.01 Heritage Overlay are included at Appendix A.

9. Several relevant 'Policy reference documents' are also identified at Clause 22.01, as follows:
 - Glen Eira Heritage Management Plan, Andrew Ward & Associates, 1996
 - Addendum to the Glen Eira Heritage Management Plan (Revised), Andrew Ward, 2017
 - Glen Eira Review of Existing Heritage Precincts, 2017
 - The Burra Charter: The Australian ICOMOS for Places of Cultural Significance, 2013
10. Several of these policy references are referred to below, including the Burra Charter under 'Assessment of heritage impacts'.

Heritage status & controls

11. As noted, the property is included in the Elsternwick Estate and Environs heritage precinct, being HO72 in the Glen Eira Schedule to the Heritage Overlay. Under the Overlay, external building and land development controls apply, but no paint, internal or tree controls. The subject building is currently graded non-contributory to the heritage precinct, although a recent heritage study and review (see 'Post-War and Hidden Gems' below) identified heritage value in the building; assessed it as being of local heritage significance; and recommended it be included in the Glen Eira Heritage Overlay as an individual heritage place.¹
12. Figure 6 illustrates the extent of the HO72 precinct, with the subject property located in the south-western part of the precinct.

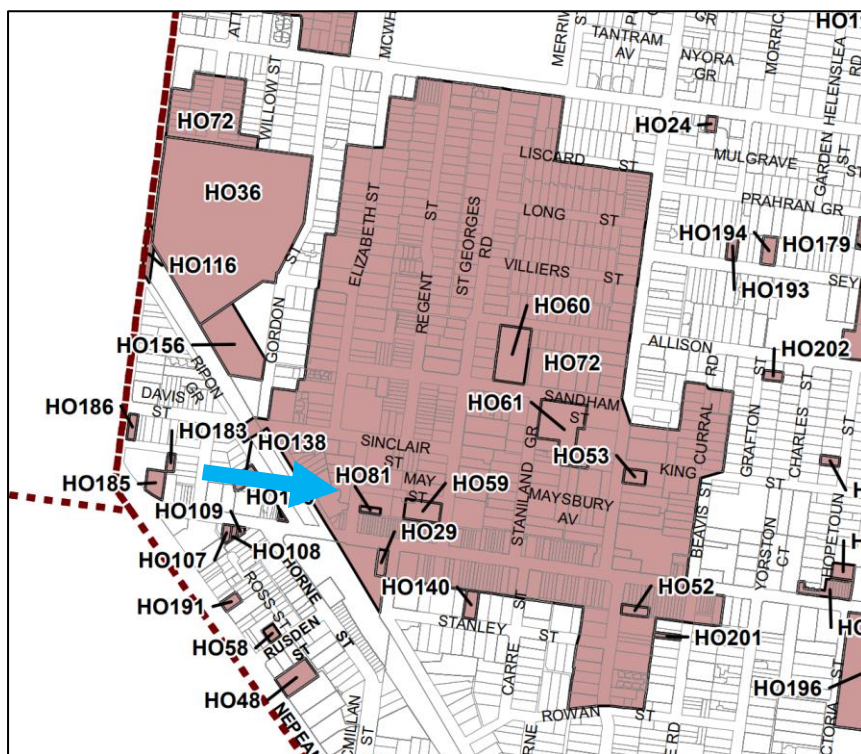


Figure 6 Extract from Glen Eira Heritage Overlay map, showing the HO72 precinct, with the subject property indicated
Source: Planning Schemes Online

¹ City of Glen Eira Post-War & Hidden Gems Heritage Review 2020, Stage 2, Citations, Built Heritage for City of Glen Eira, July 2020, see pp. 211-216

Significance of HO72 precinct, including contributory properties

13. The significance of the HO72 precinct is summarised in Glen Eira's Clause 22.01 Heritage Policy (copy attached at Appendix A to this statement); and reproduced below:

The Elsternwick Historic Area is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:

- Mid nineteenth century formation of country residences for which Caulfield is noted;
- Late nineteenth century "Boom" development of residential subdivisions and shops;
- The collapse of the Land Boom and of its land development schemes and deals which became the subject of criminal charges;
- The provision of public services including pitched roads and electric trams;
- The Edwardian residential and commercial development associated with the economic revival of that period;
- The pattern of residential development over time leading to a diverse socio-economic profile expressed in the range of house sizes and types;
- The continuing economic strengths of the Elsternwick Shopping Centre during the Inter-war period; and
- The development of religious, recreational and social institutions throughout the history of the Area

14. Clause 22.01 also identifies contributory properties ('contributory buildings') in the HO72 precinct, as it does for other Glen Eira heritage precincts. According to Clause 22.01-4, a 'contributory' place is:

The place is a contributory element within a larger heritage precinct. A contributory element could include a building, or building parts such as rooflines, chimneys, verandahs or other structures or works such as landscaping, front fences or paving.

15. In Selwyn Street, the contributory properties are identified as nos 2, 4 and 13. No 2 is on the east side of the street, near the corner of Glen Huntly Road, and is a two-storey Victorian commercial building, associated with/attached to a shop facing Glen Huntly Road, but with a separate entrance on Selwyn Street (Figure 7). No 4 is also on the east side of the street and is the historic 1890s former Elsternwick Fire Station which is included in the Victorian Heritage Register (VHR, listed as H2376), and shown on Figure 6 as HO81 (see also Figure 8). This building is part of the large former ABC studios, which is not heritage-graded, and includes brick buildings of two/three storey height, brick additions/sheds associated with the fire station, a car park and a loading area (Figure 9).
16. No 13 Selwyn Street, also known as no 13-15, is on the west side of the street and includes the Jewish Holocaust Museum; it is currently under redevelopment (Figure 10). This property historically included a two-three storey building with two distinct forms, including a building with a pitched roof and gabled form (south part of the site) and a flat-roofed commercial style building (north part of site). The approved and under construction works include partial demolition and construction of a four-storey building, with retention of the gabled façade and

front part of the building to Selwyn Street. The approved building will largely extend to all boundaries. This development will also maintain the existing use.

17. Adjoining the west boundary of the subject property is 9-15 Gordon Street, being the rear of the main Classic Cinema building (see Figure 11 & Figure 13). This building as it presents to Gordon Street is graded contributory to the HO72 precinct. A large modern extension to the Classic Cinema comes out to Selwyn Street, and adjoins the subject building to its south side.
18. Volume 2 of the Glen Eira Heritage Management Plan (1996), a policy reference document cited above, contains information on the 'Historic Areas' of the municipality (also referred to in the Plan as 'proposed urban conservation areas'), which includes the 'Elsternwick Historic Area'.²
19. It contains a description of the area, map of the area, photographs, historical background, schedule of contributory properties and a statement of significance. The latter is largely the same as that included in the current Clause 22.01; the subject property was not identified as being contributory. The boundary of this area also largely reflects that of the current HO72 precinct. A copy of the 1996 extract is included at Appendix B to this statement.
20. Volume 4 of the Glen Eira Heritage Management Plan (1996) addresses conservation policy and strategies. For the 'Elsternwick' Historic Area, it reiterates the significance of the area and recommends that Council 'facilitate' a suite of actions including conservation and restoration works associated with the original fabric of the area such as shopfronts, building facades, verandahs, paint schemes, street furniture, kerbs and channels, signage the like.³
21. In 2017 Glen Eira undertook a review of heritage precincts, including the HO72 precinct, with the relevant extract reproduced at Appendix B.⁴
22. The review noted that there were instances where the 1996 study did not identify the 'correct category' or date range for a contributory property, and stated:

For the purposes of this Review, all Victorian, Edwardian and Inter-War buildings are noted as Contributory unless the building has been significantly altered. Any discrepancies between the Contributory / Non Contributory ratings between HMP 1996 and Review plan are discussed below...⁵
23. Following the above statement in the review is a table which sets out the 1996 category or grading of properties in the precinct, with the 2017 reviewed and (where relevant) revised grading. These updated gradings (it is understood) are those which are reproduced at Clause 22.01 and cited above at paragraph 14 in relation to this area of the heritage precinct. Again, the subject property is not identified as contributory.
24. Finally, the 2017 review includes a map of property gradings in the HO72 precinct (Figure 14). The subject property is indicated and is again shown as non-contributory.
25. It is additionally understood that the 'Elsternwick' Historic Area (or similar) was identified in an earlier Urban Conservation Study for the City of Caulfield (1987). This study is not a current policy reference and is not cited here.

² City of Glen Eira Heritage Management Plan 1996, Volume 2, pp. 6-23.

³ City of Glen Eira Heritage Management Plan 1996, Volume 4, p. 10.

⁴ Glen Eira City Council, Review of Existing Heritage Precincts 2017, p. 69.

⁵ Glen Eira City Council, Review of Existing Heritage Precincts 2017, p. 69.



Figure 7 2 Selwyn Street, east side of street, with Glen Huntly Road at right



Figure 8 Former Elsternwick Fire Station, at 4 Selwyn Street, east side of street



Figure 9 Former ABC studios development on east side of Selwyn Street; the historic fire station is at right



Figure 10 West side of Selwyn Street, with subject building indicated, and the adjoining 13 Selwyn Street (Jewish Holocaust Museum, with scaffolding) under redevelopment



Figure 11 Another view of the west side of Selwyn Street, with the subject building at centre and part of the Classic Cinema complex at left



Figure 12 Another longer view of the west side of Selwyn Street, with Glen Huntly out of image at left, and Sinclair Street in the distance; the subject property is indicated



Figure 13 Classic Cinema complex, as presents to Selwyn Street

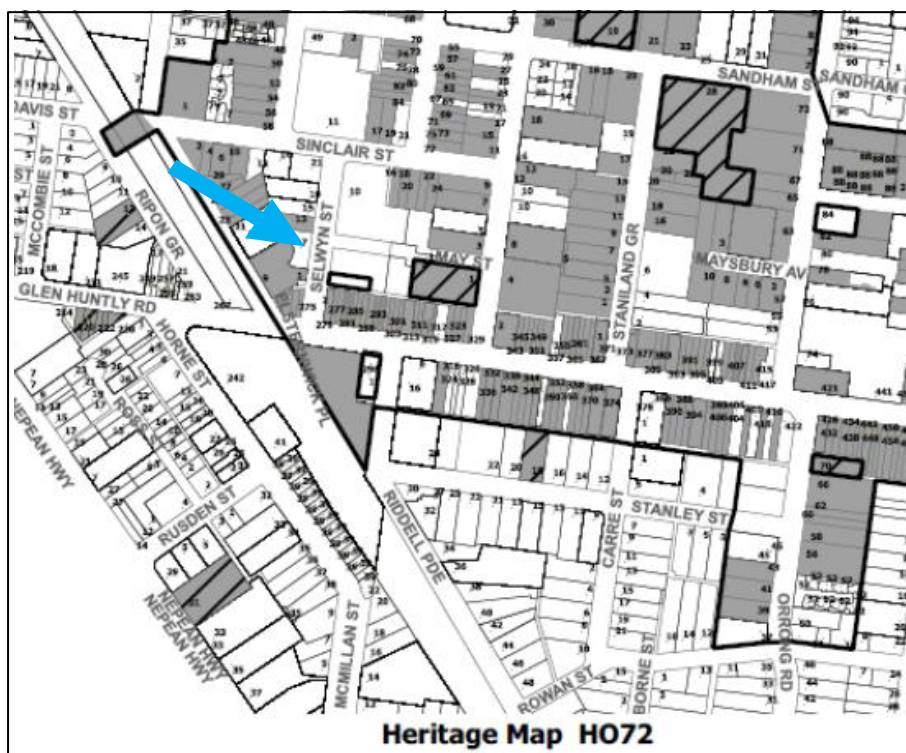


Figure 14 Extract from 2017 Digital Map of HO72, with subject property indicated
Source: Glen Eira City Council, Review of Existing Heritage Precincts 2017, p. 68

Post-War and Hidden Gems Heritage Review 2020 assessment

26. This study was undertaken by Built Heritage Pty Ltd for the City of Glen Eira in 2020. The report of July 2020 includes a place citation for the subject property, at 7 Selwyn Street, being the Kadimah Cultural Centre, which (as noted above) identifies the property as being of individual heritage significance at the local level.⁶

27. The citation includes the following under 'What is significant?':

The Kadimah Cultural Centre at 7 Selwyn Street, Elsternwick, is a two-storey brown brick building with an elongated asymmetrical façade incorporating a ceramic sculpture flanked by two rows of small square windows containing stained glass panels. Erected in 1971-72 as the new home for the Kadimah, an organisation formed in 1911 to preserve and promote Jewish culture, it was designed by Czech émigré Robert Rosh, with integrated artwork by Polish-born sculptor Karl Duldig...The significant fabric is defined as the entire exterior of the building, and Duldig's integrated artwork.

28. And under 'Why is it significant?' (the relevant heritage criteria are also identified):

The building is historically significant for associations with the Kadimah, a venerable organisation that was founded in 1911 to preserve Jewish culture in Victoria and has since promoted a broad range of events and initiatives encapsulating theatre, film, publishing and so on. In existence for over a century, Kadimah has occupied the present building (which is only its second purpose-built headquarters) for almost half that time. The building, which includes a performance space, rare book library and Holocaust memorial, has been (and continues to be) a significant focus for Melbourne's Jewish community, which has maintained an especially strong, influential and visible presence in the study area since WW2. (Criterion A; Criterion H)

The building is aesthetically significant as an unusual example of post-WW2 modernism. While its elongated street facade adopts the trademark European modernist expression, with the upper storey emphasised above a recessed lower level, the characteristic starkness is tempered by an interesting interplay of contrasting materials (eg brown brick and render), finishes, colours and varied fenestration, punctuated by some eye-catching integrated artwork. (Criterion E)

The integrated artwork, comprising a ceramic facade sculpture, leadlight windows and a bronze plaque, are aesthetically significant as an important commission for eminent Polish-born sculptor Karl Duldig. Demonstrating a high degree of creative achievement, the artworks are unique in the City of Glen Eira, as a showcase of the artist's output in three different media, and as examples of his integrated artwork still remaining in its original architectural context. (Criterion F; Criterion H)

29. The citation, under 'Description, provides further insight into the artworks:

Given that Duldig was not only responsible for the eye-catching ceramic bas relief mural on the street façade, but also a bronze plaque and a series of leaded glass panels, means that the building also provides a unique showcase for the artist's work in three different media.

⁶ *City of Glen Eira Post-War & Hidden Gems Heritage Review 2020, Stage 2, Citations, Built Heritage for City of Glen Eira, July 2020, see pp. 211-216*

30. The National Trust also lists the Duldig artworks at the subject building:⁷

The ceramic bas-relief on the street facade, stained glass windows and plaques are artistically significant at State level. The artistic decor of the Kadimah provides a rare example of an artist executing both the sculpture elements and stained glass windows in one building; unusual in a suburban environment. The integration of the works with the architecture indicate a harmonious collaboration between the artist and architect. The building was opened in 1972.

31. Further to the above, it is understood that at its Ordinary Council Meeting of 11 August 2020, Council adopted the *City of Glen Eira Post-War and Hidden Gems Heritage Review 2020*, Stage 2: Citations Report. However, the subject property was removed from the study and no longer forms part of the Planning Scheme Amendment which seeks to introduce heritage controls over places identified in the report.

32. Council's Ordinary Council Meeting agenda also stated:⁸

Council's Urban Planning Department has held pre-application meetings with members of the Kadimah Cultural Centre and their design team to discuss a proposal for a new building in this location. A planning application has recently been submitted for assessment. While the existing building is proposed to be demolished, important elements of the original design, namely the ceramic façade sculpture, bronze plaque and leadlight windows created by eminent Polish-born sculptor – Karl Duldig will be retained and incorporated into the new design. Council officers will consider ways in which to ensure the artwork is retained on the site (possibly through a Section 173 agreement). If the planning application is approved, the existing building will be required to be photographed for archival records prior to demolition.

The historic significance of this site as a Jewish cultural centre and focus for Melbourne's Jewish community will continue with the new proposal.

Given the location of this site within the new Jewish Cultural Precinct of Elsternwick and the Kadimah's need for more space within their building, it is considered, on balance, that the loss of this building is acceptable on the condition that original artwork by Karl Duldig is retained within the new design.

33. The above issues are further commented on below.

Other overlays

34. The subject property is also included in:

- Parking Overlay Precinct 2-3
- Design & Development Overlay Schedule 10

35. No further comment is made on the Parking Overlay.

36. While the focus of this statement of heritage evidence is on heritage matters, it is noted that there are Design and Development Overlay considerations, through being in Precinct 5a-west (a Strategic Site) in DDO10, with an interim DDO expiring on 30 June 2021. The built form considerations go to a discretionary maximum building height of 37m, comprising up to 10 storeys, with varying setbacks including to upper levels. The Elsternwick Structure Plan (ESP) is

⁷ <https://vhd.heritagecouncil.vic.gov.au/places/65725>, accessed 15 April 2021

⁸ Ordinary Council Meeting of 11 August 2020 agenda, Item 8.4, p. 387

a reference document under the DDO10, and it establishes a preferred maximum building height of 6-8 storeys for the subject land.

37. The ESP also identifies Selwyn Street as an 'entertainment and cultural precinct' and more specifically, one that celebrates Jewish culture, with the subject land included in the new cultural precinct.

