



GLEN EIRA CITY COUNCIL

REVIEW OF EXISTING HERITAGE PRECINCTS 2017

BENTLEIGH
BENTLEIGH EAST
BRIGHTON EAST
CARNEGIE
CAULFIELD
ELSTERNWICK
GARDENVALE
GLEN HUNTLY
MCKINNON
MURRUMBEENA
ORMOND
ST KILDA EAST

REVIEW OF EXISTING HERITAGE AREAS

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INTRODUCTION

In 2016, Glen Eira City Council undertook a Planning Scheme Review. The Strategic Work Plan resulting from this process required an internal heritage review of the municipality's existing heritage areas and heritage planning policy.

This project has been undertaken by Council's Heritage Planner and Consultant Heritage Advisor.

The purpose of this review is to initiate the process of updating and refreshing Council's existing Heritage Policy framework to improve consistency and user-friendliness for decision making on heritage planning applications.

This review is limited to Council's existing heritage framework under the Glen Eira Planning Scheme, including Council's Heritage Policy (MSS and Clause 22.01) and the existing heritage precincts identified within the Heritage Management Plan 1996 (the primary reference document under Clause 22.01).

KEY ISSUES

The following key issues have been identified.

HERITAGE POLICY – UPDATE REQUIRED

Council's Heritage Policy at Clause 22.01 of the Glen Eira Planning Scheme provides objectives and policies for decision making on heritage planning applications. The policy is brief, relies greatly on external reference documentation (i.e. the Heritage Management Plan 1996), and provides minimal practical guidance for users seeking to develop and/or demolish buildings within heritage areas. It is considered that the policy should be updated to include detailed objectives, policies and decision guidelines to provide a clear and consistent approach for users. Heritage properties and precincts should also be identified within the policy itself to improve the user experience.

INCONSISTENT HERITAGE SIGNIFICANCE RATINGS

The Heritage Management Plan (HMP) 1996 is the reference document that identifies heritage precincts within Glen Eira. The document is now over twenty years old. Over that time, a number of minor errors have been found in the significance rating of properties and some contributory buildings have also been demolished, resulting in obsolete ratings for those properties. The heritage ratings for properties within each Heritage Precinct should be updated.

In addition, the HMP 1996 is at times inconsistent in the way properties are rated in heritage precincts. Whilst some precincts use a clear rating system of 'significant', 'contributory' or 'non contributory', other precincts are rated using 'contributory', 'building defaced' and 'non contributory'. Some precincts contain a list of 'Contributory' buildings that are further itemised by construction eras (for example pre-1905, 1905-1920 and 1920-1940). A consistent rating system should be implemented across all heritage precincts.

HERITAGE PRECINCT MAPPING

The HMP 1996 includes hand drawn sketches for each precinct and is not user-friendly. Determining whether a heritage property is significant, contributory or non-contributory can be time-consuming and challenging due to the sketch format and outdated details on the plans. This process should be updated and simplified to provide a more user-friendly experience by provision of digital mapping that identifies each property's heritage rating.

SCOPE OF HERITAGE PRECINCT AREAS

This review targets existing heritage precincts only. During the Planning Scheme review process it was raised that the HMP 1996 heritage precincts may not sufficiently identify all relevant areas of heritage significance in Glen Eira. This has been noted for further investigation as part of a broader review of the entire municipality to be undertaken in the next 2–3 years aiming to capture significant buildings not currently included in the Heritage Overlay.

KEY ACTIONS

To address the above issues, the follow key actions have been proposed.

PROVIDING CONSISTENT AND CORRECT RATINGS FOR PROPERTIES IN HERITAGE PRECINCTS

A “Review of Glen Eira’s Heritage Precincts” has been completed. The review provides updated heritage significance ratings for each heritage precinct identified within the HMP 1996 using a consistent rating methodology. It is Council’s intention that these updated ratings be adopted within a revised heritage policy and made readily available to the public (detailed below).

CREATING DIGITAL MAPS OF EACH HERITAGE PRECINCT

The revised heritage significance ratings for each property have been inputted into Council’s Geographic Information Systems (GIS). An example of the new mapping for each precinct has been provided within the “Review of Glen Eira’s Heritage Precincts” starting at page 7 of this report. It is Council’s intention that this mapping be adopted and made available both internally for planning staff and externally to the public to improve ease-of-use in identifying heritage significance ratings.

