



Stage 2 Heritage Review: Report & Place Citations

City of Port Phillip Stage 2 Heritage Review: South Melbourne.

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Date 12 May 2023



Revision	Description	Date	Issued To
1	Draft for Review	03/02/2023	Internal
2	Draft for submission	06/02/2023	Client
3	Final Report	12 May 2023	Client



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1 Executive Summary

1.1 Introduction & Background

Trethowan Architecture have been commissioned to undertake the *City of Port Phillip Stage 2 Heritage Review: South Melbourne (Review)* of a select list of properties within South Melbourne, provided by the City of Port Phillip (Council). This Review is intended to inform the development of a new South Melbourne Structure Plan (SMSP).

Heritage is a key element of South Melbourne. As South Melbourne grows and changes, it is important to ensure that all places of heritage value are appropriately protected. A significant proportion of the SMSP area is already included in the Heritage Overlay (HO) either as part of a heritage precinct (HO440 Emerald Hill Residential, HO30 Emerald Hill Estate or HO4 City Road Industrial), or as an individual place. However, a preliminary review by Council identified at least 22 places of potential heritage significance not included in the HO.

Council therefore commissioned Trethowan Architecture to undertake the Stage 1 South Melbourne Heritage Review (SMHR). The purpose was to determine whether any of the properties identified by Council demonstrate potential to meet the threshold of heritage significance at a local level and are therefore worthy of further detailed assessment. A select group of properties were also assessed for their potential to form extensions to the existing HO440 heritage precinct. In addition, Council subsequently identified a further two places of potential heritage significance that were inadvertently omitted from the Stage 1 list due to an address error.

The purpose of the Review is to undertake a Stage 2 assessment of the 19 places of potential heritage significance in list 1 below. This includes:

- 13 places of potential individual significance for which a Stage 1 preliminary assessment has been carried out. Most of these places are individual buildings or small terrace rows. The exception is City Edge, which is a 1970s medium density housing complex within a landscaped setting.
- Four places that could form additions to the HO440 heritage precinct for which a Stage 1 preliminary assessment has been carried out.
- Two additional places identified by Council that were not assessed in Stage 1:
 - Former Star (now the Market) Hotel, 152-160 Clarendon Street, Southbank. Note: this will require an assessment of potential social values.
 - Terrace houses, 68 & 70 Market Street, Southbank.

1.2 Key Findings

The key findings of the City of Port Phillip Stage 2 Heritage Review: South Melbourne, are:

- There are 10 individual heritage places assessed to be of local significance (see Appendix A.1).
- There are 4 properties assessed to be of contributory significance proposed for inclusion in extensions to HO440 (see Appendix A.2).

1.3 Recommendations

It is recommended that the City of Port Phillip Council:

- Adopt the '*City of Port Phillip Stage 2 Heritage Review: South Melbourne (2023)* and include it as a Reference Document in the Planning Scheme.
- Implement the '*City of Port Phillip Stage 2 Heritage Review: South Melbourne (2023)* by:



- Adding the places assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the City of Port Phillip Planning Scheme with the schedule entries shown in the place citations.
- Including the new statements of significance for the significant places as incorporated documents in the Planning Scheme.
- Adding the properties assessed as being of local contributory significance, listed in Appendix A.2, to the Heritage Overlay of the City of Port Phillip Planning Scheme as Contributory places within revised precinct boundaries for HO440.

2 Methodology

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

This review follows the Stage 1 Heritage Review undertaken by Trethowan Architecture in 2022. The Review has been consistent with the methodology outlined by Council in the project brief, in Trethowan Architecture's tender documentation (September 2022), and the Project Plan (October 2022). The following stages of work were undertaken and are detailed in this section:

Step One:

- Inception meeting to discuss the draft project plan and to confirm the priority list of places for detailed assessment.
- Prepare project plan and meeting notes for circulation.

Step Two:

- Review of Stage 1 documentation and fieldwork inspections of all places
- Prepare draft questions for social significance review of the former Star/Market Hotel.
- Carry out additional fieldwork, including to cover sites not reviewed at the Stage 1 Heritage Review. Historical research into each place and the locality was undertaken.
- Meeting 2 for consultant to advise on findings and to discuss whether the Stage 1 recommendations are to be followed or should be revised. Revise project plan and priority list of places to be assessed, as required.

Step Three:

- Undertake a detailed assessment of each place on the agreed priority list in accordance with PPN1 and having regard to the Burra Charter.
- Prepare draft citations for each place found to meet the significance threshold, using Council's standard template.
- Amend, as required, the citation for HO440 precinct to include additional sites identified at Stage 1.
- Prepare list of sites found not to meet the significance threshold, following detailed assessments.