Description of the proposal

38. As noted, the proposal involves demolition of the existing building and construction of a new mixed-use building (Jewish Cultural Centre) with three basement levels and nine-above ground levels with rooftop plant; the latter is set behind the parapet which extends the façade treatment of the level below.
39. The building will have a cranked footprint or plan, following the irregular footprint of the site (on its west side) with a long façade to the Selwyn Street frontage (east side). It will have no setback to Selwyn Street from ground through to level 2 – effectively three 'tall stories' – with a 4.9m setback for the remaining levels on the east side; no setbacks on the north side; and varying setbacks on the west side, at the north end. A terrace will be located at the north-east end of level 2; and another long and wide terrace at level 3, effectively in the 4.9m setback described above.
40. Levels ground to 2 will act as a podium to Selwyn Street, with a textured concrete surface and striking sculpted 'scooped' or cut-out elements. The upper levels will have a straight blue-grey glass curtain wall on the Selwyn Street elevation, while the remaining elevations will be clad in a metal mesh. Glazing to the podium and ground floor will be framed in black.
41. The salvaged Duldig artworks will be incorporated into a display area within the ground floor foyer and lobby area.

Assessment of the proposal

42. The following assessment of the proposed development commences with generally relevant extracts from the Glen Eira Planning Scheme including the Heritage Overlay considerations and heritage policies.
43. The extracts are reproduced as direct quotes or summarised/paraphrased extracts.
44. This is followed by the 'Assessment of heritage impacts'.
45. The Priority Projects Standing Advisory Committee directions on heritage evidence, including the specific matters prescribed at Direction #14, are also addressed in the latter section, commencing at paragraph 91.

Heritage policy considerations

Clause 15 Built Environment & Heritage and Clause 15.03-1S Heritage Conservation

46. Clause 15 refers to the protection of 'places and sites with significant heritage, architectural, aesthetic, scientific and cultural value'; while Clause 15.03-1S has as its 'Objective':
- To ensure the conservation of places of heritage significance.
47. The following are included under the Clause 15.03-1S 'Strategies':
- Provide for the conservation and enhancement of those places that 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.

Clause 21.10 Heritage

48. The 'Objectives' include:

- To identify, protect, enhance and promote understanding of Glen Eira's heritage.

49. The 'Strategies' include:

- Protect places identified as having architectural, cultural or historical significance.
- Ensure sympathetic redevelopment and renovation of areas and places identified as having architectural, cultural or historic significance in the municipality.
- Enhance knowledge and popular understanding of Glen Eira's architectural, cultural and historic heritage.

50. Under 'Policy and the exercise of discretion':

- Considering the heritage significance of all places listed in the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2017 and the Glen Eira Review of Existing Heritage Precincts, 2017 in the assessment of planning applications which may impact upon their heritage values.
- Assessing all town-planning applications for heritage properties having regard to the Heritage Policy at Clause 22.01.
- Requiring proponents seeking permission to demolish/alter buildings at a heritage place or in a heritage area to demonstrate that the replacement building/alteration has been designed to reflect and complement the heritage significance of the place or area.
- Allowing non conforming uses, which will not compromise the architectural/cultural/historic significance or amenity of the neighbourhood, as a means of guaranteeing, continued viable use of a heritage building.

Clause 22.01 Cultural Heritage Policy

51. The Clause 22.01 (copy attached at Appendix A to this statement) 'Objectives' include:

- To identify the City's heritage assets and to give effect to the recommendations of the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2017 and the Glen Eira Review of Existing Heritage Precincts 2017.
- To protect places identified as having architectural, cultural or historic significance and which demonstrate the various eras of Glen Eira's development.
- To encourage retention, preservation and restoration of all of significant and contributory heritage places within Glen Eira.
- To preserve the scale and pattern of streetscapes in heritage precincts.
- To ensure that additions and new buildings and works to a heritage place respect the significance of the place and/or precinct.
- To ensure the design of new development respects, complements and responds to the heritage significance of the precinct.
- To promote design excellence which supports the ongoing significance of heritage places.

- To ensure that non-contributory buildings in heritage precincts are developed in a manner that is sympathetic to, and does not detract from, the significance of the heritage precinct.
52. It is also policy to consider the relevant statement of significance for a heritage place 'when making decisions about proposed buildings and works associated with that place'.
53. Under 'Demolition' it is policy to:
- Retain significant and contributory buildings.
 - Discourage complete demolition of significant and contributory buildings unless it can be demonstrated to the satisfaction of the Responsible Authority that:
 - The building is structurally unsound and cannot be feasibly repaired or adapted for reuse; and
 - The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and
 - The replacement building displays design excellence; and
 - If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.
 - Where relevant, ensure an application for demolition is also accompanied by a replacement development proposal.
54. Clause 22.01 addresses 'New buildings in heritage precincts' and distinguishes between new 'Residential' buildings and new buildings in 'Commercial Heritage Areas'. Performance measures are identified for both development types/areas. However, the subject site does not necessarily fit under either category. Its atypical condition or situation is also further emphasised by the site being subject to DDO10, which anticipates greater height and more intensive development than might normally be considered appropriate in a heritage precinct context, and which largely sits outside the scope of the 'New buildings' policy at Clause 22.01.
55. For these reasons the 'New buildings' policy is not reproduced in detail here, nor addressed in detail below under 'Assessment of heritage impacts'.
56. Notwithstanding the above, aspects of the 'New buildings' policy for both residential and commercial buildings which still have some relevance include (summarised and paraphrased):
- New proposals being respectful of the existing scale, rhythm, massing, form and siting of significant and contributory buildings when viewed from the street.
 - Encouraging high quality, contemporary design.
 - New buildings not visually dominating neighbouring significant or contributory buildings or the precinct generally.
 - New buildings not being substantially taller than adjacent contributory buildings unless an additional storey is set well back on the site to reflect the prevailing scale of contributory buildings.
 - Using materials, colours, textures and finishes that complement those in the heritage precinct, while avoiding materials and colour that conflict with significant and contributory buildings.
 - Ensuring plant and equipment are concealed from view within the street.
 - Avoiding visually intrusive design which confronts the established architecture of the centre and dominates the surroundings.

Clause 43.01 Heritage Overlay

57. A copy of Clause 43.01 Heritage Overlay is attached at Appendix A.

58. The 'Purposes' of Clause 43.01 include:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

59. Clause 43.01 also includes the following relevant 'Decision guidelines':

- Before deciding on an application, the responsible authority must consider, as appropriate:
 - The Municipal Planning Strategy and the Planning Policy Framework.
 - The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
 - Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
 - Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
 - Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
 - Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
 - Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

Assessment of heritage impacts

Demolition

60. This is a situation where there will be a loss of heritage fabric, and an impact arising from that, but also a balance or gain to the loss.

61. While the existing building is currently graded non-contributory to the heritage precinct, the heritage review referred to above - *City of Glen Eira Post-War & Hidden Gems Heritage Review 2020* - assessed the subject building to be of individual heritage significance. Without undertaking a review of that assessment, it is agreed that there is heritage value in the building and the loss of the building will in part diminish the significance.

62. The loss is also recognised by Council, which required the Duldig artworks to be retained on the redeveloped site, and an archival quality photographic record of the building undertaken prior to its demolition. Council, in its decision making, also had regard for other factors such as support for the evolving Jewish Arts Quarter and the focus of this area as a new Jewish Cultural Precinct; and recognised the Kadimah's need for additional space and facilities to support its ongoing use and operations.

63. In considering the heritage loss, it is also reasonable to consider the balancing actions, some of which could be seen to enhance the heritage values. In addition to those outlined above (support for Jewish arts and cultural development in this area, the needs of the Kadimah, the re-use of the Duldig artworks and the photographic record) the proposed replacement building will maintain the historical significance of the site. As outlined in the recent heritage place citation, the Kadimah is a 'venerable organisation' with a long history. The citation, under 'History', identifies the Kadimah's use and occupation of earlier buildings at various locations, including buildings in Bourke Street, Melbourne (c.1912), Drummond Street, Carlton (c.1915), Lygon Street, Carlton (c.1933), Gordon and Selwyn streets, Elsternwick (1968), through to the purpose-built cultural centre of the subject building (from 1972).⁹
64. The proposed new Jewish Cultural Centre, therefore, represents the latest in a long line of Kadimah buildings, and an evolution in the size, capacity and use of these buildings. Moreover, rather than retain the existing building, a new 'fit for purpose' building is a reasonable option and outcome in heritage terms for this site, which will continue the important local Kadimah operations.
65. The salvaging, retention and reinstatement of the artworks also enhances the balancing actions of this proposal. While the artworks were originally designed and intended for the subject 1970s building, there is merit in maintaining them on the subject site and celebrating them in the redeveloped Cultural Centre.
66. With reference to the heritage policy and Heritage Overlay considerations in relation to demolition, it is policy to retain significant and contributory buildings and to discourage their complete demolition. In this instance, the subject building is not graded significant or contributory, albeit its heritage value is recognised here. But in saying that, the historical significance in particular is recognised, and the opportunity presented by this proposed development to maintain, sustain and continue that significance.
67. Not all heritage proposals, and indeed heritage outcomes, are 'black and white' situations. There is some flexibility in some circumstances, and some nuance which can reasonably be brought to an assessment of, and the weighing up of, heritage impacts. In this instance, there is also the important consideration of the architectural quality of the proposed new building, and the fact of it displaying 'design excellence' which is another relevant factor in the assessment of the proposed demolition, as identified above at Clause 22.01.

Replacement building

68. The proposed new or replacement building will, it is acknowledged, be a tall building and, it is understood, the tallest of the existing and currently approved buildings in this area of the HO72 heritage precinct. As noted above, it is also the case that the property is subject to Design and Development Overlay considerations, and the Elsternwick Structure Plan (ESP), whereby the built form considerations go to a discretionary maximum building height of 37m, comprising up to 10 storeys, with varying setbacks including to upper levels (for the DDO); and a preferred maximum building height of 6-8 storeys (for the ESP). The height of the proposed building is largely within this anticipated range.
69. While accepting the above, the heritage impacts of the proposed nine-storey building still require consideration, with several factors being relevant.
70. In the first instance, the architectural quality of the proposed building is recognised, whereby a striking contemporary building will be introduced into this area of the HO72 precinct.

⁹ *City of Glen Eira Post-War & Hidden Gems Heritage Review 2020, Stage 2, Citations, Built Heritage for City of Glen Eira, July 2020, pp. 211-216*

71. This area of the heritage precinct is also different to other areas of the precinct, a distinction which arises from the location which is associated with a changing strategic and built form context as reflected in the DDO and Structure Plan. This is particularly relevant to the area bounded by Sinclair, Gordon and Selwyn streets, where the subject property is located.
72. The west side of Selwyn Street, again where the subject property is located, is not an intact heritage streetscape and has one building identified as contributory to the precinct being the adjoining 13 Selwyn Street which is under redevelopment. The front (two-three storey) part of this building is being retained, and the podium of the proposed new building on the subject site will respond to the adjoining building and its new development and will sit comfortably in this context. The two adjoining buildings (nos 7 and 13) also already present very differently to the street, and their (post-development) architectural expressions will continue to differentiate and enliven this part of Selwyn Street, and this area of the heritage precinct.
73. There are no other adjoining buildings – or nearby buildings – of heritage value on this side of Selwyn Street. The ‘experience’ of the west side of the street is therefore not one of strong heritage character or a streetscape of homogenous or complementary heritage buildings, as evidenced at Figure 10-Figure 12. It is in fact the opposite, and this reasonably allows for the introduction of further built form diversity and difference to this part of the heritage precinct.
74. To the rear (west side) of the subject property is the contributory Classic Cinema building, but this is a robustly sized building which presents to Gordon Street and is already seen in a context of nearby taller development. Its extension through to Selwyn Street, which adjoins the subject building, again reinforces the limited heritage intactness and limited heritage sensitivity of this section of the street, in the HO72 precinct, where the proposed development is located.
75. There is also the matter of the generally changing character of this broader area, especially to the west of Selwyn Street, including an emerging mid to high-rise character which goes beyond the precinct boundaries. This again gives emphasis to the fact of the subject property not being part of the low-rise and mainly residential area and streetscapes to the north and east in the HO72 precinct, which typically have single and double storey detached and attached period dwellings. It is also likely that the former ABC site on the opposite side of Selwyn Street will be redeveloped in the future, and potentially with buildings of similar scale to the currently proposed development on the subject site.
76. In reviewing this issue, and again with reference to the proposed Woolworth’s development of the former ABC site on the opposite side of Selwyn Street, another relevant consideration is the evidence I previously presented to the Tribunal in relation to that development. Having reviewed that evidence, I note the following:
 - The former ABC site has more sensitive heritage interfaces and adjacencies than the subject property at 7 Selwyn Street. These include the low scale VHR listed historic fire station in Selwyn Street, and the highly consistent historic commercial development in the adjoining section of Glen Huntly Road (commented on further below). The ABC site is also located in greater proximity to the typically lower-scale residential development in the precinct to the north and east of that site. In contrast, the west side of Selwyn Street is less connected to the lower scale heritage precinct character, historic former fire station and the highly intact and consistent collection of historic retail buildings on the north side of Glen Huntly Road, all of which were important considerations for the ABC site development.
 - In relation to the ‘New buildings’ policy at Clause 22.01, I acknowledged in my previous evidence that the Heritage Overlay considerations, including the local heritage policy, are not all expected to be strictly complied with in terms of the scale and visibility of a new building in this part of the heritage precinct. Glen Eira’s broader

strategic framework anticipates buildings of scale in this area, and such development will inevitably be highly visible. This is still a relevant point.

- While accepting the above, I still recommended that the height of the proposed north and south towers on the former ABC site be reduced from the proposed 14 storeys to, in preference, a height below the preferred maximum DDO height of 10 storeys. I identified 7 to 8 storeys in the centre of the site and increased setbacks from the sensitive heritage interfaces. For the upper levels to Selwyn Street (on the east side of the street), I recommended the setbacks be increased from mostly 4m to in the order of 6m.
- I acknowledged that the design of a new building can be a factor in addressing its visual impact.
- The use of a podium to Selwyn Street was also supported, as a means of largely maintaining the existing streetscape scale.

77. One of the emphases in my statement of evidence and assessment of the proposed development of the former ABC site, related to the importance of the significant collection of historic commercial buildings on the north side of Glen Huntly Road between Selwyn Street and St George's Road, in the HO72 precinct. I was concerned with the proximity of the proposed 14 storey development to the rear (or north) of this historic commercial development. I concluded that the proposed southerly tower would form an impactful backdrop to this significant development which had – and has - an unimpeded two-storey skyline when viewed from Glenhuntly Road within the precinct. I further concluded that the unimpeded skyline in this area of Glen Huntly Road gave emphasis and strength to the highly consistent streetscape scale in this section of the commercial street.

78. For the currently proposed development at 7 Selwyn Street, the location is different, and the site has a different relationship to Glen Huntly Road. It is not associated with, or to the rear of, the long intact run of commercial buildings between Selwyn Street and St George's Road (as referred to above). The proposed new building will also be seen in a context of larger buildings, and developments of varying scale, effectively affording a different foreground and/or broader setting in views from Glen Huntly Road. The 'tower perspective images' in the 'Design response' in the Town Planning Design Report¹⁰ illustrate this point. Therefore, while a view of the new building is anticipated from Glen Huntly Road, the impact of the view is different and acceptable. It will not impact on the significant collection of commercial buildings in Glen Huntly Road; it is also of lesser height than the proposed Woolworth development towers; and, if the latter site is developed to the DDO10 height considerations, a new building or buildings on the former ABC site would also likely block views of the proposed new building from the direction of the intact section of Glen Huntly Road referred to above (which is to the east and south-east).

79. Regarding the current proposal for 7 Selwyn Street, the heritage issues and concerns which were valid for the former ABC site development are therefore not all as valid, or as relevant, here. Again, the subject site is in a different and less sensitive heritage context. The recommendations I previously made regarding height and setbacks were especially relevant for the ABC site, and less relevant here, although the built form outcome is not greatly different.

80. The historical importance and significant ongoing use of the subject site also distinguishes it from the proposed Woolworths development, and allows for some additional flexibility when considering and assessing the heritage impacts.

¹⁰ *Town Planning Design Report*, McIldowie Partners, May 2020, pp. 24-25

Clause 43.01

81. The proposed development of the property at 7 Selwyn Street will not have an 'adverse' impact on the heritage place. For all the reasons outlined above, the proposed development will not 'adversely affect' the cultural significance of the place; and the proposed demolition will also not 'adversely affect the significance of the heritage place'.
82. As emphasised here, there is some room for nuance and flexibility when considering the impacts of a proposed development, including under Clause 43.01.
83. With regard to the Clause 43.01 Decision Guidelines, one of which requires consideration of the 'applicable statement of significance', that for HO72 precinct as reproduced above at paragraph 13, identifies that the Elsternwick Historic Area is locally significant for (not all attributes of significance are listed here) its nineteenth and early twentieth century building stock including mid nineteenth century country residences; late nineteenth century 'Boom' development residential subdivisions and shops; provision of public services including pitched roads and electric trams; Edwardian residential and commercial development; pattern of residential development over time leading to a diverse socio-economic profile expressed in the range of house sizes and types; interwar economic strength of the Elsternwick Shopping Centre; and the historical development of religious, recreational and social institutions. The proposed development of the subject property will not impact on this overall significance and nor on the identified aspects and attributes of significance. It is also consistent with maintaining a locally valued historical institution.