REVIEW & UPDATE OF THE PLANNING SCHEME HERITAGE POLICY

Council seeks to strengthen the Heritage Policy framework by improving ease-of-use and providing a clear, concise and consistent approach to decision making for heritage planning applications.

Glen Eira has a suite of draft Heritage Guidelines that apply to each individual heritage precinct. The guidelines provide detailed advice on how Council should exercise its discretion in terms development in heritage precincts. The guidelines have not been introduced into the Planning Scheme, instead remaining as a separate guidance document with no statutory weight. Accordingly, it is difficult for Council staff to argue the merits of planning applications particularly when they have reached VCAT.

It is Council’s intention to review both the existing Heritage Policy (MSS and Clause 22.01) and the draft guidelines to create a revised policy that includes formal guidance about acceptable outcomes for construction (built forms) and demolition in heritage areas.

Council also intends to include the statements of significance (from the HMP 1996) and the updated list of contributory properties for each existing precinct within the policy so that property ratings are easily identifiable by all users from planners and developers to the general public.

INCLUSION OF THIS REVIEW AS A HERITAGE POLICY REFERENCE DOCUMENT

It is Council's intention to include this review document, which provides mapping and a comprehensive list of Contributory properties within each heritage precinct, as a Reference Document within the Glen Eira Planning Scheme's updated Heritage Policy.

REVIEW OF GLEN EIRA'S HERITAGE PRECINCTS

PURPOSE

This review seeks to provide:

- Updated heritage significance ratings for properties identified within the HMP 1996 heritage precincts.
- A comparison between the original heritage precincts identified within the HMP 1996 and Council's current mapping.
- Commentary about discrepancies between original and updated plans for each precinct.
- Proposed digital mapping identifying the heritage precincts and individual heritage significance ratings for each property.

METHODOLOGY

The heritage significance rating system for this review is based on the following three classifications:

- 'Significant'.
- 'Contributory'.
- 'Non contributory'.

This has been implemented based on the predominant rating system identified within the HMP 1996, to ensure no discrepancy between heritage precincts.

From August 2016 to January 2017 the review team inspected each heritage precinct, street by street, to determine the heritage rating for each property.

At the time of inspection, the building on-site was rated as 'Contributory' or 'Non Contributory'. Properties identified as having state, regional or local significance in their own right were awarded an individual listing and are noted as 'significant'. In some instances, individually listed properties can be 'significant' from an individual perspective and also 'contributory' if they are located within a larger area and contribute to the heritage significance of that area (these properties are noted as 'significant' on the plan and listed as 'contributory' within the revised heritage policy).

Where a permit has been issued for demolition of a contributory building and works are yet to commence, the property has been rated based on the existing building, assuming demolition may not occur. Changes to ratings can be made during the amendment process if any contributory buildings are demolished in the

meantime. There are very limited circumstances where demolition is granted for a Contributory building.