Step Four:

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

Step Five:

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

2.1 Step One

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



2.2 Step Two

2.2.1 Review of Documentation

Prior to embarking on fieldwork, Trethowan Architecture undertook a desktop review of each site including the outcomes of the Stage 1 SMHR. This included review of all background information provided by Council, previous heritage studies and any other additional historical research where required.

2.2.2 Fieldwork

The fieldwork involved the team of heritage consultants individually surveying, at street level, the places identified by Council. Each place was externally inspected on foot and photographed from the public realm. Stage 2 visits included a more detailed inspection and recording (in notes and photographs). The fieldwork was used to inform:

- An understanding of the place
- Any trees, fences or outbuildings of note
- Intactness and integrity
- An up-to-date photograph
- Any other considerations that may arise in the course of an assessment.

The fieldwork also provided an opportunity to identify any other potential sites that could be added to the study or identify any places on the list which may have been demolished. This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

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

2.2.3 Place and Precinct Histories

For individual places, answers to fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how it changed over time (both physically and in use). Where an associated person, e.g., owner, architect, builder, was found to be important in Port Phillip or a wider area, biographical information on that person was also included.

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

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

2.3 Step Three

For each identified heritage place, we conducted the following tasks:

- Comparative analysis
- Assessment against criteria

For those places found to meet a threshold of significance at a local level we progressed to the following stage:

- Preparation of Statements of Significance
- Preparation and review of citations

For those places identified as potential additions to HO440, we comparatively analysed them against existing places within the HO and reviewed them against the precinct Statement of Significance.

2.3.1 Comparative Analysis

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

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

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

When a place was considered to be of equal or better quality than the benchmarks, it was assessed as meeting the threshold of significance. These places were recommended for inclusion in the Heritage Overlay. Places that were found to be of lesser quality than the benchmarks were not recommended for inclusion in the Heritage Overlay.

2.3.2 Assessment Against Criteria

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

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

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

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

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

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

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

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



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

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

In the case of the former Star Hotel, an assessment of potential social significance (Criterion G) has yet to be completed. This is an ongoing process involving community consultation carried out in association with Council.

2.3.3 Statements of Significance

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

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

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

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

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

Mapping and Curtilages

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

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

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

On this basis, there are two types of mapping for places recommended by the Study:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.
- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments).

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report.

Statutory Recommendations

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

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

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

2.3.4 Proposed HO440 Precinct Extension

Four properties were identified for potential contribution to extended boundaries for HO440. Each of these were inspected externally and research carried out into their history.

The existing citation for the precinct was then reviewed to determine whether these adjoining properties would contribute to the significance of the precinct, as defined by the existing Statement of Significance, the precinct history and the types of properties already graded *Contributory* and *Significant* to the precinct to confirm that the proposed extension was of a similar character and quality to the existing precinct streetscapes.

The current statement of significance for HO440 reads as follows:

Emerald Hill Residential Precinct Statement of Significance

What is significant?

The Emerald Hill Residential Precinct, nominally bounded by Nelson Road, York Street, Eastern Road, Albert Road, Cecil Street and Park Street, covers a large part of the original Emerald Hill township of 1852. The area underwent rapid settlement during the 1850s and 60s, followed by a second boom in the late 1870s and 1880s that served as an infill to the previously sparse development. As it exists today, the precinct is characterised by often heterogenous streetscapes where simple cottages, villas and terraces in brick, timber and stone (dating from the earlier period) are scattered amongst generally grander

dwelling (dating from the later period). This predominantly residential precinct is split into two halves that flank the eponymous Emerald Hill (now the site of the South Melbourne Town Hall and other official buildings), with Clarendon Street running alongside as the area's chief commercial strip, dominated by residential shops, banks and hotels dating from the 1880s.

How is it significant?

The precinct is of historical, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

Historically, the precinct is significant as the most intact remaining portion of the original Emerald Hill township, which represents the earliest phase of residential and commercial development in South Melbourne. This is evidenced by the road layout, which remains largely intact with its angled rectilinear grid, the odd curve of Nelson Road, and the network of narrow streets and laneways within. The survival of original bluestone pitching, kerbing, guttering and spoon drains is notable, and forms a significant part of the nineteenth century grain of the precinct. The distinctive twin triangular reserves at Heather Street, which date back to at least 1862, are not only important as remnants of public open space associated with the early township, but also as rare surviving examples of island reserves in the entire metropolitan area.