Burra Charter

84. As noted, the *Burra Charter: The Australian ICOMOS for Places of Cultural Significance, 2013* (Burra Charter) is a 'Policy reference' at Clause 22.01.
85. The Burra Charter¹¹ and its associated Articles and Practice Notes 'provide a best practice standard for managing cultural heritage places in Australia'.¹²
86. The Practice Note, 'Article 22 – New Work', addresses 'changes to a place' which can include 'additional buildings or structures at a place'.¹³ The place can include a heritage precinct. While the Practice Note is not necessarily directly applicable to the proposed works, its emphases have some relevance. These go to issues such as new work:
 - Not adversely affecting the setting of the place
 - Having minimal impact on the cultural significance of the place
 - Not distorting or obscuring the cultural significance of the place, or detracting from its interpretation and appreciation
 - Respecting and having minimal impact on the cultural significance of the place
87. The 'Practice Note' also states:¹⁴

11 <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>, accessed 2 June 2021.

12 <https://australia.icomos.org/publications/burra-charter-practice-notes/#bc>, accessed 2 June 2021.

13 https://australia.icomos.org/wp-content/uploads/Practice-Note_Burra-Charter-Article-22-New-Work.pdf, accessed 2 June 2021.

14 https://australia.icomos.org/wp-content/uploads/Practice-Note_Burra-Charter-Article-22-New-Work.pdf, accessed 2 June 2021.

An important factor in the success of new work is the quality and sensitivity of the design response. New work should respect the context, strength, scale and character of the original, and should not overpower it. The key to success is carefully considered design that respects and supports the significance of the place.

Imitative solutions should generally be avoided: they can mislead the onlooker and may diminish the strength and visual integrity of the original. Well-designed new work can have a positive role in the interpretation of a place. The cultural significance of a place and its particular circumstances will determine any constraints on the design of new work. If, for example, the issue is replacement of a removed building (producing a 'missing tooth') in a row of buildings that have a degree of uniformity, then the new work should closely follow the existing buildings in bulk, form, character, complexity of detail, set back, etc. Detailing of joinery or masonry should be modified to indicate the new work.

There will be other places where there are less contextual constraints on the design of new work. These will be where there is a greater diversity in the setting, or where the siting, form and scale of the new work will not adversely impact on significance. As Article 15.1 says: The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.

88. The latter paragraph is particularly relevant here.
89. Article 15 of the Burra Charter also addresses 'Change', while Article 27 addresses 'Managing Change'. The former provides high level guidance on change to a heritage place where the emphasis is again on retaining and not reducing cultural significance; while the latter states that the impact of proposed changes to a heritage place 'should be assessed with reference to the statement of significance and the policy for managing the place'.
90. Having regard for the all the above, the proposed development is considered to be consistent with the direction and guidance provided by the Burra Charter.

Priority Projects Standing Advisory Committee – specific matters for evidence

91. As noted, the Priority Projects Standing Advisory Committee, in relation to this Referral, prescribed specific matters to be addressed in evidence, including in relation to heritage. This section of this statement of evidence sets out responses to these specific matters, as identified in Direction #14 of the Committee's 'Directions, Distribution List and Timetable' correspondence of 24 May 2021.
92. Direction #14 states that 'Council must address the following in its written submissions and/or evidence'. Those of most relevance to this statement of heritage evidence are addressed separately below, and utilise the Directions numbering system. It is also noted that the responses may not provide the full explanation sought by the Committee, some of which lies with Council.

14 f) an explanation of how the proposed development addresses the local heritage policy in Clause 22.01

93. This statement of evidence addresses Clause 22.01 in some detail above, especially at paragraphs 60-67 in relation to the proposed demolition, and at paragraphs 68-80 in relation to the replacement building.

14 g) status of any site specific heritage protection under consideration (even if contemplated but not actioned)

94. The proposal to include the subject property and existing building as an individual heritage place in the Glen Eira Heritage Overlay, as per the recommendation of the *City of Glen Eira Post-War & Hidden Gems Heritage Review 2020*, Stage 2, is commented on above. In particular this is addressed at paragraphs 26 to 33, with the heritage significance of the property commented on in relation to demolition at paragraphs 60-67. Regarding the current status of the proposed individual heritage control, as noted it is understood that Council opted not to proceed with this recommendation of the *Post-War & Hidden Gems Heritage Review*. Council can confirm if there is an update to the status of the heritage controls over the subject property.

14 h) an explanation of why the NOD does not include conditions relating to the salvage and integration into the new building of the mural and stained glass windows referred to in the Bryce Raworth advice dated 21 January 2020

95. Mr Raworth's advice of January 2021 states:

It is understood that any future development on the site would salvage the ceramic mural and stained glass windows from the building and incorporate them into any new development. There would be no loss associated with this particular aspect of the building's significance.

And:

With regards for the ceramic mural, stained glass windows and bronze plaques by Karl Duldig, these features would be removed from the building prior to demolition and incorporated into any new development on the site.

96. The Notice of Decision is referred to above at paragraphs 5-7. Under the heading of 'Heritage documentation and retention', the NOD includes conditions which relate to the salvage, retrieval, storage and protection of the artworks, and their installation and integration, with any required remedial works, into the new building. Condition 4 also requires preparation of a Heritage Retention Management Plan to be approved by Council, to then form part of the permit.
97. If it is a concern of the Committee that detail is currently lacking in relation to future works to, and re-installation of, the artworks then it is assumed that the Heritage Retention Management Plan will provide the required detail and will address the specific installation or integration of the artworks into the new building. Condition 6 also identifies the 'foyer/lobby area' of the new building as the future location of the artworks, where they are 'to remain on site in perpetuity to the satisfaction of the Responsible Authority'.

14 i) an explanation of whether cumulative impacts of this and other proposed and recently approved developments in the area (including the proposal at 10-16 Selwyn Street Elsternwick) have been considered, particularly in relation to traffic, parking, heritage and liquor licence controls.

98. The proposed development of the former ABC site at 10-16 Selwyn Street (Woolworth's development) is referred to above in the introductory sections of this statement, under 'Involvement in this project' where I refer to my involvement as a heritage expert in the previous VCAT matter.
99. At paragraphs 76-80, I provide a summary of my evidence, and of my opinions, as presented to the Tribunal in relation to that development. I also note that 'the heritage issues and concerns which were valid for the former ABC site development' are not all as valid, or as relevant, for the subject site.
100. However, on the matter of the 'cumulative impacts' which might arise from the future development of the former ABC site on the east side of Selwyn Street, and the development of the subject property on the west side of the street, I note the following which in my opinion will assist in moderating the cumulative heritage impacts on the HO72 precinct:

- Glen Eira's broader strategic framework anticipates buildings of scale on these sites in the HO72 precinct. On that understanding, the quality of the design and the use of elements such as a podium to Selwyn Street will assist such developments to be more sympathetic and better integrated into the existing streetscape and heritage precinct context.
- The heritage character and sensitivities of Selwyn Street, while in the HO72 precinct, are generally limited, with few contributory properties.
- Given the VCAT decision in relation to 10-16 Selwyn Street, a future redesign of that development would, it is expected, be more sensitive to the HO72 context.
- The development on the subject site will not impact on the historic fire station on the opposite side of Selwyn Street, or on the historic and highly intact commercial strip in Glen Huntly Road between Selwyn Street and St George's Road, as was raised as a concern with the Woolworth's development. On that basis it will not 'add' to the potential impacts arising from the former ABC site development.
- There is also the matter of the generally changing character of the broader area, including an emerging mid to high-rise character, which while it goes beyond the HO72 precinct boundaries is, and will be, seen from within and adjacent to the precinct.

Conclusion

101. This is a situation where the overall outcome of the proposed redevelopment of the Jewish Cultural Centre at 7 Selwyn Street, Elsternwick, having regard for the balancing actions and benefits identified and commented on in this statement, can be seen as positive in heritage terms. A building of some heritage value will be demolished, but it will be replaced with a new building which will continue, and moreover will expand and enhance, the historical use of the existing building. The latter is more than just a building of architectural value, it is also a building where the use is part of its significance. The location of the subject property – and that of the proposed new building – in a dedicated cultural precinct also reinforces the importance of the historical use and of this being continued and developed with the new building. There is a heritage loss, but it is in an acceptable range and is not of an order as to prevent the development as proposed.

APPENDIX A

22.01

11/10/2018
C149

HERITAGE POLICY

This policy applies to all land within the Heritage Overlay.

22.01-1

11/10/2018
C149

Policy basis

A key objective of Council's Municipal Strategic Statement is to identify, protect, enhance and promote understanding of Glen Eira's heritage.

Within the municipality a number of individual places and precincts comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state. They include residential and commercial areas and places from the Victorian, Edwardian, Inter-war and Post-war periods.

The Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan (Revised) 2017 and the Glen Eira Review of Existing Heritage Precincts, 2017 identifies these places and provides a framework for their protection and enhancement.

This Policy builds on the basis of Clause 15.03 (Heritage) and Clause 21.10 (Heritage) and sets out objectives and performance measures for all individual properties and heritage precincts in Glen Eira. This Policy includes Statements of Significance for each Precinct and the Contributory properties within each precinct.

22.01-2

11/10/2018
C149

Objectives

To identify the City's heritage assets and to give effect to the recommendations of the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2017 and the Glen Eira Review of Existing Heritage Precincts 2017.

To protect places identified as having architectural, cultural or historic significance and which demonstrate the various eras of Glen Eira's development.

To encourage retention, preservation and restoration of all of significant and contributory heritage places within Glen Eira.

To preserve the scale and pattern of streetscapes in heritage precincts.

To ensure that additions and new buildings and works to a heritage place respect the significance of the place and/or precinct.

To ensure the design of new development respects, complements and responds to the heritage significance of the precinct.

To promote design excellence which supports the ongoing significance of heritage places.

To ensure that non-contributory buildings in heritage precincts are developed in a manner that is sympathetic to, and does not detract from, the significance of the heritage precinct.

22.01-3

11/10/2018
C149

Policy

It is policy to consider the following statements when assessing an application under the Heritage Overlay.

Statements of Significance

It is policy to:

- Take into account the statement of significance for a heritage place when making decisions about proposed buildings and works associated with that place.
- Where an individually significant place is located within a heritage precinct, any proposal must have regard to both the statement of significance for the individual place and the statement of significance for the heritage precinct in which it is located.

Demolition

It is policy to:

- Retain significant and contributory buildings.
- Discourage complete demolition of significant and contributory buildings unless it can be demonstrated to the satisfaction of the Responsible Authority that:
 - The building is structurally unsound and cannot be feasibly repaired or adapted for reuse; and
 - The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and
 - The replacement building displays design excellence; and
 - If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.
- Allow the partial demolition of significant and contributory buildings where the fabric to be demolished is of no significance, or for the purpose of additions if the addition will not affect the heritage significance of the building and is sympathetic in its scale and form.
- Where relevant, ensure an application for demolition is also accompanied by a replacement development proposal.
- To retain significant trees, and/or garden layouts that have been identified for their historical significance.

Subdivision

It is policy to:

- Ensure that the subdivision of a heritage place does not adversely affect the cultural heritage significance of the place or precinct.
- Ensure that appropriate settings and elements for heritage places are maintained including the retention of any original garden areas, large trees and other features which contribute to the significance of that place.
- Ensure that the lot layout does not adversely affect the cultural heritage significance of the place or precinct.
- Ensure that the subdivision of heritage places results in development that retains the existing built form pattern where such pattern contributes to the significance of the heritage place.

New Buildings in Heritage Precincts (Residential)

It is policy to:

- Ensure proposals are respectful of the existing scale, rhythm, massing, form and siting of significant and contributory buildings when viewed from the street.
- Encourage high quality, contemporary design or a simplified interpretation of the architecture of contributory buildings within the precinct to ensure new buildings are distinguishable from original buildings within the area. Discourage side by side development unless this is a dominant typology in the precinct.
- Ensure that new development does not overshadow or have any detrimental affect on public parks located within the Heritage Overlay (Greenmeadows Gardens and Caulfield Park).

Performance measures

It is policy to assess proposals against the following measures:

- Replica or mock heritage styles are not considered an acceptable design outcome in a heritage precinct. New buildings should always be distinguishable from old buildings.
- Buildings should adopt an understated character and should not visually dominate neighbouring significant or contributory buildings or the precinct in general.
- The proportions and spacing of door and window openings in new buildings should relate to contributory buildings within the precinct.
- The roof form should be similar to or respond to with the prevailing roof forms in the heritage precinct.
- The front and side setbacks of new development should reflect the prevailing rhythm of the street. Where a new building is proposed to be located between one contributory and one non contributory building, the front and side setbacks of the contributory building should be applied.
- New buildings in heritage precincts should not be substantially taller than adjacent contributory buildings unless an additional storey is set well back on the site to reflect the prevailing scale of contributory buildings when viewed from the street.
- Materials, colours, textures and finishes should complement those found in the heritage precinct.
- New buildings should not obscure views to contributory buildings from the public realm.

Alterations or Additions to significant and contributory buildings in heritage precincts (Residential)

It is policy to:

- Encourage the conservation or restoration of significant and contributory external fabric (and internal fabric where applicable), particularly fabric that can be viewed from the street.
- Encourage the restoration or reconstruction of a known original or early appearance of the place if there is historical evidence (photos or plans) to support this.
- Ensure that restoration or reconstruction is undertaken using appropriate materials.
- Encourage the removal of later additions that detract from the significance of the heritage place.
- Encourage alterations and additions that avoid demolition of a heritage place and/or contributory elements; retaining facades only is discouraged.
- Discourage new openings in the principal façade or principal visible roof form.
- Ensure that, where possible, alterations and additions are concealed from view from the street frontage and do not overwhelm the significant or contributory building or wider precinct.
- Ensure that alterations and additions to existing buildings do not overshadow or have any detrimental affect on public parks located within the Heritage Overlay (Greenmeadows Gardens and Caulfield Park).

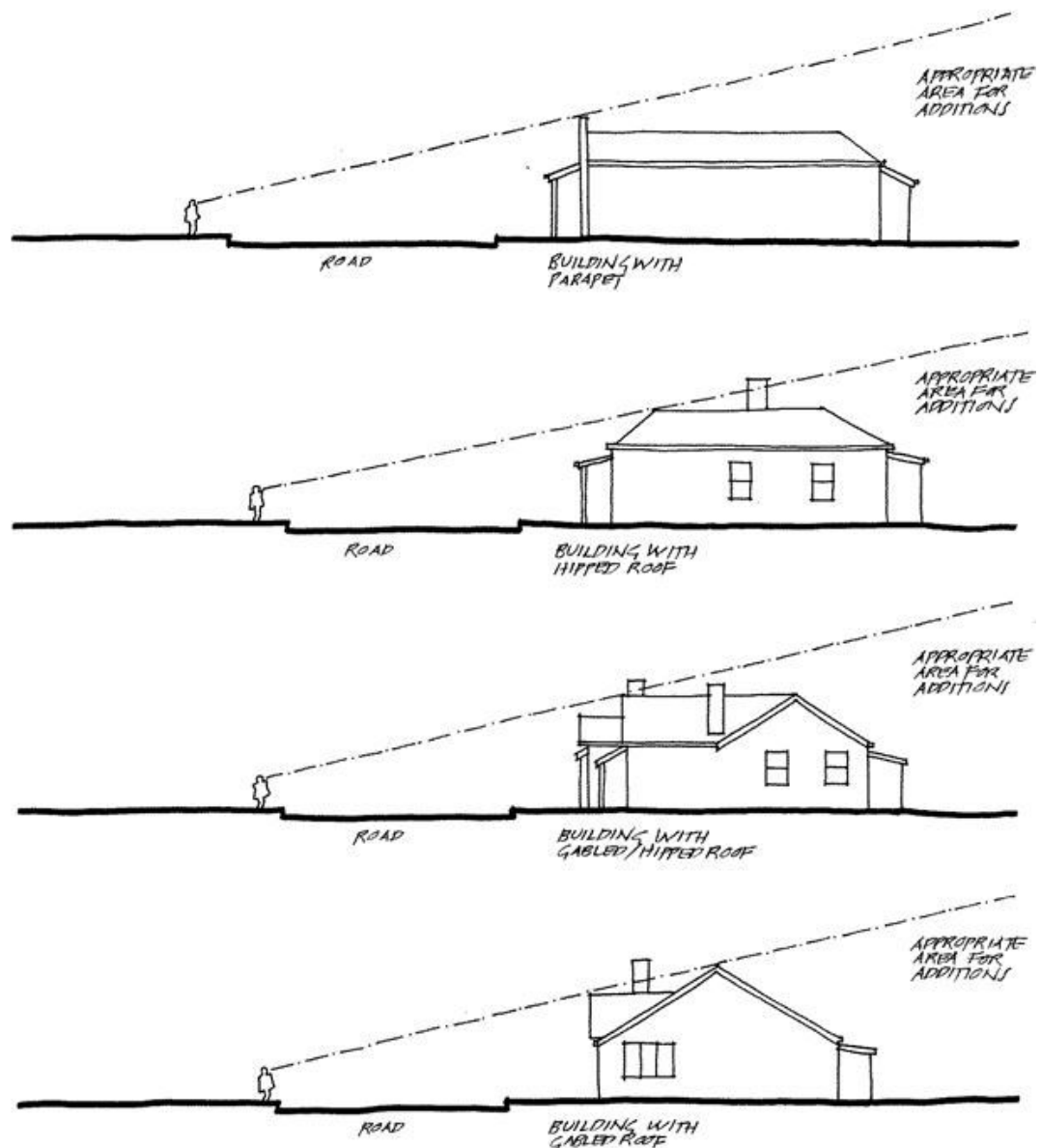
Performance measures

It is policy to assess proposals against the following measures:

- Ground floor extensions to the rear of significant and contributory buildings are encouraged in preference to first floor additions.
- Alterations and additions should be distinguishable from the original fabric of a heritage building.
- Additions should be visually recessive and read as a secondary element to the heritage place.
- Preserve existing rooflines, chimney(s) and contributory architectural features that are important components of the building.
- New building elements (dormer windows, verandahs, etc) should be avoided unless the proposal is part of a deliberate attempt to reinstate early features known to have existed on the building.