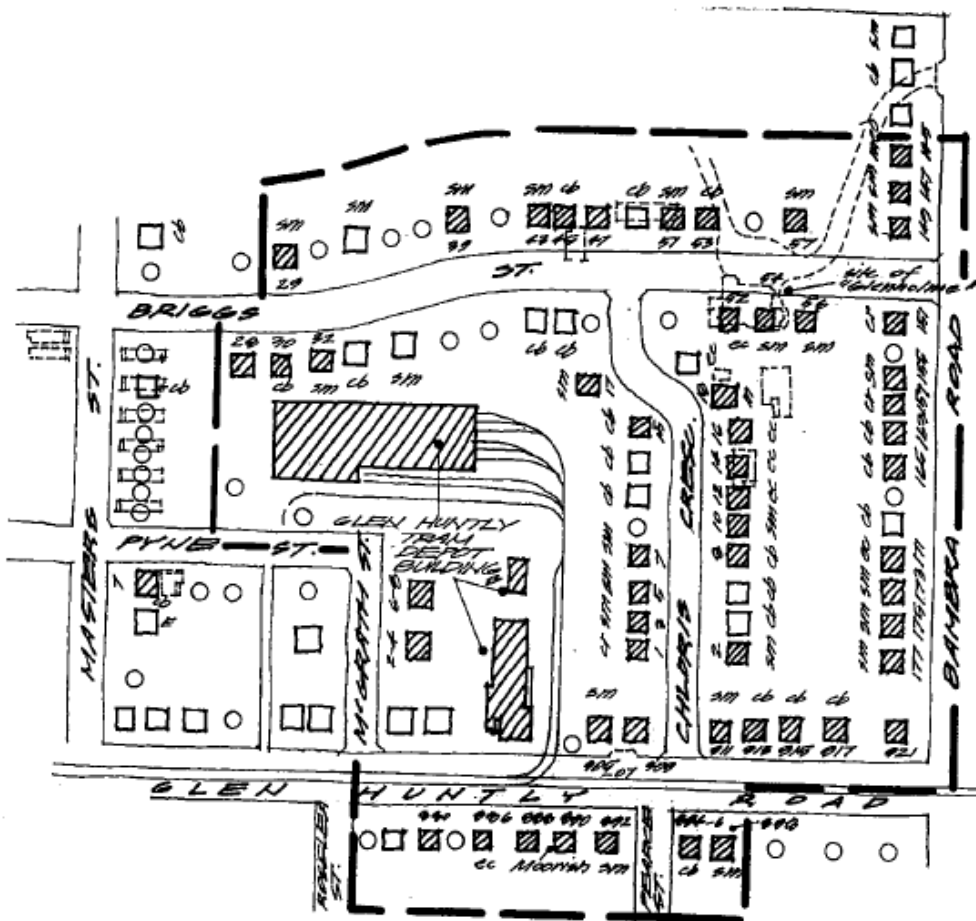
There are various reasons why the new rating may conflict with the previous rating. These include (but are not limited to) where contributory buildings that have been demolished over the last 20 years (the replacement building will now be noted as 'non contributory') and where a mistake was made in the hand drawn maps contained within the HMP 1996. Review notes have been attributed where properties have been identified for changes in rating (i.e. from 'non contributory' to 'contributory').

RESULTS AND COMMENTARY

The results and commentary for each heritage precinct are provided below.





HO70 GLEN HUNTLY TRAM DEPOT AND GLEN HUNTLY ROAD ENVIRONS

HERITAGE MANAGEMENT PLAN 1996 - HO70 MAPPING EXTRACT



3.62 | CHLORIS CRESCENT

LEGEND:

-  CONTRIBUTORY BUILDING
-  BUILDING DAMAGED
-  NON-CONTRIBUTORY BUILDING
-  PROPOSED URBAN CONSERVATION AREA BOUNDARY

architectural styles:

- cb* Californian Bungalow
- sm* Spanish Mission
- med* Mediterranean
- ec* English Cottage
- m* Moderne
- cr* Colonial Revival

2017 DIGITAL MAP OF HO70



GLEN EIRA CITY COUNCIL
Heritage Properties

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO70

COMPARISON OF THE 1996 AND 2017 MAP OF HO70 GLEN HUTLY TRAM DEPOT AND GLEN HUNTLY ROAD ENVIRONS

This Precinct was originally called the Chloris Crescent Heritage Area and was much larger in area than the Precinct that was eventually approved through Amendment L33 to become HO70. The properties that are listed as 'defaced' in the HMP map are considered to be Contributory properties in that they were constructed during the period of significance, however may have been altered in some way (for example, removal of original windows or a visible modern alteration to the building). These buildings still contribute to the historic character of the area and should therefore be listed as Contributory.

There has been one dual occupancy constructed to the rear of 913 Glen Huntly Road. Therefore 2/913 Glen Huntly Road will be listed as a Non Contributory building.