The building stock includes a perhaps surprising number of surviving houses that date from the 1850s and '60s, typically in the form of cottages, villas and terraces of modest scale and simple form and detailing. The large number of early timber dwellings (ie modest single-fronted and double-fronted cottages) is of particular note, as these tend to be less common elsewhere in the municipality (ie in the contemporaneous settlements at Port Melbourne and St Kilda). Some of the oldest houses in South Melbourne can be still found in the streets to the west of the railway line (eg Coventry Place, Morris Street, Coote Street and Eville Street), where the initial land sales and residential development took place from the early 1850s. These include rare surviving examples of prefabricated iron and timber dwellings. This early phase of development is also demonstrated by some contemporaneous and generally prominent non-residential buildings, including several bluestone churches and the former orphanage in Cecil Street.

Later houses, dating from the late 1870s and 1880s, provide evidence of the significant boom that saw the previously sparsely developed borough transformed into a full-fledged city (changing its name to South Melbourne in 1883). This phase is evident both in the pervasive layer of infill housing that can be seen throughout the precinct, as well as more cohesive rows in the few hitherto undeveloped areas (eg Boom-style terraces in Raglan Street and Ward Street, and cottages in Thomson Street West, Cobden Street East, Stead Street and Palmerston Crescent). This phase is also demonstrated by the commercial development along Clarendon Street, which ties the two residential halves of the precinct together.

Architecturally and aesthetically, the precinct is significant for its fine and rare collection of mid-Victorian dwellings. While these generally exist as scattered specimens rather than cohesive streetscapes, they nevertheless provide a valuable overview of various housing types in the 1850s and 60s: modestly-scaled cottages, villas and double-storey terraced rows in timber, brick, bluestone and even iron. These often simple houses (eg weatherboard villas built almost to the street, with basic gabled roofs, and faintly Georgian-style rendered terraces with plain parapets and verandahs only to ground level) represent a distinct and striking contrast to their more embellished (and more ubiquitous) counterparts of the 1880s. The South Melbourne Residential Precinct represents not only the finest and more extensive collection of early houses in the City of Port Phillip, but also one of the finest in Melbourne.

Later Victorian houses in the precinct generally expressed as single- or double-fronted cottages or double-storeyed terraces in rendered or bichromatic brick, with cast iron columns, lace friezes and ornate rendered parapets. The contemporaneous residential

shops also follow a typical form: single fronted buildings or 'corner shops' with splayed entrances, usually in rendered brick, with moulded cornices and parapets. All of these buildings are significant in their own right are representative and generally intact examples of the florid Boom style of the 1880s.

Gradings – HO440 Precinct

The assessment of the properties proposed for addition to HO440 was slightly different, in that properties needed only to meet a threshold that compared them to other *Contributory* properties rather than an individual threshold of local significance. The subject properties were considered for their potential contribution to the immediate streetscape of the Precinct, and in their ability to contribute to the architectural and/or historic character of the broader Precinct.

The following gradings are attributed to properties in the heritage precincts, based on the recently adopted definitions adopted by City of Port Phillip for the HO7 and HO8 Precinct Reviews:

Significant heritage places are of individual significance at the local or State level. They are usually significant independent of their context, but may also contribute to the significance of a heritage precinct.

Contributory heritage places contribute to the significance of a heritage precinct, but are not of individual significance.

Non-contributory properties do not contribute to the significance of a heritage precinct. Whether a place is *Significant*, *Contributory* or *Non-contributory* to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

2.4 Step Four

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

2.5 Step Five

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

2.6 Additional – HERMES Orion Entry

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

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

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

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

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

T

3 Key Findings

The following sections outline the outcomes of the fieldwork and review of identified places. In summary, of the 19 places reviewed a total of 10 places are recommended for inclusion in the Heritage Overlay as individual places, four properties were recommended for inclusion as contributory properties within extended boundaries for HO440, and three places are not recommended. The reasoning behind the recommendation at each place is included below.

3.1 Recommended for the Heritage Overlay

There are 10 individual heritage places assessed to be of local significance as set out in the attached Citations (see Appendix A.1).