- Where side setbacks are an important feature of a heritage place, ground floor additions to the side boundary may only be allowed where the front wall of the addition is setback a minimum of 1.0metre from the front wall of the dwelling (there may be instances where a larger setback is required) and the addition is subservient to the significant or contributory building.
- First floor additions should be centrally sited and massed behind the principal façade and principal visible roof forms. Visibility of upper floor additions from the street should be minimised. Figure 1 indicates potential building envelopes created by projecting a sight line from 1.6 metres above ground level from the footpath across the street from the subject site. First floor additions can be accommodated within the area noted.
- Ensure that on corner sites, all additions visible from the secondary street should read as a recessive element to the heritage place.
- Alterations and additions should preserve principal view lines to significant and contributory buildings when viewed from the street.

Figure 1: Potential Building Envelopes for Various Roof Forms



Note: On corner sites, the site line is taken from the primary street frontage.

New Buildings, Alterations and Additions (Commercial Heritage Areas)

It is policy to:

- Encourage the conservation of setbacks that impart significance to those buildings that are surrounded by open space (including but not limited to churches and schools).
- Ensure any new upper level additions and works are respectful to the scale and form of the heritage place or contributory elements of the place and, where relevant, the heritage precinct as a whole.
- Encourage higher building additions to be well set back from the front wall of the building unless the specific context of the site recommends otherwise.
- Encourage the retention, restoration or reconstruction of original shopfronts and verandahs.
- Ensure commercial infill buildings adopt a contemporary architectural form or simplified interpretation of nearby contributory buildings.
- Discourage the introduction of architectural features, where it is known that these features were not originally present.
- Discourage signage above the verandah if it results in visual clutter in the streetscape and obscures views of the subject building and nearby contributory buildings.
- Ensure retention of signage deemed to have heritage value.
- Discourage sky signs, reflective signs, animated signs and electronic signs within heritage precincts.
- Ensure the design of new development, and alterations and new buildings and works on land zoned PUZ2 in the Derby Road Heritage Precinct (18-28 Derby Road) complements and responds to the heritage significance of the precinct and enables an appropriate interface with the emerging built form from the adjoining PUZ2 zoned land to the east.

Performance measures

It is policy to assess proposals against the following measures:

- Avoid erecting structures, including high fences in front of significant or contributory schools and churches.
- Respect the existing rhythm and grain of existing streetscapes including the visual repetition of parapet lines when constructing new buildings or additions to significant or contributory buildings.
- Identify the critical architectural forms that impart significance to the building or precinct and ensure that new works conserve and enhance this character.
- Ensure plant and equipment are concealed from view within the street.
- Conserve original elements on the front façade of the building. New openings may be introduced on secondary elevations to corner buildings provided they do not irreversibly alter valued architectural treatments.
- Avoid obscuring names and dates forming part of the architectural treatment of the building.
- Avoid use of materials and colour that conflict with significant and contributory buildings.
- Avoid visually intrusive design which confronts the established architecture of the centre and dominates the surroundings.
- Conserve and repair original elements of significant and contributory shopfronts.
- Discourage glass bricks, security roller doors and tinted or obscure glazing.
- Encourage new verandahs to be setback 750mm from the street pavement to avoid damage sustained by passing trucks.

- Verandahs are discouraged on (former) public buildings and banks unless evidence can be provided indicating an original verandah to the building.
- Discourage internally illuminated signs unless they are located below the verandah, hanging under the soffit.
- Discourage above verandah signage unless specific provision has been made in the original façade treatment for a sign in that location.
- Ensure a neutral palette is used for the design of signage within heritage areas.
- The sign reading “Dairy Produce” at first floor level at 789 Glenhuntly Road should be conserved.
- The sign reading “The Argus” and “The Age” on the northern façade of 14 Derby Road should be conserved.

Front Fences and Gates

It is policy to:

- Retain original contributory fences.
- Ensure that new front fences are constructed in a manner that is sympathetic to and contributes positively to the significance of the heritage place and wider precinct.
- Ensure that new fences are designed to allow views to the heritage place from the street.
- Discourage front and side return fencing in the Crompton Court Heritage Area.

Performance measures

It is policy to assess proposals against the following measures:

- The materials and scale of new fences should be consistent with the architectural period of the significant or contributory building. In the case of non contributory buildings, the materials and scale of the fence should be generally consistent with the precinct.
- Use technical references such as *Fences and Gates c. 1840-1925*, National Trust Bulletin 8.1 or obtain expert advice to guide in the selection of a suitable style of front fence.
- Avoid choosing a fence style that is too ornate to suit the style of the place.
- In most precincts, fencing should not exceed 1.2 metres and should only be constructed in solid materials if this is consistent with the architectural period of the building or precinct.
- Discourage front and side return fencing within the Crompton Court Heritage Area as the lack of fencing is a characteristic of this Precinct.
- Provide continuity to the front fence by providing or retaining gates at the front property alignment.
- Encourage the use of hedges, shrubs and trees to provide additional privacy to dwellings in all heritage areas except for Crompton Court, where a lack of front or side return fencing and an open garden are significant elements in this precinct.
- Discourage development within the front setback of buildings.

Car parking and outbuildings

It is policy to:

- Ensure that car parking facilities do not dominate heritage places.
- Encourage the retention and conservation of original garages of individually significant places and in heritage precincts where garages form a prominent element in the streetscape, especially in the Beauville and Hillcrest Estates.

Performance measures

The following performance standards apply in the application of the policy:

- Encourage new car ports, garages and outbuildings that are visible from the street that use wall openings, roof forms and materials that complement but not replicate the main building or the characteristics of the heritage precinct.
- In general, parking should be restricted to the side or rear of properties, setback not less than 1 metre from the front wall of the façade adjacent to the driveway. Parking directly in front of a building is generally discouraged.
- Garage doors should generally reflect contributory garage doors in the area, where this is a dominant element in the streetscape
- Discourage double garages unless they are well setback from the street and in the rear yard of the property.
- Driveways and vehicular crossovers should provide for single car access only.
- Discourage additional vehicular crossovers and circular driveways.
- Where parking within the property frontage is prevalent in the streetscape, new car parking should not be contained within a roofed structure and should be integrated into the landscape to minimise visual intrusion.

Ancillary Services:

It is policy to:

- Encourage services such as satellite dishes, shade sails, solar panels, water tanks, air conditioning units and the like to be concealed from view of the street unless it can be demonstrated that they will not detract from the heritage significance of the place.

Public Infrastructure:

It is policy to:

- Encourage the retention and conservation of early public streetscape elements, such as landscaping features, roadside furniture, fire hydrants, post boxes and the broad range of infrastructure materials which contribute to the character of the heritage place.
- Ensure new street furniture respects the character of the area.

Vegetation:

It is policy to:

- Encourage the retention of culturally significant trees in a heritage place unless:
 - The trees are to be removed as part of a maintenance program to manage loss of trees due to deterioration caused by old age or disease.
 - The trees are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) cannot be implemented.
- Ensure additions and new works respect culturally significant trees (and where possible, significant garden layouts) by siting proposed new development at a distance that ensures the ongoing health of the tree.

Information to be submitted with a planning application:

Together with standard information normally required for a planning application, the following additional information is also required for property located within a Heritage Overlay area, where relevant:

- A written explanation of how the proposal addresses the provisions of the Heritage Policy and justification of any variations to the policy.
- A photo montage of the streetscape.
- Axonometric elevations for proposals with upper floor additions showing oblique views from the streetscape.
- An application for demolition of a significant or contributory building be accompanied by a report from a suitably qualified structural engineer.

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Levels of Significance and Statements of Significance for Heritage Precincts

Every building of cultural heritage significance has been assessed and graded according to its heritage contribution. The levels of significance were revised for heritage precincts in 2017. The levels of significance are as follows:

- Individually significant: The place is a heritage place in its own right. All individually listed properties in the Heritage Overlay are individually significant. Where such properties are also located within a larger heritage Precinct, the individually significant property is considered to be a contributory place within the Heritage Precinct and the Statements of Significance for both the individual place and the precinct should be taken into account.
- Contributory: The place is a contributory element within a larger heritage precinct. A contributory element could include a building, or building parts such as rooflines, chimneys, verandahs or other structures or works such as landscaping, front fences or paving.
- Non Contributory: The place is not individually significant and does not contribute to the Heritage Precinct.

The following statements of significance provide a description of the importance of each Heritage Precinct. The contributory sites within each precinct are listed.

HO68 Bailey Avenue and Myrtle Street environs, St Kilda East

Statement of Significance:

The Bailey Avenue/Myrtle Street Historic Area has historic and architectural significance. Its historic significance is founded on its ability to demonstrate developmental practices during the second decade of the Twentieth Century and the role of speculative builders in this process. Its architectural values rest on the distinctive character of the houses built by William Bailey, in the Federation style, and their high level of integrity.

Contributory Buildings:

Bailey Avenue: 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 29

Glen Eira Road: 159, 163

Myrtle Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26

HO12 Beauville Estate and environs, Murrumbeena

Statement of Significance:

The Beauville Estate Historic Area is important at the State level as the first large housing estate undertaken by the A.V. Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It is also important as a very early estate development incorporating a range of features other than houses including made roads, shops and recreation facilities. In this respect it was the forerunner of the comprehensively planned housing estates of the Post-war era.

The estate is distinguished by its aesthetic values, as is the earlier and comparable Hillcrest Estate, which are formed by a combination of restrained diversity in house styles, with the exception of no. 30 in the emerging International style, and by a landscaped garden environment.

Contributory Buildings:

Beauville Avenue: 1-39
 Dalny Road: 1 (part), 5-17R (St Patricks Tennis Courts), 5-5A, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25
 Gloucester Court: 1, 2, 3, 4, 6
 Lindsay Avenue: 40, 42 44
 Murrumbeena Road: 222, 224, 226, 228, 229, 229A, 230, 231, 231A, 232, 233

HO69 Bentleigh and environs

Statement of Significance:

The Bentleigh Area has historic and architectural significance. Its historic importance is derived from the manner in which surviving Inter-war housing stock forms a relatively discrete area within the modern City of Glen Eira, surrounded on all sides by Post-war development and demonstrating the impact of the electrified railway system on Melbourne's suburban expansion during the Inter-war period.

Its architectural significance is determined by the stylistic diversity and integrity of the middle class suburban bungalows and villas of the Inter-war years which collectively demonstrate the role of the small scale investor/builders of the period and the ideals of the Garden Suburb movement.

Contributory Buildings:

Bendigo Avenue: 40, 45, 46, 48, 49-56, 58, 59, 60, 1/61, 62-69, 71, 72, 73, 75, 77, 79, 81, 83
 Brewer Road: 31, 33, 35, 37, 39, 41, 43, 57, 59, 61, 63, 65, 69, 73, 101, 103, 105, 107, 109, 111, 113
 Burgess Street: 3, 5, 7, 9, 11, 13, 1/15, 17, 19, 1/21, 1/23, 25, 27, 31, 33, 35, 37, 39, 1/41, 43
 Cairnes Grove: 2, 3, 5, 6, 7, 8, 9-17, 19-35
 Campbell Street: 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 23, 24, 25, 26, 1/27, 28, 30, 32, 34, 36, 39, 41
 Centre Road: 202, 204, 208, 210, 212, 224
 Daley Street: 49, 51, 54, 56, 57, 58, 59, 61, 62, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 79, 80, 1/82, 83, 85, 86, 88, 90
 Eddys Grove: 1-9, 11, 12, 13, 14, 16, 18, 20, 22, 24, 27-40
 Gilbert Grove: 3, 5, 8, 9, 10, 11, 12, 13, 14, 1/15, 1/16, 17, 18, 20, 21, 24-33, 35, 36, 38, 40, 41, 43
 Sunnyside Grove: 1-21, 26, 27, 28, 1/29, 30, 31, 32, 33, 34, 37, 38, 39, 40

HO86 Bruce Court, Elsternwick

Statement of Significance:

The Bruce Court Estate of William White and Sons off Parkside Street, Elsternwick, was formed in 1927 and developed by them in 1928-29 with nos. 32-34 Parkside Street being undertaken by others in 1931-1933 and "Miranda" at No. 48 predating the subdivision but incorporated in it. It is historically and aesthetically significant. It is historically significant (Criterion A) as a very early subdivision demonstrating the planning principals of the Garden Suburb Movement in the highly sophisticated manner of the late 1920's. These principals include the treatment of the street and residential front gardens as a single garden landscape exemplified by the use of low front and side fences, coupled crossings, uniform street plantings, 45 degree corners splays at the entry to the court and a curved wall closing the vista at the far end. The historic importance of the subdivision rests also on the fact that the houses built by the Whites and which constitute the principal elements of the place post date the earliest comparable subdivision undertaken by the better known estate developers Dickson and Yorston Pty Ltd in St Kilda East by only a year. Bruce Court compares chronologically also with Linden Court, Windsor (1928) and Crompton Court, Caulfield South (1929) whilst others of similar urban character were to follow. The survival of "Miranda" is of historic interest as the house that preceded the development of the court but survives as evidence of this earlier time. The blocks on which the houses of the early 'thirties facing Parkside Street are located formed part of the original estate and are of historic interest in this respect. No. 34 is of importance also as it marks the entry to the court, together with no. 48.

The subdivision is of aesthetic importance (Criterion E) not only for its Garden Suburb character but also for the manner in which the Whites' houses, though stylistically diverse in the manner of the period, use common architectural vocabulary that impacts aesthetic unity to the court. In this respect the place epitomizes the qualities that distinguish the Garden Suburb Movement in metropolitan Melbourne in the late 1920s.

Contributory Buildings:

Bruce Court: 1-6
Parkside Street: 32, 34, 46, 48

HO14 Caulfield North and environs, Caulfield North

Statement of Significance:

The Caulfield North Heritage Area is locally significant as a substantially intact and cohesive residential area during the late nineteenth century Land Boom and subsequently almost fully developed during the period leading up to the Great War. It is representative of speculative development in Melbourne's middle ring suburbs directed at the emerging middle class which was enabled by means of rail communication to live away from the workplace in a garden suburb environment.

Contributory Buildings:

Arthur Street: 3-3A, 5, 7, 9, 10, 11, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 33
Carnarvon Road: 1, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 29, 30, 31
Dandenong Road: 528-530
Glenferrie Street: 1, 2, 3, 4 "Anslem", 5, 7, 9, 10, 11, 13
Hawthorn Road: 17, 21-33, 39-51
Inkerman Road: 704, 706, 710, 712, 718, 720, 726-746, 752-764
Malakoff Street: 1, 2, 3, 4, 6-28
Malvern Grove: 1-12, 14, 16, 17, 19, 21, 23, 26, 28, 29-36, 38, 40, 42
Mayfield Grove: 1, 2, 3, 4, 4A, 5, 6, 9, 10, 11, 12, 13, 14, 16
Normanby Avenue: 5-12, 12A, 13, 14, 14A, 15, 16, 17, 18, 19, 22, 24, 26, 28, 30
Normanby Road: 107-135

HO17 Crompton Court, Caulfield South

Statement of Significance:

Crompton Court is locally important as an early garden estate, comparable with Lempriere Avenue (q.v.), 1926-27. Though smaller and lacking some features of Lempriere Avenue, the consistent design of the houses in the Spanish Mission Style, the treatment of no. 5 at the head of the court and the absence of front fences are distinguishing features at the local level. In these respects, Crompton Court is representative of the best garden estate design practice in Caulfield during the mid- Inter-war period.

Contributory Buildings:

Booran Road: 197, 201
Crompton Court: 1-5

HO71 Derby Road and environs, Caulfield North

Statement of Significance:

Derby Road is significant at the metropolitan level as a predominantly Edwardian shopping centre associated with the Caulfield Racecourse and having a distinct urban form determined by its short length and accentuated by a double line of electric tramway. Its architectural significance is established by the diversity of its street architecture and railway station and is enhanced by their substantially intact state.

Contributory Buildings:

Derby Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, 19, 20-24, 25, 26
 Sir John 11-12, 12A, 13-14, 15-17
 Monash Drive:
 Tram overhead 16, 17, 51, 54, 54A, 54B, 55-59
 wire poles:

HO72 Elsternwick Estate and environs, Elsternwick

Statement of Significance:

The Elsternwick Historic Area is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:

- Mid nineteenth century formation of country residences for which Caulfield is noted;
- Late nineteenth century “Boom” development of residential subdivisions and shops;
- The collapse of the Land Boom and of its land development schemes and deals which became the subject of criminal charges;
- The provision of public services including pitched roads and electric trams;
- The Edwardian residential and commercial development associated with the economic revival of that period;
- The pattern of residential development over time leading to a diverse socio-economic profile expressed in the range of house sizes and types;
- The continuing economic strengths of the Elsternwick Shopping Centre during the Inter-war period; and
- The development of religious, recreational and social institutions throughout the history of the Area.