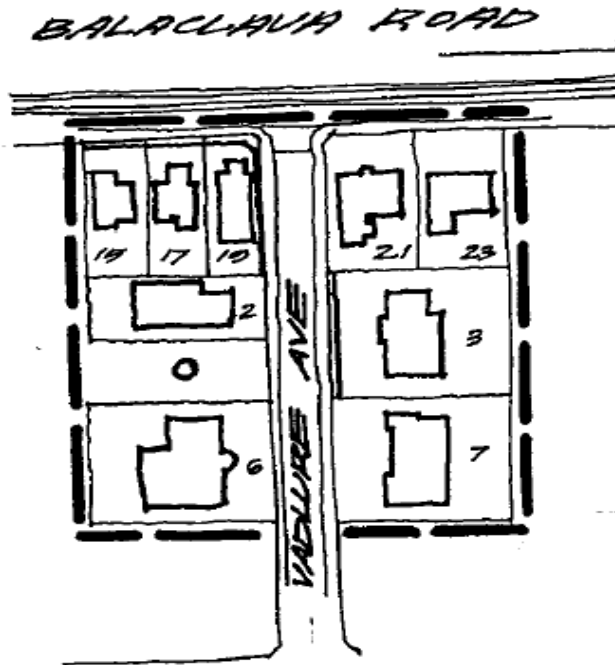
CONTRIBUTORY PROPERTIES WITHIN HO70 GLEN HUNTLY TRAM DEPOT AND GLEN HUNTLY ROAD ENVIRONS

Glen Huntly Road: 885, 887, 889, 891, 893-901, 905, 907, 909, 911, 913, 915, 917, 919, 921






Mcgrath Street: 2, 4, 6, 8

H076 VADLURE AVENUE AND BALACLAVA ROAD, ST KILDA EAST

HERITAGE MANAGEMENT PLAN 1996 - H076 MAPPING EXTRACT



LEGEND:

-  CONTRIBUTORY HOUSE
-  NON-CONTRIBUTORY HOUSE
-  PRE-EXISTING HOUSE
-  CONTRIBUTORY FRONT FENCE
-  URBAN CONSERVATION AREA BOUNDARY

VADLURE AVENUE



GLEN EIRA CITY COUNCIL Heritage Properties

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO76

COMPARISON OF THE 1996 AND 2017 MAP OF HO76 VADLURE AVENUE AND BALACLAVA ROAD, ST KILDA EAST

No dwellings within this Heritage Precinct have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996.

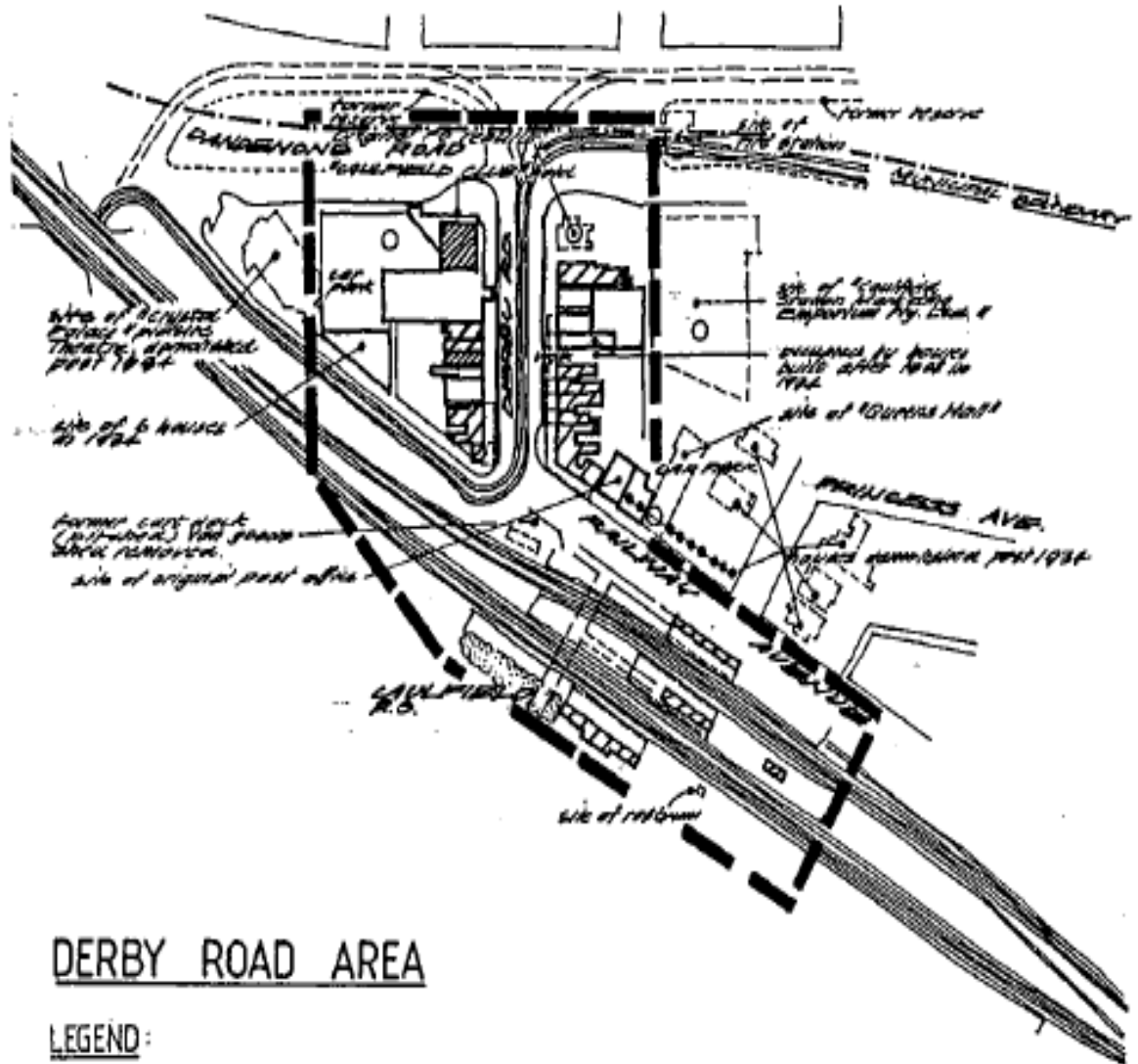
CONTRIBUTORY PROPERTIES WITHIN HO76 VADLURE AVENUE AND BALACLAVA ROAD, ST KILDA EAST