3.2 Not Recommended for the Heritage Overlay

Five individual places were assessed against the HERCON criteria during Stage 2 of the Study and found to fall below the threshold of local significance:

- Terrace pair at 128-130 Bank Street, a pair of single storey houses with shared slate roof were nominated for their potential early construction date and potential historical significance, depending on their integrity. In the course of assessment, it was found in historical research that the houses were not built particularly early or late compared to others of their type (c.1887). In terms of integrity when compared against significant graded properties of this type, the alterations were considerable, and both ornamentation and scale was relatively unremarkable. As a representative of its type and period, the house was more likely to be of contributory value to a precinct than of individual significance.
- Terrace houses at 29-35 York Street had been nominated for potential representative and aesthetic significance as an example of a cottage terrace. The high level of ornamentation however was not consistent enough compared to others of the type. It was considered that its potential significance was too contingent on restoration works, including the reconstruction of windows and doors.
- The corner shop at 121 Moray Street had been nominated as a potentially representative example of a corner shop. Comparison against other corner shops on the HO however concluded that the building is much less intact, and more defaced than other corner shops, including the other corner shop nominated at 108 Bank Street. By comparison, 121 Moray Street has lost its original chimney, roof slates, and is more altered at street level. Historical research also did not uncover any significant historical associations.
- The former Sunderland Clothing Factory at 154 Moray Street, South Melbourne had been nominated as a potential representative example of a federation era industrial building. Historical research established a high degree of alteration to the façade including lowering of original window openings and removal of decorative features. In comparison to other individually significant factories of the period and style such as 17 Dow Street, South Melbourne, 154 Moray Street was found to be considerably less intact.
- The former J. Simpson Stables at 141-143 Moray Street, South Melbourne had been nominated as potentially significant historically as a former stables and garage. Historical research established numerous changes in the 1970s and most recently 2018, including the alteration of the window openings and entrance. As a result of these changes, its former historical use as a stables or garage was no longer evident in the fabric of the place. By comparison to other former stables and garages of individual significance such as 93 Dow Street, Port Melbourne and the former Port Melbourne Coach & Lorry Factory at 25A and 27 Crockford Street, Port Melbourne, 141-143 Moray Street was considerably less intact.

No further action is recommended for these places. They are noted in Appendix A.

3.3 Recommended for Addition to Existing Heritage Overlay (HO440)

There are 4 properties assessed to be of *contributory* significance proposed for inclusion in extensions to HO440 (see Appendix A). Given that the properties sit within the range of dates, typologies and elements listed in the existing citation, no change to the existing HO440 Statement of Significance is required as a result of the addition of these places.

- Former Stables or Warehouse, 2 Alfred Place. This red brick Edwardian or interwar building with splayed corner retains remnant details but the roof and interiors have been altered. The building demonstrates the kind of fine-grain development that occurred in the back service streets to supplement or support the activity on the principal commercial roads. The building compares well as a representative example of the type of low-scale utilitarian buildings erected in the rear lanes of the area that supported activity along the commercial spine of the Precinct in Clarendon Street. Comparators include 4 Union Street, South Melbourne (HO440), 4 John Street, South Melbourne (HO440) and 31 Ross Street, South Melbourne (contained in this review).
- Former Stables at 31 Ross Street, South Melbourne. This redbrick late Edwardian or early interwar former stable/warehouse building remains legible despite minor alterations to the facade. Key details such as the projecting timber beam to support a goods hoist remain in place. As with 2 Alfred Place (above), 31 Ross Street compares well as representative example of the type of utilitarian buildings erected in the rear lanes of the area that historically supported the industry and commerce of the Precinct. Its position at the edge of the existing precinct makes this a logical addition to Precinct HO440.
- Shops, 214-216 & 220 Clarendon Street. The shops were all established by 1895 and are still legible as Victorian shopfronts, particularly with fair integrity to the upper levels. Ground level alterations are standard for contributory graded shops in the Precinct. No.220 stands out as having a good amount of detail to the upper level. The shops fit well with the commercial theme of the Precinct HO440 and their location make them logical extensions to the streetscape. Comparators within the precinct include 371-373 Clarendon Street, South Melbourne; 375 Clarendon Street, South Melbourne and 384 Clarendon Street, South Melbourne.
- Terrace House, 221 Moray Street. The house was built in 1861, making it an early house in the area and is consistent with the historical theme of the precinct. Despite the later alterations the house can still be read as a mid-Victorian built form. Comparators include 1 & 2 Alfred Square St Kilda (individual overlay); 1 Morris Street, South Melbourne (HO440, individually significant); 172 Liardet Street, Port Melbourne (built in c1860, *Contributory*); Shop & dwelling at 170-172 St Kilda Road, St Kilda (Individual HO, HO248); 131-133 Cobden St, South Melbourne (HO440 individually significant, built c 1850s-60s); 15-17 Dalgety Street, St Kilda (built c 1860s, individually significant HO5); and Alfred Terrace, 160-162 Station Street Port Melbourne (HO1, individually significant).