Contributory Buildings:

Acacia Street: 1, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 18
 Allison Road: 1, 1A, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20
 Beavis Street: 11, 15, 17, 19
 Curral Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17
 Curral Place: 14, 16
 Elizabeth Street: 1, 1A, 3, 5, 7, 9, 10, 11, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 52, 54, 56, 58
 Glenhuntly Road: (north side) 271-317, 323-351, 357-399, 405-415, 421-431, 459-467
 (south side) Elsternwick Plaza, 296-298, 316-322, 332-348, 352-356, 360-374, 386-404, 410, 416, 420, 426-478
 Tram overhead 64-79, 81
 wire poles:
 Glen Eira Road: 182, 184, 186, 188, 190, 192, 194, 196, 202, 204, 206, 216
 Gordon Street: 1, 9, 21, 23, 25, 27, 29, railway footbridge
 Hotham Street: 178, 180, 182, 184, 186, 188, 190, 192 “Rippon Lea”
 King Street: 3, 6
 Liscard Street: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24

GLEN EIRA PLANNING SCHEME

Long Street: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24
Maysbury Ave: 1, 2, 3, 5, 6, 6A, 8, 10
Orrong Road: 39, 41, 43, 56, 57, 58, 60, 62, 63, 64, 65, 67, 70, 71, 73, 77, 1/78, 79, 81, 82, 83, 84-86, 85, 87, 88, 89, 91, 97, 101, 107, 113, 115, 117, 119, 121, 123, 125, 127, 129
Regent Street: 1-22, 24-33, 35, 37, 39, 41, 43, 45, 47, 48, 49, 50, 52, 54-66, 68-75, 77, 78, 80, 82, 84
St Georges Road: 1 "Glenmoore", 2A, 3, 4, 7, 8, 9, 11, 12, 15, 18, 21, 23, 27, 30, 32, 34, 36, 37, 38, 39, 42-61, 63-80, 82, 83, 84
Sandham Street: 1, 2, 5, 7, 16, 18, 19, 20, 21, 23, 28
Selwyn Street: 2, 4 (former Fire Station), 13,
Sinclair Street: 1, 2, 4, 6, 10, 16-20, 22, 24
Staniland Grove: 1, 3, 5A, 7, 9, 11, 13, 15, 16, 17, 18, 20, 20A, 22
Villiers Street: 1-24

HO22 Gladstone Parade, Elsternwick

Statement of Significance:

Gladstone Parade is locally significant as the City's most imposing Land Boom subdivision, confirmed by the number of substantial two storeyed nineteenth century residences. Its architectural significance is enhanced by the variety of styles including Italianate and Queen Anne with Elizabethan/Jacobean references. Its historical significance is formed in part by the presence of the former O'Neill College, which recalls the place of Henry O'Neill, an early settler in the district and by the examples of the work of architect Thomas B Jackson.

Contributory Buildings:

Gladstone Parade: 5, 7, 8, 9, 11, 12, 13, 15, 16, 19, 22, 23, 25, 28, 30, 32-34, 36
Nagle Avenue: 2 (former O'Neill College)

HO73 Glen Eira Road and environs

Statement of Significance:

This Area is architecturally important for the manner in which it brings together unusually fine examples of houses representing the major growth periods and styles for which Glen Eira is noted. They include the mid and late Victorian periods ("Nithsdale"), the post Federation years ("Burn Brae" at no. 419 Glen Eira Road), and a range of Inter-war styles of an especially high standard within the municipality. This latter group includes Californian Bungalows (especially nos. 427 and 429), Spanish Mission (especially nos. 433 and 435 Glen Eira Road), Old English Cottages (nos. 536 and 538 Glen Eira Road), and isolated French Provincial, Gothic Revival and Modernist houses (nos. 451, 457 and 455 Glen Eira Road respectively).

Contributory Buildings:

Bambra Road: 100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 114, 116, 118, 120
Glen Eira Road: 419, 423, 425, 427, 429, 431, 433, 435, 437, 439, 445, 451, 453, 455, 457, 494, 506, 512, 514, 522, 524, 526, 528, 530, 532, 534, 536, 538.
Kambrook Road: 133 ("Nithsdale"), 139, 141, 143

HO28 Glen Huntly Park Estate and environs

Statement of Significance:

This Area has architectural and potential heritage significance. Its architectural values are derived from the estate's capacity to demonstrate the planning principles of the Garden Suburb movement, pioneered in Melbourne during the mid 1920's and seen at "Glen Huntly Park" in the landscape treatment of the public environment, characterised by low front and side boundary fences, naturestrips and concrete pavements. These elements are reinforced by housing stock which is representative of its period and survives with a high level of integrity.

The potential historic significance of the estate arises from the extent to which Council intervened and therefore had responsibility for its design and construction. Although Council's decision to order its sale is known, its role in the planning and execution of the work remains the subject of further research.

Contributory Buildings:

Lyons Street: 6, 8, 10, 12, 14, 16, 18, 20, 22, 26, 30, 32, 34, 38, 40, 42, 44, 46
Miller Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44
Moirra Avenue: 2, 4, 20, 22, 24
Morgan Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 9A, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 44, 46
Neville Street: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 33, 35, 37, 39, 41, 43, 47

HO70 Glen Huntly Tram Depot and Glen Huntly Road environs

Statement of Significance:

This Area has historic and architectural significance. Its historic significance is demonstrated by the close juxtaposition between the tram depot and suburban homes, built at the same time and expressing their interdependence: a relationship which made possible the subdivision and settlement of the whole of the remaining open land in the Old Caulfield Municipality during the Inter-war period and has all but passed in other Australian capital cities.

The Area's architectural values are derived from the intact state of the stylistically diverse 1920s housing stock, demonstrating a standard of living representative of the period.

Contributory Buildings:

Glenhuntly Road: 885, 887, 889, 891, 893-901, 905, 907, 909, 911, 913, 915, 917, 919, 921
McGrath Street: 2, 4, 6, 8

HO32 Hillcrest Estate and environs, Caulfield South

Statement of Significance:

The Hillcrest Estate Historic Area is noteworthy at the State level as the first housing estate undertaken by the A.V.Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It has historic value also as an early planned housing estate associated with the depression years and is distinguished by its aesthetic values formed by a combination of restrained diversity in housing styles and a landscaped garden house environment.

Contributory Buildings:

Hillcrest Avenue: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Marara Road: 27, 28

HO74 Lempriere Avenue, Greenmeadows Gardens and environs

Statement of Significance:

The Lempriere Avenue estate of Dickson and Yorston Pty Ltd and "Greenmeadows Gardens" represents an early high point in the development of the garden suburb environment in the metropolitan area during the 1920's, demonstrated today by the attention to the design of a landscaped street environment in Lempriere Avenue and by the planned relationship with now mature public gardens which survive in a substantially intact state to the immediate south. The survival of the majority of houses forming part of the development enhances this significance.

Contributory Buildings:

Alston Grove: 24

Balacava 37, 39
 Road:
 Lempriere Ave: 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17
 Green Street: 1 Greenmeadows Gardens

H075 Ormond Precinct environs

Statement of Significance:

The Area has historic and architectural significance. The historic importance rests on the manner in which the street grid, perimeter parkland and building stock demonstrate the formative influences on the development of the district. These include the Rosstown Junction Railway, the relative failure of the nineteenth century Land Boom to generate building activity and the period of Inter-war expansion made possible by the Area's proximity with Ormond rail station.

The architectural values, though enriched by the survival of nineteenth century and post Federation development, especially on the higher south-west of the North Road/Wheatley Road intersection, are dominated by the stylistically diversity and integrity of middle class suburban bungalows and villas of the Inter-war years which collectively demonstrate the role of small scale investor/builders of the period and the ideals of the Garden Suburb movement.

Contributory Buildings:

Anthony Street: 1, 2, 3, 4, 5, 8, 10-31, 33-42, 44, 45, 46, 47
 Beatty 1, 2, 3, 4
 Crescent:
 Bethell Street: 1, 3, 5, 6, 7, 8, 12-21, 24, 25, 28-41, 44, 45
 Booran Road: 194, 196, 202, 204, 205, 206, 207, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 222, 223, 224, 225, 226, 227
 Coane Street: 2, 5, 6, 7
 Dalmor Avenue: 1-11, 13-19, 21, 23, 24, 25, 27-41, 45, 47
 Elm Grove: 2C, 15, 19
 Eumeralla 2A
 Road:
 Foch Street: 1, 2, 3, 4, 5, 6, 10, 12
 Fraser Street: 2, 3, 4, 5, 6, 8, 9, 10, 12-20
 Glen Orme 2B, 2, 19, 21, 23, 25, 27, 29, 31, 35-49, 52, 53, 1/54, 56, 59, 60, 61, 63, 65, 67, 68, 1/69,
 Avenue: 70, 72, 74-82 (St Kevins Primary School)
 Hawthorn 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 15, 17, 19
 Grove:
 Malane Street: 1, 3, 4, 5, 7-17, 19-32, 1/33, 34-43, 45-52, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73
 Malua Street: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 22
 Maud Street: 2-8, 10-16, 18, 20, 21, 22, 23, 25
 McKinnon 129-167 (odd only)
 Road:
 Murry Road: 39, 43, 52, 54, 56, 58, 60, 62, 64, 66, 66A
 Newham Grove: 3, 4, 5, 6, 6A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 23, 26, 26A, 28, 30, 34, 36, 36A, 38, 40, 42
 North Road: 369, 371, 373, 375, 379, 381, 383, 387, 1/392, 393, 1/394, 395, 396, 397, 399, 400, 401, 401A, 402, 404, 406, 407, 408, 409, 411, 413, 414, 415, 416, 418, 420, 428, 430, 432, 434, 436-440, 455-483 (odd).
 Ocean Street: 2, 4, 7, 11, 15, 17, 19, 20, 22
 O'Loughlin 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30,
 Street: 32, 1/33, 35, 37, 39, 41, 43
 Queen Street: 1, 4, 5, 6, 7, 8, 9, 11-23, 25-38, 40- 46, 1/48
 Ruby Street: 3, 6, 8, 10, 13, 15
 Stewart Street: 2, 3, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 21, 23, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 40, 42, 44, 45, 1/46, 1/47, 48
 Wattle Grove: 14
 Wheatley Road: 121 (Ormond Primary School), 123, 125, 126, 127, 129, 130, 132, 135, 136, 138, 140, 142, 143, 145, 146, 147, 147A, 148, 149, 150, 152, 154, 160, 162, 164, 166, 168, 170

HO55 Park Crescent and environs, Caulfield North

Statement of Significance:

The Area is locally important for its aesthetic value as a prominent row of late Inter-war houses skilfully demonstrating the use of Classical, Mediterranean and Spanish Mission styles in a landscaped setting, enhanced by the view across Caulfield Park.

Contributory Buildings:

Park Crescent: 54, 56, 58, 60, 62, 64, 66

HO66 Caulfield South Shopping Centre and environs, Caulfield South

Statement of Significance:

This Area has historic and architectural significance. Its historic values are derived in part from its links with Camden Town, the main service centre for Caulfield for a period, and now demonstrated by the surviving state school no. 773 and other more tenuous evidence. It is important also, as the municipality's pre-eminent Inter-war shopping centre, comparing with Glen Huntly, Carnegie and McKinnon.

The Area also has architectural importance as an Inter-war shopping centre, underpinned by some prominent buildings of the period including the Church of the Holy Cross, the former State Savings Bank, the ANZ bank and shops situated on corner sites at Hawthorn Road, Alder and Poplar Streets. Together with the less important though contributory intermediate shops, some of which retain their original shopfronts, the South Caulfield Centre retains the greater part of its Inter-war architectural character.

Contributory Buildings:

Glenhuntly Road: (north side) 705, 707, 713-717, 723-747, 755-793

(south side) 702A-708, 712-722, 724 (Caulfield Primary School), 758-772, 782-792

Glenhuntly Road overhead tram poles 105-121

HO76 Vadhure Avenue and Balaclava Road, St Kilda East

Statement of Significance:

The Vadhure Avenue Historic Area is locally important as a small group of substantial middle class houses of the Inter-war period including exceptional Spanish Mission and English Domestic influenced residences and front gardens.

Contributory Buildings:

Balaclava Road: 15, 17, 19, 21, 23

Vadhure Avenue: 2, 3, 6, 7

HO152 Normanby Road/Kambrook Road, Caulfield North

Statement of Significance:

The Precinct is historically significant for its capacity to demonstrate standards of design and building construction in this part of the municipality during the late Land Boom years and especially just prior to the bank collapse of 1891. The housing stock is representative of the standards of amenity expected by the middle classes of Melbourne society at the time, including artists, (horse) trainers, jockeys, managers, travellers, journalists and the like, also having a functional link with the activities of the Caulfield Racecourse which forms an important element in the history of the

Municipality. The row of attached pairs at 5-11 Kambrook Road and 53-67 Normanby Road is especially significant in this respect in that the narrow allotments are indicative of the owner/developer's determination to maximise profits at the height of the Land Boom in 1891. The names of the dwelling are significant as a group in that they recall the developer's homeland of Scotland and yet appear to unaccountably strange to the casual observer of today.

The Precinct is aesthetically significant on account of its development pattern made up primarily of groups of identical or very similar attached and detached villas, thus nos. 5-11 Kambrook Road and 53-67 Normanby Road form one group, nos. 75, 77 and 79 Normanby Road a second group and nos. 87 and 89 Normanby Road a third. Together with other houses of the Land Boom years, they demonstrate most of the commonly employed aesthetic devices characteristic of the Italianate Style including patterned brickwork, patterned slate roofs, cast iron lace verandahs, ornamental stucco work and ashlar boards. This pattern of development is complemented by examples of late architectural styles representative of the Post Federation and Arts and Crafts modes adding diversity to an otherwise highly cohesive streetscape. Post War defacement to some of the significant places has compromised the values of the Precinct in a limited manner.

Contributory Buildings:

Kambrook Road:	1-3, 5, 7, 9, 11, 1/13, 15
Normanby Road:	53- 67, 71- 79, 83- 89

22.01-5

11/10/2018
C149

Definitions

Conservation: The process of looking after a place so as to retain its cultural significance.

Cultural Significance: aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric: the physical material of the place, including components and fixtures, and can include building interiors.

Heritage Place: anything subject to the Heritage Overlay and can include a site, area, land, landscape, tree, building or other work, or group of buildings of heritage significance.

Maintenance: the continuous protective care of the fabric and setting of a place. It is distinguished from repair which involves restoration and reconstruction.

Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.

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

Restoration: returning the existing fabric of a place to a known earlier state and is distinguished from reconstruction by no introduction of new material into the fabric.

22.01-6

11/10/2018
C149

Policy Reference documents

Glen Eira Heritage Management Plan, Andrew Ward & Associates, 1996

Addendum to the Glen Eira Heritage Management Plan (Revised), Andrew Ward, 2017

Glen Eira Review of Existing Heritage Precincts, 2017

Fences & Gates c. 1840-1925, National Trust Bulletin 8.1

The Burra Charter: The Australian ICOMOS for Places of Cultural Significance, 2013

43.0131/07/2018
VC148**HERITAGE OVERLAY**

Shown on the planning scheme map as **HO** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

43.01-124/01/2020
VC160**Permit requirement**

A permit is required to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works, including:
 - Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.
 - A solar energy system attached to a building that primarily services the land on which it is situated if the services are visible from a street (other than a lane) or public park.
 - A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.
 - A fence, if the fence is visible from a street (other than a lane) or public park.
 - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
 - Street furniture other than:
 - traffic signals, traffic signs, fire hydrants, parking meters, post boxes and seating.
 - speed humps, pedestrian refuges and splitter islands.
 - A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.
 - A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
 - A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park.
 - Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not visible from a street (other than a lane) or public park.

VICTORIA PLANNING PROVISIONS

- An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar, if the works are visible from a street (other than a lane) or public park.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:
 - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
 - If the tree presents an immediate risk of personal injury or damage to property.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none">▪ Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change.▪ Subdivide land into lots each containing an existing building or car parking space where:<ul style="list-style-type: none">- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.▪ Subdivide land into 2 lots if:<ul style="list-style-type: none">- The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired.	Clause 59.07

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none"> – The construction or carrying out of the approved building or works on the land has started lawfully. – The subdivision does not create a vacant lot. ▪ Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to the Heritage Overlay. ▪ Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay. ▪ Externally alter a non-contributory building. ▪ External painting. ▪ Construct a fence. ▪ Construct a carport, garage, pergola, verandah, deck, shed or similar structure. ▪ Construct and install domestic services normal to a dwelling. ▪ Construct and install a non-domestic disabled access ramp. ▪ Construct a vehicle cross-over. ▪ Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing. ▪ Construct a rainwater tank. ▪ Construct or display a sign. ▪ Lop a tree. ▪ Construct or install a solar energy system attached to a dwelling. ▪ Construct and install an electric vehicle charging station. ▪ Construct and install services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar. 	

43.01-221/11/2017
VC141**Places in the Victorian Heritage Register**

A heritage place which is included in the Victorian Heritage Register is subject to the requirements of the *Heritage Act 2017*.

Permit requirement

A permit is required under this overlay to subdivide a heritage place which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.