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

Vadlure Avenue: 2, 3, 6, 7,

H071 DERBY ROAD AND ENVIRONS, CAULFIELD NORTH

HERITAGE MANAGEMENT PLAN 1996 - H071 MAPPING EXTRACT



DERBY ROAD AREA

3.16

LEGEND:

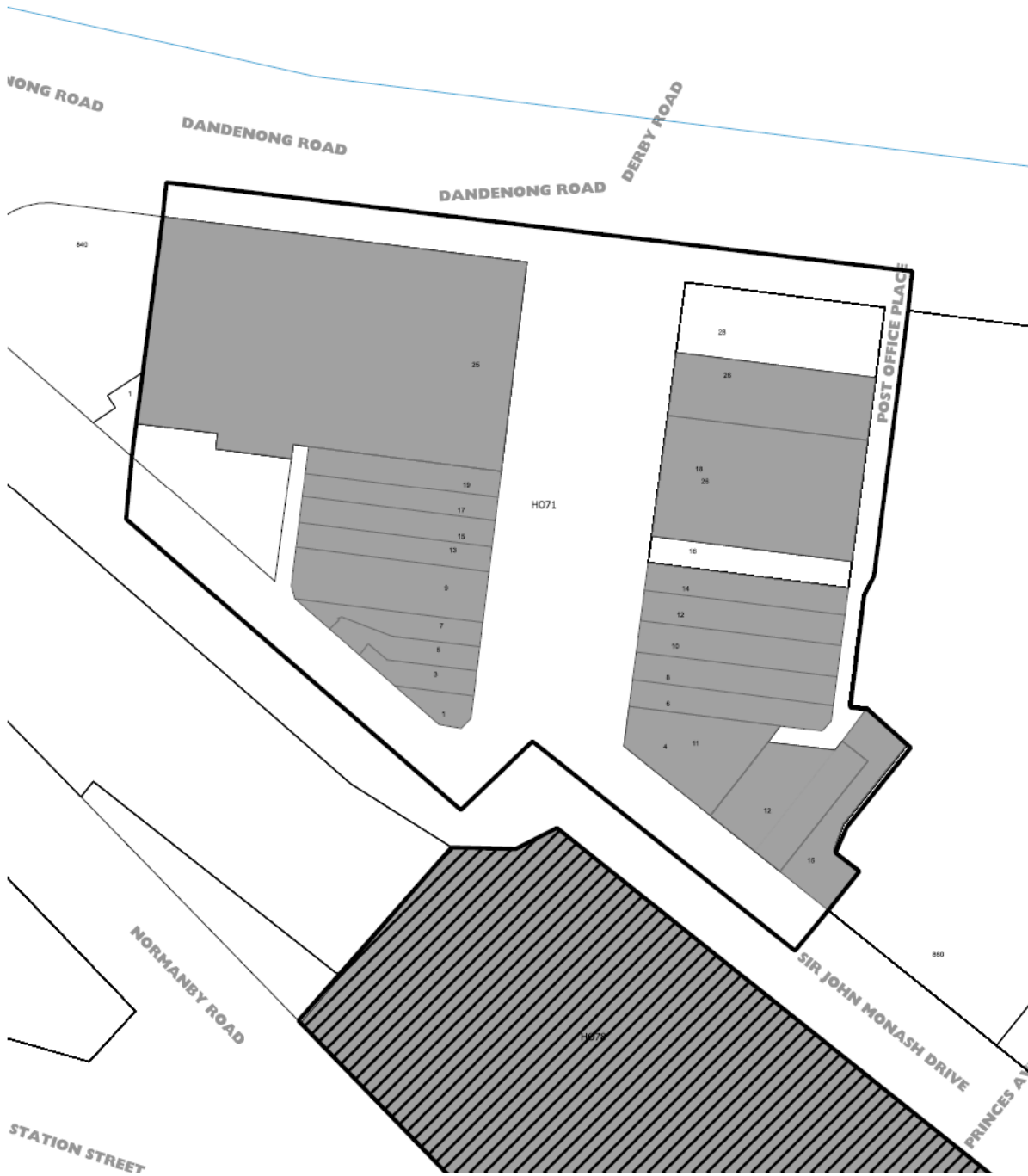
-  CONTRIBUTORY BUILDINGS FROM 1880
-  1900-1920
-  1920-1940
-  DEMOLISHED
-  NEW CONTRIBUTORY BUILDINGS
-  CONTRIBUTORY BUILDINGS
-  TRANSFERRED LOCAL GOVERNMENT AREA BOUNDARY