Given how well the house fits with the other early residential buildings of this area, it is considered a more appropriate 'gateway' building to the Precinct than the neighbouring interwar factory.



Figure 1. Former Stables or Warehouse, 2 Alfred Place



Figure 2. Shops, 214-216 & 220 Clarendon Street.



Figure 3. Former Stables 31 Ross Street.



Figure 4. House at 221 Moray Street.

4 Appendix A – Assessment of Findings

4.1 Places of local significance

The following individual places are recommended for inclusion in the City of Port Phillip Heritage Overlay.

	Place	Address	Locality
Residential			
1	City Edge	89 & 99 Eastern Road, and 36A and 58A Napier Street	South Melbourne
2	House	110 Bank Street	South Melbourne
3	House	21 Dorcas Street	South Melbourne
4	Terrace row	151-155 Dorcas Street	South Melbourne
5	Alma & Tasma Terrace	68-70 Market Street	South Melbourne
Industrial/Commercial			
6	Corner shop & residence	108 Bank Street	South Melbourne
7	Warehouse	167-173 Coventry Street	South Melbourne
8	Former Coca Cola Factory	82-86 Clarke Street	South Melbourne
9	Former Factory	49-55 York Street	South Melbourne
10	Former Star Hotel	152 Clarendon Street	South Melbourne

4.2 Additions to Precinct HO440

The following properties are recommended for inclusion in the City of Port Phillip Heritage Overlay as part of an extension to the boundaries of HO440 Emerald Hill.

	Place	Street addresses	Locality
11	Former Warehouse	2 Alfred Place	South Melbourne
12	Shops	214-216 & 220 Clarendon Street.	South Melbourne
13	Former Stables	31 Ross Street	South Melbourne
14	House	22 Moray Street	South Melbourne

4.3 Not of Local Significance – No Action

No further action is recommended for the following place, which does not meet the threshold of local significance.

	Place	Address	Locality
1	Terrace pair	128-130 Bank Street	South Melbourne
2	Terrace cottages	29-35 York Street	South Melbourne
3	Corner Shop	121 Moray Street	South Melbourne
4	Former Factory	154 Moray Street	South Melbourne
5	Former Stables & Garage	141-143 Moray Street	South Melbourne



Appendix B – Draft HO SCHEDULE

SCHEDULE TO THE HERITAGE OVERLAY

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

PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage p
	<i>City Edge</i> 89 & 99 Eastern Road, and 36A and 58A Napier Street, South Melbourne Statement of Significance: 89 & 99 Eastern Road, and 36A and 58A Napier Street, South Melbourne	No	No	Yes	Yes	No	No	No	No
	<i>House</i> 110 Bank Street, South Melbourne Statement of Significance: 110 Bank Street, South Melbourne	No	No	No	Yes	No	No	No	No
	<i>House</i> 21 Dorcas Street, South Melbourne Statement of Significance: 21 Dorcas Street, South Melbourne	No	No	No	Yes	No	No	No	No



PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage p
	<p><i>Terrace row</i> 151-155 Dorcas Street, South Melbourne</p> <p>Statement of Significance: 151-155 Dorcas Street, South Melbourne</p>	No	No	No	Yes	No	No	No	No
	<p><i>Alma & Tasma terrace</i> 68-70 Market Street, South Melbourne</p> <p>Statement of Significance: 68-70 Market Street, South Melbourne</p>	No	No	No	Yes	No	No	No	No
	<p><i>Former corner grocery and residence</i> 108 Bank Street, South Melbourne</p> <p>Statement of Significance: 108 Bank Street, South Melbourne</p>	No	No	No	Yes	No	No	No	No
	<p><i>Warehouse</i> 167-173 Coventry Street, South Melbourne</p> <p>Statement of Significance: 167-173 Coventry Street, South Melbourne</p>	No	No	No	Yes	No	No	No	No



PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage p
	<i>Former Coca Cola Factory</i> 82-86 Clarke Street, South Melbourne Statement of Significance: 82-86 Clarke Street, South Melbourne	No	No	No	Yes	No	No	No	No
	<i>Former J.E.Searl's Engineers & Coppersmiths</i> 49-55 York Street South Melbourne Statement of Significance: 49-55 York Street South Melbourne	No	No	No	Yes	No	No	No	No
	<i>Star Hotel</i> 152 Clarendon Street Statement of Significance: 152 Clarendon Street, South Melbourne	Yes	No	No	Yes	No	No	No	No



Appendix C – Place Citations