Referral of applications

An application to subdivide a heritage place which is included in the Victorian Heritage Register must be referred to the relevant referral authority under Section 55 of the Act in accordance with Clause 66 of this scheme.

43.01-321/11/2017
VC141**No permit required**

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.
- To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical purposes.
- For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the *Cemeteries and Crematoria Act 2003*.
- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.

43.01-431/07/2018
VC148**Exemption from notice and review**

An application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is specified in the schedule to this overlay.
- External alteration of a building.
- External painting.
- Construction of a fence.
- Construction of a carport, garage, pergola, verandah, deck, shed or similar structure.
- Domestic services normal to a dwelling.
- Carry out works, repairs and routine maintenance.
- Internally alter a building.
- Non-domestic disabled access ramp.
- Construction of a vehicle cross-over.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construction of a tennis court.
- Construction of a rainwater tank.
- Construction or display of a sign.
- Lopping of a tree.
- Construction of seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards, telephone boxes.
- Roadworks.
- An electric vehicle charging station.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

43.01-524/01/2020
VC160**Statements of significance**

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of the *Heritage Act 2017*.
- A heritage place included in the schedule to this overlay on an interim basis.

43.01-631/07/2018
VC148**Heritage design guidelines**

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

43.01-731/07/2018
VC148**Application requirements**

An application must be accompanied by any information specified in the schedule to this overlay.

43.01-824/01/2020
VC160**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

43.01-931/07/2018
VC148**Use of a heritage place**

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

43.01-1031/07/2018
VC148**Aboriginal heritage places**

A heritage place specified in the schedule to this overlay as an Aboriginal heritage place is also subject to the requirements of the *Aboriginal Heritage Act 2006*.

APPENDIX B

3.2 Elsternwick Historic Area

3.2.1 Description

This extensive Historic Area is shown on fig 3.1 and described in detail in figs 3.2-3.3. It is made up of two parts, the "Ripponlea" estate to the west and the nineteenth and early twentieth century residential and commercial areas to the east, separated from the former by the Gordon Street subdivision following the Second World War.

The southern boundary is formed by the Glen Huntly Road shopping centre with a small extension south along Orrong Road. The eastern boundary is formed by Orrong Road, with a small addition in the vicinity of King Street and the northern boundary by Glen Eira Road, although the southern frontage to this thoroughfare is mostly excluded. To the west, Gordon Street and "Rippon-Lea" combine with the Sandringham rail line to form the boundary in this direction.

Glen Huntly Road offers a number of "gateways" into this Area. Visitors arriving from the west by road, electric tramway or by rail, at Elsternwick station, enter the Glen Huntly Road historic precinct at the Gordon Street intersection which is enhanced by the two storeyed Italianate shops at this point on the north side and by the public gardens and former post office and Rifle Club to the south. The gardens have been laid out comparatively recently in a contemporary manner and the former rotunda has been removed but there remains a number of mature trees which are a visual reference to this reserve's age as well as a dramatic contrast with this bustling urban centre. The first row of late Victorian shops in the municipality draw the eye east from Selwyn Street and include "Moore's Buildings" of 1891, mostly retaining their original ornamentation and unpainted stuccoed surfaces.

A second "gateway" is at Orrong Road, heading north to Glen Huntly Road. This approach is rendered dramatic by the richly decorated facade of "Lisbon House" (No. 70 Orrong Road) and by the former Wesleyan Church complex with its two churches of 1887 and 1923 adjoining to the south. Given the architectural quality and powerful presence of these buildings, there is an opportunity to further strengthen this point of entry by a more sensitive landscaped treatment of the garden in front of the shoppers' car park opposite.

The "gateway" from the east is less noticeable. It is marked by the former Elsternwick Baptist Church of 1913 and a late Victorian two storeyed shop approximately opposite. Together, they mark the eastern end of the Area in this vicinity.

The shopping Centre, although concentrated along Glen Huntly Road, extends north-west along Gordon Street as far as Sinclair Street and north along Selwyn Street as far as Sinclair Street. Several properties immediately to the rear of the Glen Huntly Road shops have been acquired in blocks for car parks on both sides of the Road. With the exception of "Bonspiel", most of the early houses affected by this change of use appear to have been typical of the area. The visual effect of these changes has also been to establish extensive and hard paved areas affording views of the backs of shops defined by bluestone pitched lanes. The visual impact has been softened here and there by planting. The interfaces between shops and carparks are unsatisfactory in a townscape sense, being characterised

by the backs of buildings, backyards and fences. There are opportunities here for minor works, undertaken with property owner support, to improve the levels of visual and functional amenity and simultaneously to enhance the Centre's prevailing historic character. Fences, trees and public lighting could be useful devices forming part of an overall plan.

The street environment along Glen Huntly Road is made up of buildings erected from the nineteenth century onwards, footpaths, often cement block and brick paved with concrete kerbs and channels following recent alignments, fibreglass and timber seats and the carriageway itself, with a double line of electric tramway down the centre complemented by overhead wires and silver painted steel support poles. Many of these poles appear to be early although the upper section have generally been defaced following the addition of cross-arms, for additional wires. In this way, items of street furniture built both to serve a purpose and to enrich the street architecture, have been allowed to shed their secondary role.

The building stock forms an amalgam of styles, commencing with Italianate (Boom) stuccoed shops, such as Nos. 386-392 and "Moore's Buildings" of 1891. Key public buildings of the era include the former Elsternwick post office of 1891, the ANZ bank and the former Fire Brigade Station in Selwyn Street. Following the turn of the century, the Centre's importance was consolidated by the construction of shops and other premises on the sites of earlier structures and vacant land. Pre-eminent amongst these are "E J Buckeridge's Buildings" of 1911 on the north-west corner of Glen Huntly Road and Staniland Grove, and the former State Savings Bank on the south-west corner at Carre Street.

Buildings recalling the Centre's growth sustained during the Inter-war period are prominent in all street blocks and draw inspiration from Classical precedents and the Arts and Crafts sentiments of the day. They combine well with the earlier buildings, generally respecting their scale, forms and building materials and in fact representing an extension, or interpretation, of the Centre's established character.

It is to the post second World War years that we should turn to examine the most visually damaging environmental changes. These include the complete removal of cast iron and timber posted verandahs, the removal of early shop fronts, the removal of parapet ornamentation, over-painting of facebrick walls and sustained periods of low maintenance leading to the degradation of facades above verandah level. The demolition of early building stock has resulted in the occupation of prominent corner sites by modern buildings including the Westpac and Commonwealth Banks. Although arguably acceptable changes, there have been occasions where scant regard has been paid to good architectural manners. Thus, the four storeyed "Monmia Arcade" block, on the site of the "Renown" picture theatre is conspicuous on account of its mass, fascia treatment and proportions. The offices and shops facing the former post office are also out of character with this building and its predominantly early environment.

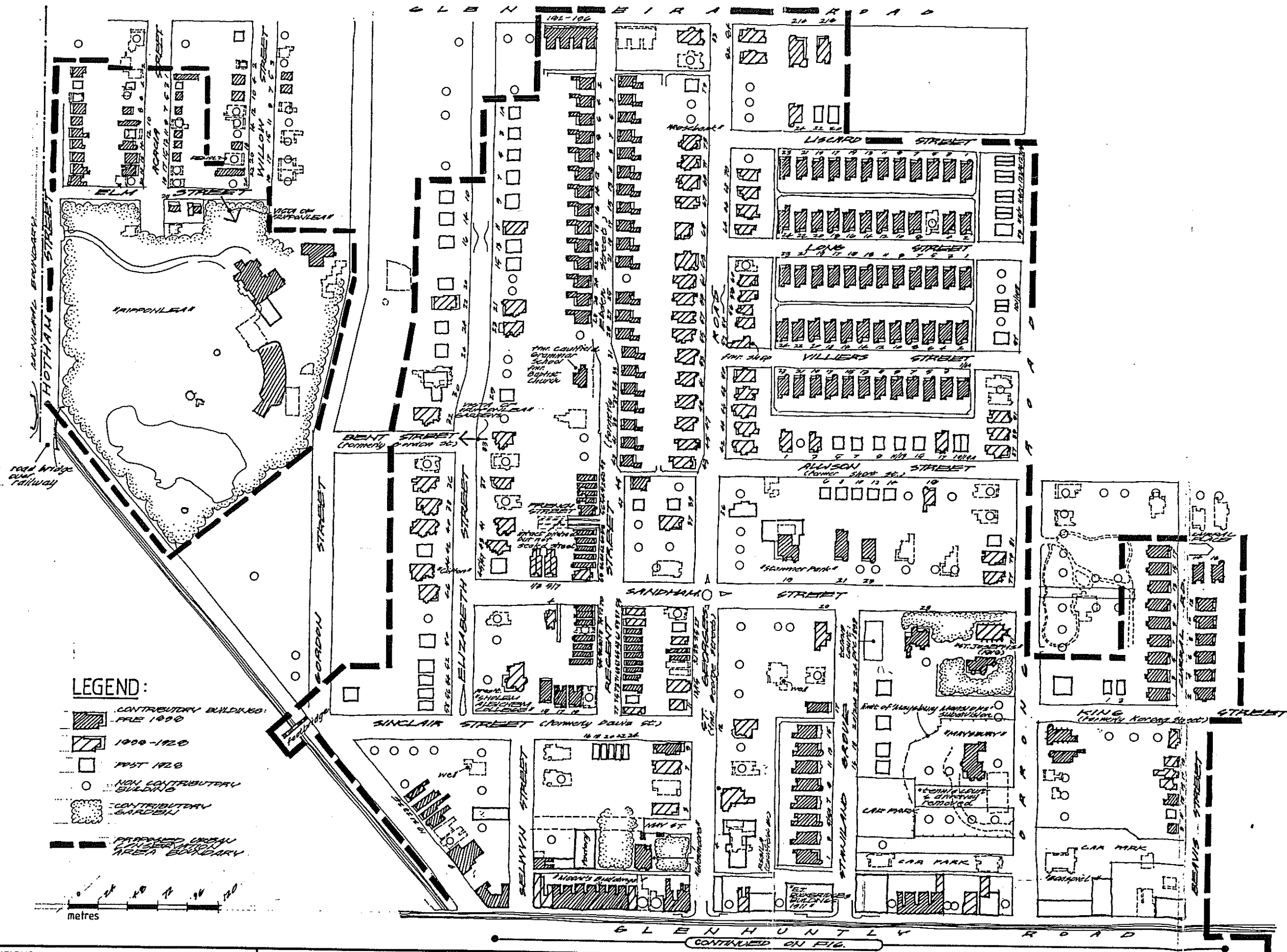
The residential area to the north of Glen Huntly Road is deceiving at first glance. Its important early houses are easily missed, but include "Glenmoore" which stands aloof within its overgrown garden in St Georges Road, "Stanmer Park" "Maysbury" and of course "Rippon-Lea" which is also concealed from general view by its outstanding

landscaped grounds. Of importance are the rows of formerly identical double fronted "workingmen's" cottages in Regent, Villiers and Long Streets, now frequently defaced but recalling the hectic years of the late Boom period and promises of quick fortunes to be made. These houses have been unsympathetically maintained in many instances although there are now frequent indications of changing attitudes and a new-found appreciation of their worth. French Street is important as Caulfield's only street to retain its nineteenth century character with pitched channels and unpaved carriageway recalling the condition of many quiet residential streets before sealing. The former Caulfield Grammar School building, later Baptist Church, is an unlikely survivor as a Telecom building. Enclosed within a high wire mesh fence near the bend in Regent Street, it is uniquely important to Caulfield and is responsible not only for the bend in the street but also for "stemming the tide" of speculative houses flowing south from Glen Eira Road. The contrast between the privileged and working classes is a theme in this Area recalled in its nineteenth century housing stock as well as in later years. Thus the early twentieth century villas in St Georges Road to the north of Sandham Street have their upper class counterparts in Elizabeth Street which happens also to include the handsome Inter-war villa at No. 30.

The amenity of the Area is enhanced by vistas which impart character and identity to it. In Glen Huntly Road there is a view of the Bay. In Bent Street, the Rippon Lea Gardens come into view and in Staniland Grove the view south is terminated by the distinguished facades of the former State Savings Bank and the adjoining ANZ bank.

Street trees are variable, those in Regent Street, south end, and St Georges Road being mature and forming canopies over the road. Elsewhere, diminutive native trees leave substantially bare streets and represent opportunities for the development of tree planting programs were suited to the Area's historic character.

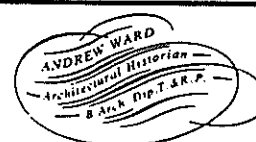
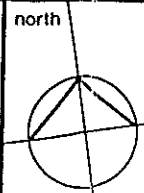
A small number of comparatively unobtrusive traffic management devices have been introduced in the residential streets which in most cases retain their pitched kerbs and channels.



REVISIONS	ISSUED
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FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING

CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK

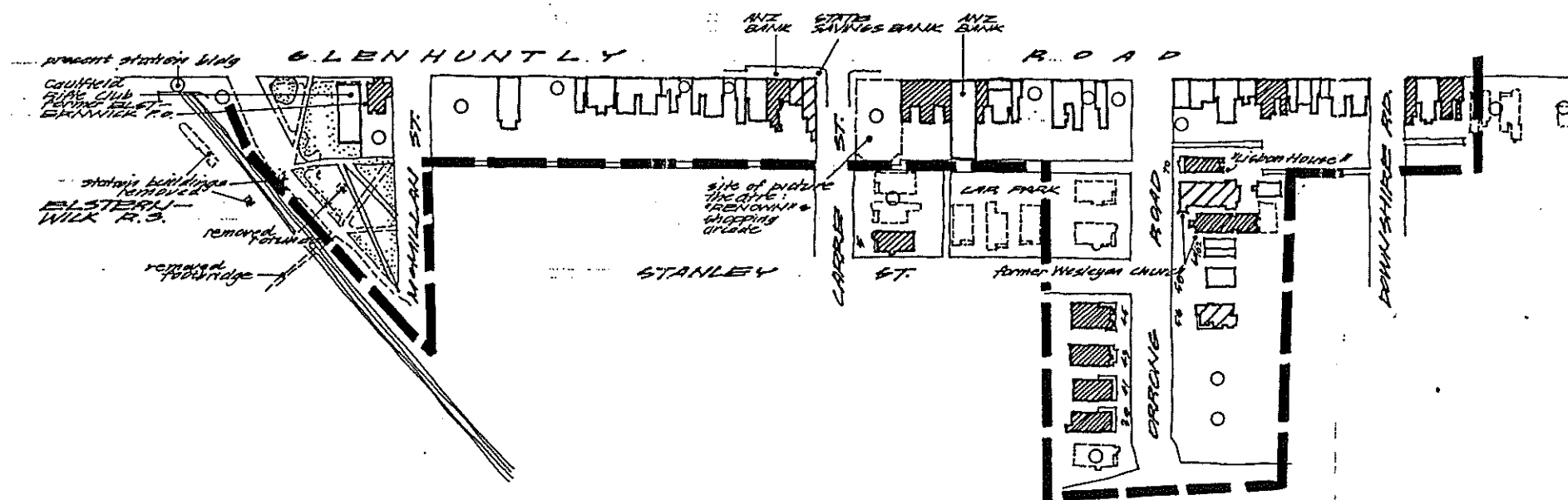
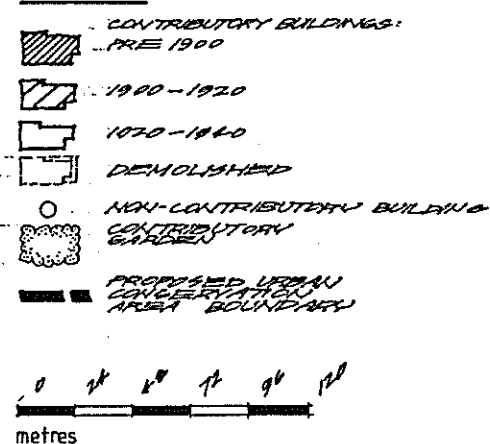


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project proposed urban conservation areas: **ELSTERNWICK** PART ONE
GLEN EIRA HERITAGE
MANAGEMENT PLAN

date OCTOBER '92
 scale
 drwg. no. 3.2
 drawn by *AW*

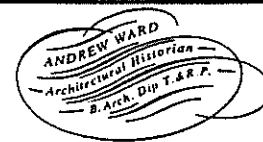
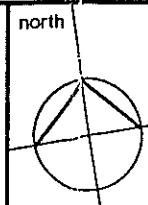
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REVISIONS			ISSUED		
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FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING

CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK



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project proposed urban conservation areas: **ELSTERNWICK** PART TWO
GLEN EIRA HERITAGE MANAGEMENT PLAN

date OCTOBER '92
scale
drwg. no. 3.3
drawn by ARW



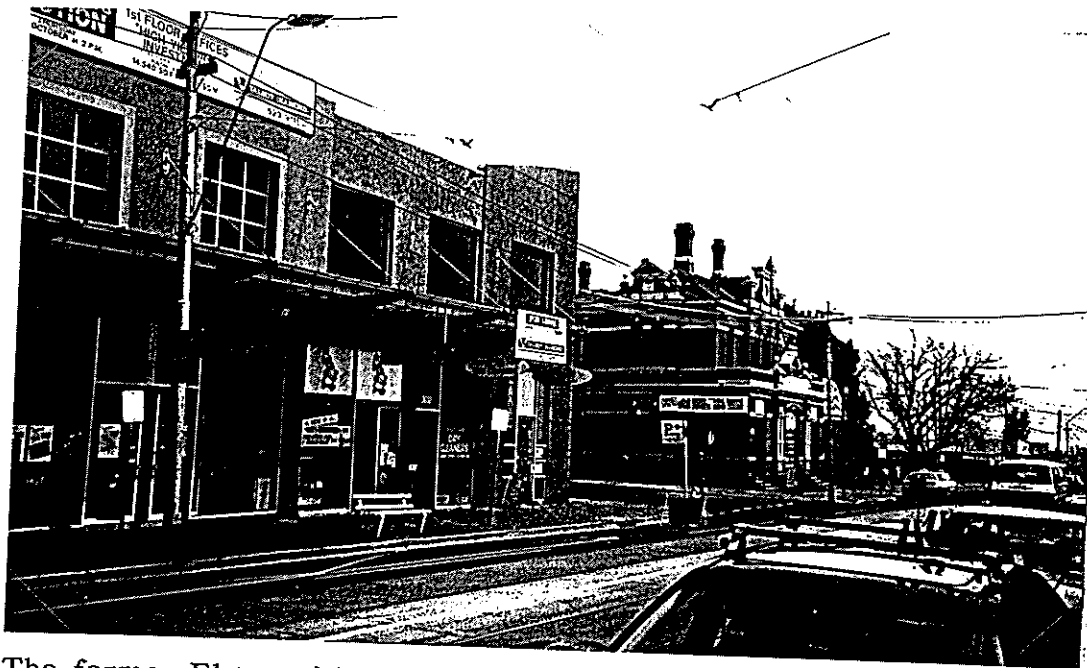
Glen Huntly Road (south side) looking west to Downshire Road showing a row of Victorian shops marking the entry to the Elsternwick Historic Area.