2017 DIGITAL MAP OF HO71



**GLEN EIRA CITY COUNCIL
Heritage Properties**

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO71

COMPARISON OF THE 1996 AND 2017 MAP OF HO71 DERBY ROAD AND ENVIRONS, CAULFIELD NORTH

The map in the HMP 1996 for the Derby Road Precinct included the Caulfield Railway Station. Given the state significance of the station complex, Caulfield Station is an individually significant site and is separately mapped as HO78. It is also noted that in the last 20 years, Railway Avenue has been renamed Sir John Monash Drive.

None of the Contributory Buildings indicated on the HMP 1996 plan have been demolished and therefore the revised plan includes all original contributory sites. While the rear car park of Zagames (formerly the Caulfield Club Hotel) was previously noted as 'non contributory', it has been decided to include the whole property at number 26 Derby Road as 'Contributory'.

Tramway Poles that are listed as Contributory elements within the HMP 1996 are also listed as Contributory elements in the 2017 review.

CONTRIBUTORY PROPERTIES WITHIN HO71 DERBY ROAD AND ENVIRONS, CAULFIELD NORTH

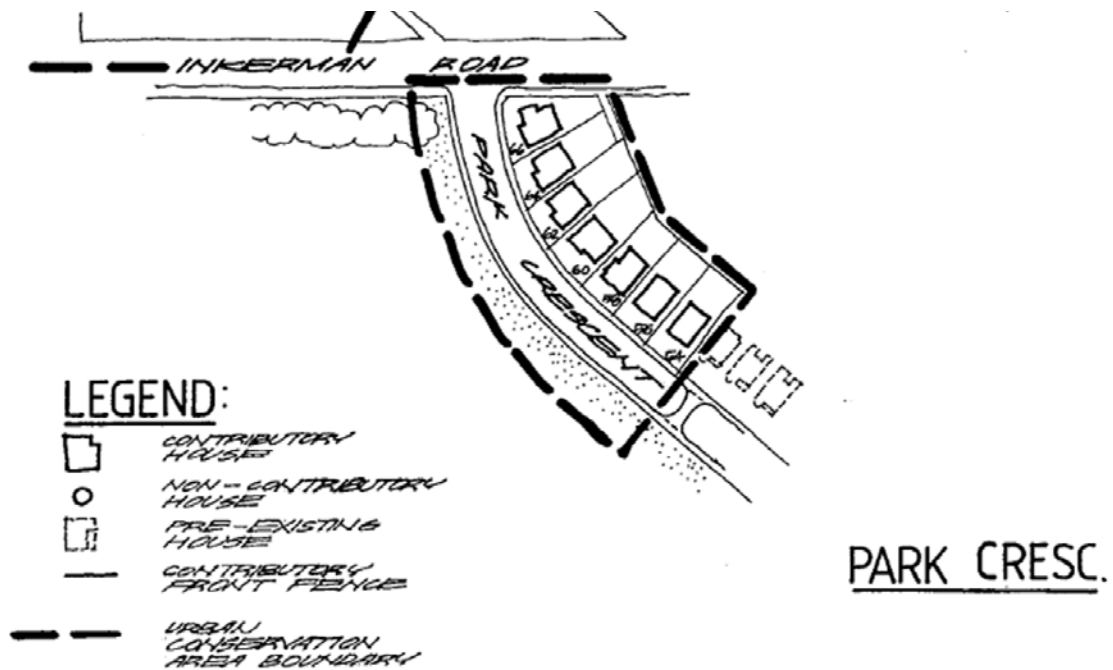
Derby Road: 1, 3, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 19, 20-24, 25, 26