Glen Huntly Road (south side) looking west between Orrong Road and Carre Street showing the 4 storeyed development on the site of the "Renown" picture theatre.



Glen Huntly Road (north side) looking west to Orrong Road.



The former Elsternwick post office and railway gardens and recent unsympathetic commercial development at left.



Glen Huntly Road (north side) showing the historic core between Selwyn Street and St Georges Road.



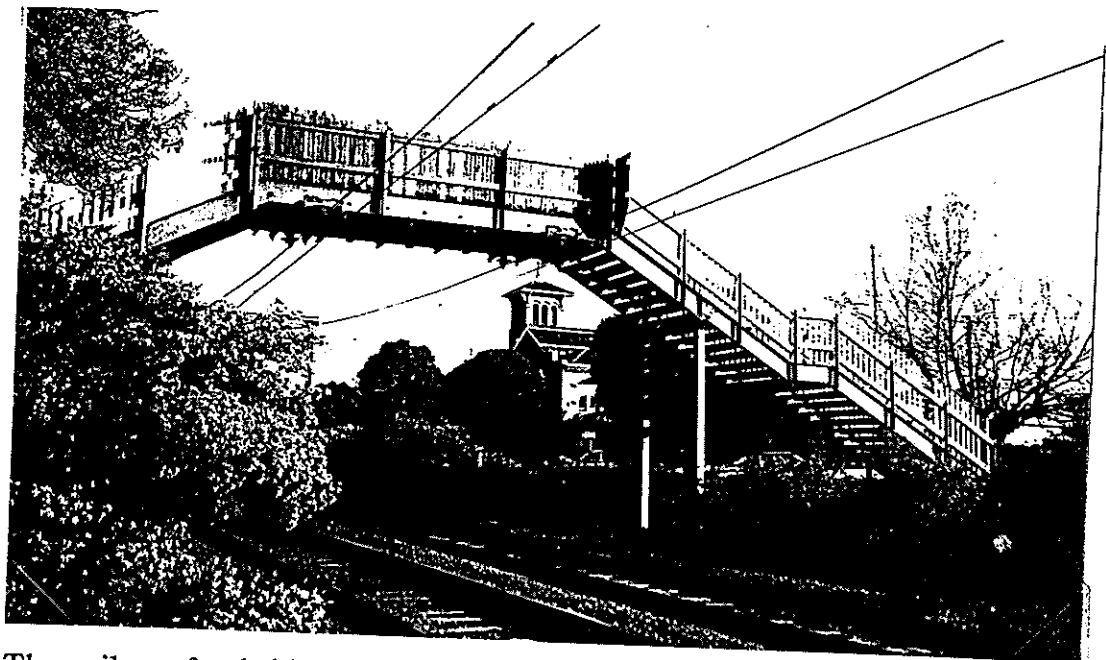
The former State Savings Bank and ANZ bank buildings, Glen Huntly Road, corner Carre Street.



Backs of the Glen Huntly Road shops, north side between Orrong Road and Staniland Grove.



Selwyn Street showing the former Elsternwick Fire Brigade building (1895-1926) and recent commercial development to the north.



The railway footbridge, Sinclair Street.



Staniland Grove, looking south to the former State Savings Bank with a row of 9 Victorian villas on the right and insubstantial street trees.



French Street, named after property developer Henry French who built houses in this locality. Note the unsealed roadway and pitched channels.



"Glenmoore", Hugh Moore's home, predating the Land Boom, in St Georges Road.

3.8



Regent Street, showing some of Patrick Murphy's speculative villas, of which 35 remain in this street. Note the unsuccessful street tree planting and defacement of villa facades.



Joseph Davies' Caulfield Grammar School, occupying a key place in the evolution of the Elsternwick Historic Area.

3.2.2 Historical Background

In 1851, when Robert Hoddle surveyed the Village of Elsternwick, he defined a rectangle measuring 45 by 80 chains on a north-south axis with its northern alignment coincident with the reservation for Glen Huntly Road. It was crossed on its north-east corner by a 3 chain wide reserve for the Brighton Road (Point Nepean Highway) and from 19.12.1859 by the trains of the St Kilda and Brighton Railway Co. They stopped at Glen Huntly Road (Elsternwick), the station reserve occupying the whole of the extreme north-east corner of the Village Plan. Bounded by Glen Huntly Road and McMillan Street by at least 1860, this land is marked today not only by the submerged railway but also by the gardens and former post office, being suitable public uses on this land, no longer required for railway purposes.

The closer settlement of Elsternwick, however, especially to the north-east of the village reservation, was several decades into the future. In 1861 Commander Henry L Cox's Survey of Port Phillip recorded that the railway passed through this Area mostly in a cutting and that it was treed, with red gum.¹ The land between Davis Street, named after the crown grantee for Sections 260 and 267 had been surveyed as far east as Selwyn Street by John Hardy in 1859.² It had previously been reserved from sale and is shown as mostly woodland in Cox's plan with a single house, possibly Richard Lane's "Firenze". Lane's block occupied the south-west corner of Davis and Selwyn Streets and his home, now demolished, was situated on vacant land to the south of the present telephone exchange. The well, shown on the MMBW plan of 1928, may survive beneath the asphalt surface of the telephone exchange carpark as the oldest structure within the Area.

It was during the 1860's that the land west of Orrong Road was first settled, commencing with Lane (?) by 1861. Both Hugh Moore and Frederick Sargood followed in 1868. Moore built the surviving two storeyed villa "Glenmoore", now at 1 St Georges Road on a block extending from Glen Huntly Road to Sinclair Street, then Davis Street and from Selwyn Street to St Georges Road, then George Street. It remains as a key historic home in the Area, recalling its initial development phase and resplendent today in its then fashionable polychrome brickwork.

The warehouseman, Frederick Sargood, also employed polychrome bricks at "Rippon-Lea". Designed by the pre-eminent Melbourne architect Joseph Reed who introduced polychrome brickwork to Melbourne during the mid 1860's, it was built after the style of the Italian Renaissance on crown allotments 253, 260 and part of 267. The gardens, which were to grow in size before shrinking to their present expansive dimensions in the post war period are thought to have been laid out by Guilfoyle, director of the Botanic Gardens. Sargood's gardeners lived in Willow Street. In 1888 he owned three weatherboard cottages for his gardeners and another for his coachman. There were, at that time, another three gardeners living in houses which they owned, also in Willow Street. "Rippon-Lea" remains as Caulfield's supreme relic of its "mansion era" and is separated from the balance of this Area by a recent subdivision.

The frontages of Glen Huntly Road were not built on for commercial purposes during this period whilst the balance of the Area appears to have been occupied by Sargood, Moore, Murray, on Orrong Road, and Short. William Short's first house predated that of Richard Lane and was situated to the north of his later house, "Stanmer Park" on the sites of 1 and

1A Allison Road, first known as Short Street.³ "Stanmer Park" extended north to Glen Eira Road, Short's later home at 19 Sandham Street having been built in 1885 and surviving today as the premises of the Elsternwick Club. Prior to the erection of his new house, however, Short commenced to subdivide his holding as the Boom years gathered momentum. In December, 1881, Short engaged C. J. and T. Ham to sell off 14 sites for villa residences on the west side of Ebdon Street, now Regent Street, running south from Glen Eira Road.⁴ It was the first closer subdivision in this Area and the sites' proximity both to the railway station and to the existing large homes in the locality were seen as incentives to purchasers. In the following year, Caulfield Grammar School acquired 5 acres of "Stanmer Park" in Ebdon Street immediately south of the house sites. The school occupied the site until 1887 and its presence is recalled by the existing Telecom building, erected for the school in 1883.

The Council's street construction program attempted to keep pace with development. John Ilbery contracted to form part of Davis (Sinclair) Street and George St (St Georges Road) south of Sandham Street in 1879. The provision of pitched kerbs and channels was to follow, with the northern part of George Street having been completed in 1891.

By the end of the 1880's the construction of suburban villas in Sandham Street, on land previously owned by the Shorts; Villiers, Long and Liscard Streets was well advanced. Patrick J Murphy was building the terrace houses in Glen Eira Road⁵, now partly demolished and 31 houses in Ebdon Street with an additional 3 completed. Philip Corkhill was simultaneously building 52 identical villas in Villiers, Long and Liscard streets. Altogether, he owned 168 lots on the old "Stanmer Park" estate but events were to conspire so as to prohibit their immediate development. Both Murphy and Corkhill, builders, had obtained funds from the Premier Building Association formed by James Mirams. Mirams, writes Michael Cannon in The Land Boomers,⁶ a former MLA, used his "theories of land value not for social reform, but for personal gain". When his various enterprises collapsed, he was declared insolvent in 1890, convicted of fraud and imprisoned. Both Murphy and Corkhill were involved for it was found by the liquidator of the Building Society's assets that Mirams and his associates conspired, "by means of artful devices to grant loans to Patrick John Murphy, or to Robert Murphy and Philip Corkhill, on the pretended security of certain lands, and in excess of the value of the said lands, which were passed to them by means of a pretended sale"⁷. Most of Murphy's houses had been finished by this time, but Corkhill was stopped in his tracks, his land facing St Georges Road remaining undeveloped until the first decade of this century.

One of the Premier Permanent Building Association's directors was John E Gourlay, brother-in-law of David Syme and cashier of the "Age". Gourlay was not only an intermediary in Murphy and Corkhill's land acquisitions but also the recipient of 5 blocks in St Georges Road.⁸ By 1891 he was in possession of the old school property in Regent Street which he had acquired for £30,000 from Joseph Davies, the founder of Caulfield Grammar. He had bought more of Davies' land for another £10,000 in 1888, Horace Webber in Years May Pass On - Caulfield Grammar School 1881-1981 noting that the former figure was an "unbelievable offer"⁹, especially since the building, by this time, was in "very bad repair".¹⁰ Gourlay was eventually committed for trial for his land deals but was ultimately found innocent.

Not all of the land developers, however, appear to have become embroiled in conspiracy and "artful devices". Early in 1888, Henry R French, a plumber and building contractor, purchased the surviving house at No. 15 Davis (Sinclair) Street and built 3 timber houses at Nos. 17, 19 and 21 (demolished). He also owned 5 houses in Ebdon (Regent) Street south of Sandham Street in 1888 building a sixth in that year. More were to follow, French's name being recalled also by French Street. A number of houses in this part of Regent Street were also occupied by gardeners, including those of Walter Bradshaw and Henry Pearce.

During the latter part of the decade which preceded the depression of the early 1890's, the commercial development of Glen Huntly Road east of the railway crossing was vigorously pursued. A contract was let for the post office in 1891 and by 1895, Hugh Moore's land in front of "Glenmoore" was occupied by 20 shops. Ten years earlier it had been occupied by his front garden. Included among them were "Moore's Buildings", built in 1891 and comprising 5 shops, still in their unpainted state. There were more shops between Staniland Grove and Orrong Road but it was not until the Inter-war period that the centre was fully built up.

The Caulfield Tramway Company opened its home tramway linking Elsternwick and Glen Huntly Stations along Glen Huntly Road in 1889. Its operations, however, were curtailed by the Depression and the line closed on 7-10-1897. It was re-opened in 1901 and closed in the following year.¹¹ By this time, however, the prospect of electric traction was gaining momentum. Negotiations between the Caulfield Council and the Prahran and Malvern Tramways Trust commenced c.1907 but it was not until April, 1913, that the Trust's single truck electric cars commenced to run through the Elsternwick Shopping Centre to Grange Road, Glen Huntly.

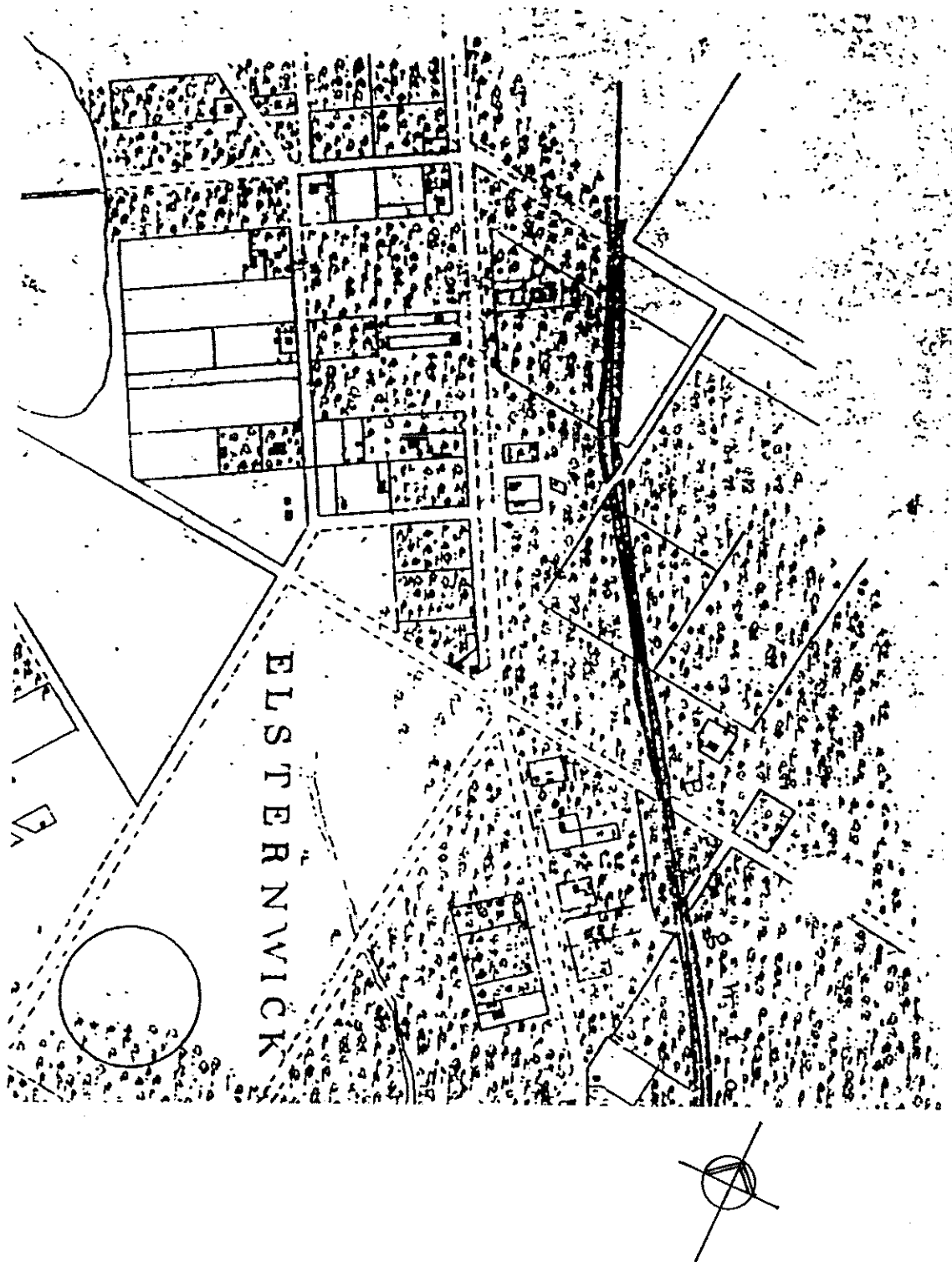
Elizabeth Street was formed out of the "Rippon-Lea" estate in the first decade of this century, being occupied by 17 houses in 1910. The "Maysbury Estate" was advertised in the same year, leading eventually to the construction of similar bungalows facing Maysbury Avenue in the shadow of the old house which remains today. Gordon Street, north of Sinclair Street was a post Second World War subdivision, diminishing the land area around "Rippon-Lea" and representing the final development phase in the history of the Area.

Subsequent works have generally taken the form of redevelopment on a piecemeal basis, on the sites of earlier shops and houses. Many houses have been "modernised", the Victorian villa at No. 17 Villiers Street, erected in 1889-90 by Philip Corkhill, for example, having the appearance of a Californian Bungalow. Overall, however, the Area retains a remarkably high level of integrity, facilitating the interpretation of its history.

3.2.3 Schedule of Contributory Sites

The following sites contribute to the historic character of the Area:

Acacia Street: 1, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 18.



3.9 Portion of Commander Henry Cox's survey of 1861 showing the western part of the Historic Area. Glen Huntly Road runs diagonally across the map from left to right whilst the Pt Nepean Road runs parallel with the railway from top to bottom.
Source: CPO.

CAULFIELD.

PLAN OF LAND FOR SALE
IN
STANMER PARK,

C. J. & T. HAM

AT THEIR ROOMS, 45 SWANSTON STREET,
ON THURSDAY, 17TH NOVEMBER, 1881.

PLAN OF LOCALITY
COPYED BY MISS. P. H. & S. J. 1881
EAST 1/4 MILE

90	90	90	90	90	90	90	90	90	173	100
11	10	9	8	7	6	5	4	3	1	
90	90	90	90	90	90	90	90	90	2	
									173	

EBDEN STREET

GLEN KIRA ROAD

- 20

Allison Street :	1, 3, 5, 6, 7, 8, 9, 10, 11/13, 12, 14, 15, 17, 18, 19/19A.
Beavis Street :	9, 11, 13, 15, 17, 19.
Carre Street :	5.
Curral Road :	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17.
Curral Place :	14, 16.
Elizabeth Street :	1A, 3, 5, 7, 9, 10, 11, 13, 14, 15, 16, 20, 21, 22, 23, 24, 26, 29, 30, 32, 33, 36, 37, 38, 40, 41, 42, 43, 44, 45/47, 46, 50, 52, 54, 56, 58.
Elm Street:	25, house next to 25.
Glen Huntly Road :	273-5 and 1 Gordon St, 277-281, 283-5, 287-9, 291-5, 297-303, 305-313: "Moore's Buildings", 315, 317, 296-8: former post office, 294, pitched lane alongside railway station, 320?-322, 323?-329, 331, 332?, 334?, 336?, 338?-344, 341-343, 346, 348, 352-6, 357-71: "E.J. Buckeridge's buildings", 362-364, 366-370, 372-6, 377, 385-409, 386-92, 398, 400-2, 404, 410, 411-3, 415, 420, 421-39, 430-2, 434-6, 444-8, 450, 452, 454, 456, 458-464, 466, 470-2, 474-8, tram overhead wire poles nos. 64 to 79 and 81.
Glen Eira Road :	182-196(?), 216, 218.
Gordon Street :	n-e corner Sinclair street, railway footbridge, 9, 19, 21, 23, 25.
Hotham Street :	"Rippon-Lea" and grounds, road bridge over railway, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190.
King Street:	1, 3.
Liscard Street :	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24.
Long Street :	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.
Orrong Road :	39, 41, 43, 45, 56, 58, 60/62 Fmr. Wesleyan Church buildings, 70: "Lisbon House", 71: St Joseph's buildings and grounds, 77, 79, 81, 87, 89, 91, 97, 101/103, 113, 115/7, 119/21, 123/5, 127/9.

Regent Street :	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 31, 33, 35, fmr. Caulfield Grammar School, 37, 39, 41, 43, 45, 47, 48, 50, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 80, 82, 84.
St Georges Road :	1 : "Glenmoore" and grounds, 3, 4: RSSILA, 7, 8, 9, 11, 12, 13/15, 21, 23, 25, 27, 36, 37, 39, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 73, 79, 82, 83, 84.
Sandham Street :	1/3, 4, 5/7, 19, 20, 21, 23.
Selwyn Street :	former fire station, 13.
Sinclair Street :	15, 16, 17, 18, 19, 20, 22, 24.
Staniland Grove :	1, 3, 5/5A, 7, 9, 11, 13, 15, 16, 17, 18, 20/20A, 22, 24.
Villiers Street:	1/1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

3.2.4 Statement of Significance

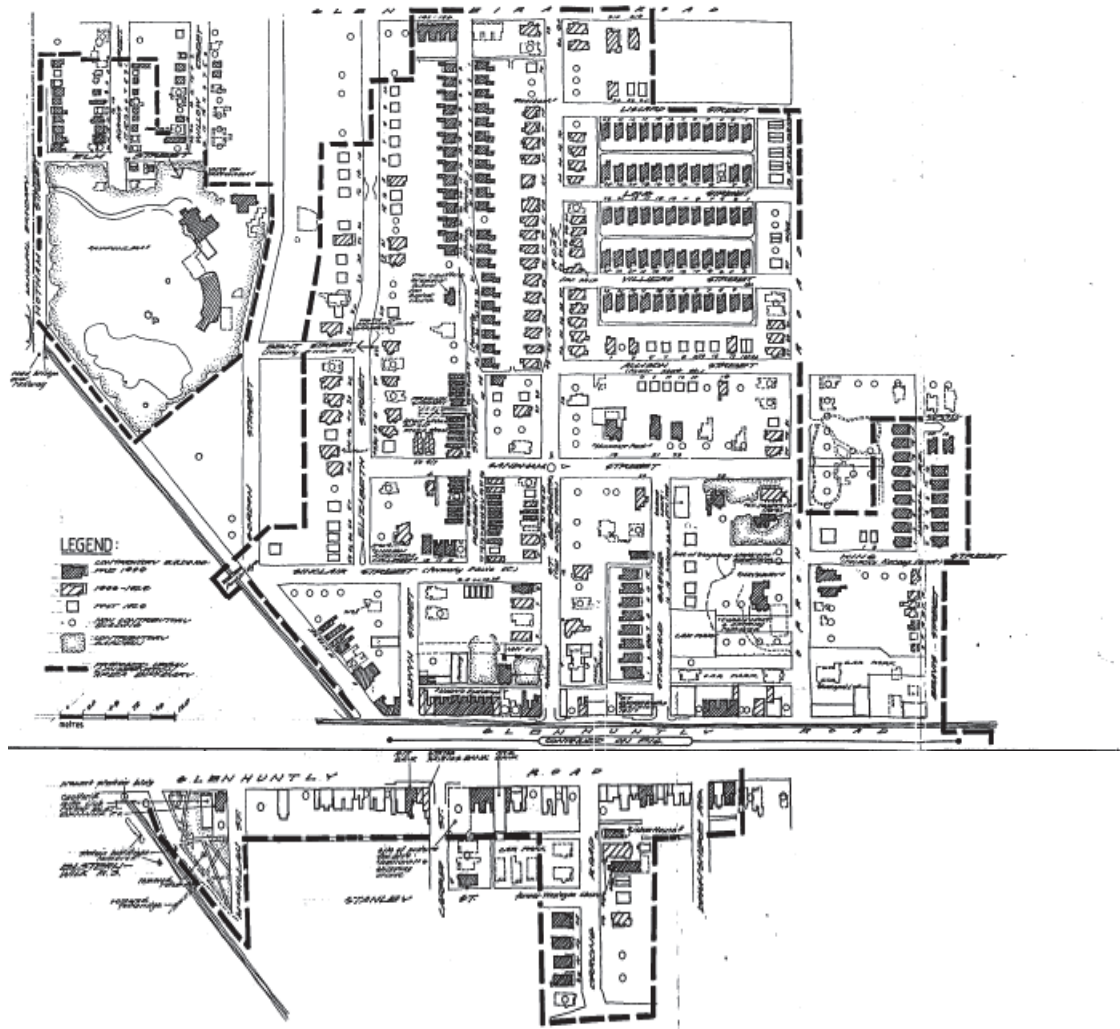
The Elsternwick proposed Urban Conservation Area is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:

- mid nineteenth century formation of country residences for which Caulfield is noted.
- late nineteenth century "Boom" development of residential subdivisions and shops.
- the collapse of the land Boom and of its land development schemes and deals which became the subject of criminal charges.
- the provision of public services including pitched roads and electric trams.
- the Edwardian residential and commercial development associated with the economic revival of that period.
- the pattern of residential development over time leading to a diverse socio-economic profile expressed in the range of house sizes and types.

- the continuing economic strengths of the Shopping Centre during the Inter-war period.
- the development of religious, recreational and social institutions throughout the history of the Area.

HO72 ELSTERNWICK ESTATE AND ENVIRONS

HERITAGE MANAGEMENT PLAN 1996 - H072 MAPPING EXTRACT



2017 DIGITAL MAP OF HO72



GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



COMPARISON OF THE 1996 AND 2017 MAP OF HO72 ELSTERNWICK ESTATE AND ENVIRONS

The Statement of Significance for Elsternwick Estate and Environs notes that: *Elsternwick is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:*

- *Mid nineteenth century formation of country residences for which Caulfield is noted.*
- *Late nineteenth century “Boom” development of residential subdivisions and shops.*
- *The collapse of the land Boom and of its land development schemes and deals which became the subject of criminal charges.*
- *The provision of public services including pitched roads and electric trams.*
- *The Edwardian residential and commercial development associated with the economic revival of that period.*
- *The pattern of residential subdivision over time leading to a diverse socio-economic profile expressed in the range of house sizes and types.*
- *The continuing economic strengths of the Shopping Centre during the Inter-war period.*
- *The development of religious, recreational and social institutions throughout the history of the Area.*

Within the Elsternwick Precinct, the HMP 1996 provides the following categories of Contributory buildings:

- Pre-1898
- 1898-1928
- Post 1928

These are unusual date-ranges as they do not coincide with commonly accepted eras of development in heritage architecture (Victorian, Edwardian, Inter-War). In some instances, the HMP 1996 also does not assign the correct category to a property. For example, many of the buildings in Elizabeth Street are noted as ‘Post 1928’ buildings when they are clearly Edwardian buildings circa 1910. For the purposes of this Review, all Victorian, Edwardian and Inter-War buildings are noted as Contributory unless the building has been significantly altered. Any discrepancies between the Contributory / Non Contributory ratings between HMP 1996 and Review plan are discussed below:

Address	HMP 1996 mapping	2017 Review notes
Acacia Street 16	Contributory	Original dwelling demolished. New building = Non Contributory
Allison Road 1A	Non Contributory	Original building in situ. Council records indicate a construction date of 1936 = Contributory
Allison Road 16	Non Contributory	Original building in situ. Council records indicate a construction date of 1915 = Contributory
Allison Road 20	Non Contributory	Original building in situ. Council records indicate a construction date of 1914 = Contributory

Address	HMP 1996 mapping	2017 Review notes
Allison Road 19B	Formerly part of rear of 87 Orrong Road - Contributory	New building to rear of dwelling = Non Contributory
Beavis Street 9	Contributory	Originally dwelling demolished for Coles development = Non Contributory
Beavis Street 13	Contributory	Original dwelling demolished, New building = Non Contributory
Elizabeth Street 1	Non Contributory	Original building in situ. Council records indicate a construction date of 1916 = Contributory
Elizabeth Street 18	Not mapped	Original building in situ. Council records indicate construction date of 1915 = Contributory
Elizabeth Street 25	Non Contributory	Original building in situ. Council records indicate construction date of 1910 = Contributory
Elizabeth Street 27	Non Contributory	Original building in situ. Council records indicate a construction date of 1912 = Contributory
Elizabeth Street 35	Non Contributory	Original building in situ. Council records indicate a construction date of 1910 = Contributory
Elizabeth Street 39	Non Contributory	Original Edwardian building is set behind a 1950s building. Planning permit has been approved to remove later addition at the front and reconstruct = Contributory
Glen Eira Road 218	Contributory	Original building demolished. New building = Non Contributory
Glenhuntly Road 383	Non Contributory	Building in situ. Council records indicate a construction date of 1920 = Contributory
Gordon Street 27, 29	Non Contributory	Original building in situ. Council records indicate construction date of 1921 = Contributory
Long Street 23	Contributory	Original building demolished. New building = Non Contributory
May Street 1	Not mapped	New dwelling constructed on this property = Non Contributory
May Street 3	Not mapped	This building makes no contribution to the streetscape. The building is not of high heritage value = Non Contributory
Maysbury Avenue 2-10	Non Contributory	All properties within this street constructed between 1915 and 1921 = Contributory
Orrong Road 45	Contributory	Original building has been substantially altered = Non Contributory
Orrong Road 63, 65, 67	Non Contributory	Original buildings in situ. Council

Address	HMP 1996 mapping	2017 Review notes
		records indicate a construction dates of 1916-1918 = Contributory
Orrong Road 1/78, 2/78 & 3/78	Non Contributory	Front dwelling is original, constructed in 1912 = Contributory. Two new dwellings constructed to the rear of property = Non Contributory
Orrong Road 83	Non Contributory	Original building in situ. Council records indicate a construction date of 1938 = Contributory
Orrong Road 85	Non Contributory	Original building in situ. Council records indicate a construction date of 1935 = Contributory
Orrong Road 88A	Non Contributory	Original building in situ. Council records indicate a construction date of 1920 = Contributory
Orrong Road 107	Non Contributory	Original building in situ. Council records indicate construction date of 1920 = Contributory
Regent Street 34-44	Contributory	Former Baptist Church demolished. Recent multi unit development = Non Contributory
Regent Street 49	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Regent Street 67	Contributory	Original building demolished. New building = Non Contributory
Sandham Street 2	Not shown on HMP 1996 map	Original building in situ. Council records indicate construction date of 1937 = Contributory
Sandham Street 4	Contributory	Original building demolished. Property is now a car park = Non Contributory
Sandham Street 16, 18	Non Contributory	Original building in situ. Council records indicate construction date of 1920 = Contributory
Sinclair Street 2, 4, 6, 8, 10	Non Contributory	Original buildings in situ. Council records indicate construction dates of 1920s and 1930s = Contributory
Sinclair Street 11	Contributory	Original building demolished. Only modern school structures remain on the site = Non Contributory
Sinclair Street 15	Contributory	Building demolished and assimilated into the playground of school located at No. 11
St Georges Road 18, 30	Non Contributory	Original building in situ. Council records indicate construction date of 1925 = Contributory
St Georges Road 25	Contributory	Original building demolished. New building = Non Contributory

Address	HMP 1996 mapping	2017 Review notes
St Georges Road 32	Non Contributory	Original building in situ. Council records indicate construction date of 1923 = Contributory
St Georges Road 34, 38, 77	Non Contributory	Original building in situ. Council records indicate construction date of 1920 = Contributory
St Georges Road 72	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
St Georges Road 75	Non Contributory	Original building in situ. Council records indicate construction date of 1933 = Contributory
St Georges Road 76	Non Contributory	Original building in situ. Council records indicate construction date of 1918 = Contributory
St Georges Road 78	Non Contributory	Original building in situ. Council records indicate construction date of 1916 = Contributory
St Georges Road 80	Non Contributory	Original building in situ. Council records indicate construction date of 1915 = Contributory

CONTRIBUTORY PROPERTIES WITHIN HO72 ELSTERNWICK ESTATE AND ENVIRONS

Acacia Street:	1, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 18
Allison Road:	1, 1A, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20
Beavis Street:	11, 15, 17, 19
Curral Road:	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17
Curral Place:	14, 16
Elizabeth Street:	1, 1A, 3, 5, 7, 9, 10, 11, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 52, 54, 56, 58
Glenhuntly Road:	(north side) 271-317, 323-351, 357-399, 405-415, 421-431, 459-467 (south side) Elsternwick Plaza, 296-298, 316-322, 332-348, 352-356, 360-374, 386-404, 410, 416, 420, 426-478 Tram overhead wire poles: 64-79, 81
Glen Eira Road:	182, 184, 186, 188, 190, 192, 194, 196, 202, 204, 206, 216
Gordon Street:	1, 9, 21, 23, 25, 27, 29, railway footbridge
Hotham Street:	178, 180, 182, 184, 186, 188, 190, 192 "Rippon Lea"
King Street:	3, 6
Liscard Street:	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24
Long Street:	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24
Maysbury Ave:	1, 2, 3, 5, 6, 6A, 8, 10

Orrong Road:	39, 41, 43, 56, 57, 58, 60, 62, 63, 64, 65, 67, 70, 71, 73, 77, 1/78, 79, 81, 82, 83, 84-86, 85, 87, 88, 89, 91, 97, 101, 107, 113, 115, 117, 119, 121, 123, 125, 127, 129
Regent Street:	1-22, 24-33, 35, 37, 39, 41, 43, 45, 47, 48, 49, 50, 52, 54-66, 68-75, 77, 78, 80, 82, 84
St Georges Road:	1 "Glenmoore", 2A, 3, 4, 7, 8, 9, 10, 11, 12, 15, 18, 21, 23, 27, 30, 32, 34, 36, 37, 38, 39, 42-61, 63-80, 82, 83, 84
Sandham Street:	1, 2, 5, 7, 16, 18, 19, 20, 21, 23, 28
Selwyn Street:	2, 4 (former Fire Station), 13,
Sinclair Street:	1, 2, 4, 6, 10, 16-20, 22, 24
Staniland Grove:	1, 3, 5A, 7, 9, 11, 13, 15, 16, 17, 18, 20, 20A, 22
Villiers Street:	1-24