Sir John Monash Drive: 11-12, 12A, 15-17

Tram overhead poles: 16, 17, 51, 54, 54A, 54B, 55-59

H055 PARK CRESCENT AND ENVIRONS, CAULFIELD NORTH

HERITAGE MANAGEMENT PLAN 1996 - H055 MAPPING EXTRACT



2017 DIGITAL MAP OF HO55



GLEN EIRA CITY COUNCIL Heritage Properties

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map H055

COMPARISON OF THE 1996 AND 2017 MAP OF HO55 PARK CRESCENT AND ENVIRONS, CAULFIELD NORTH

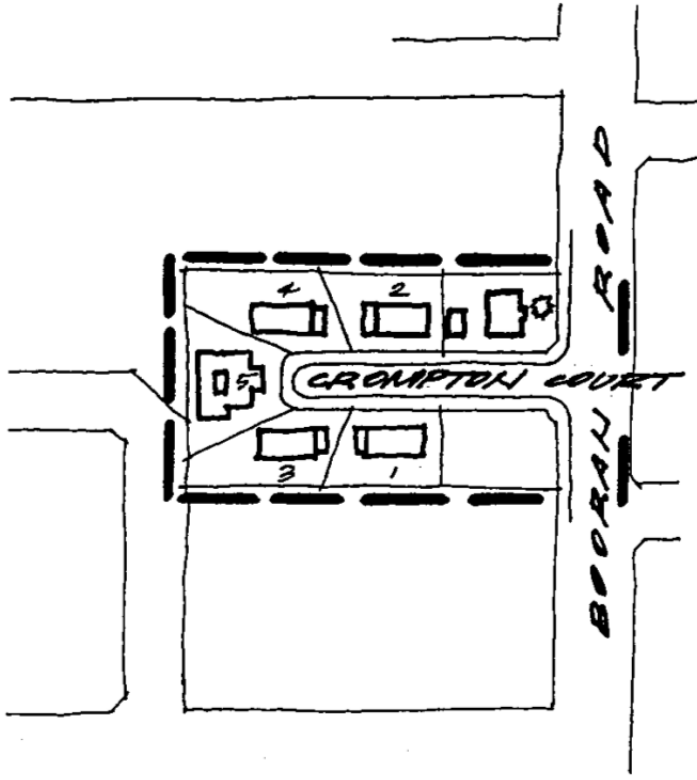
No dwellings within this Heritage Precinct have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996.

CONTRIBUTORY PROPERTIES WITHIN HO55 PARK CRESCENT AND ENVIRONS, CAULFIELD NORTH

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

H017 CROMPTON COURT, CAULFIELD SOUTH






HERITAGE MANAGEMENT PLAN 1996 - H017 MAPPING EXTRACT



CROMPTON CRT.

3.51

LEGEND:

-  CONTRIBUTORY HOUSE
-  NON-CONTRIBUTORY HOUSE
-  PRE-EXISTING HOUSE
-  CONTRIBUTORY FRONT FENCE
-  URBAN CONSERVATION AREA BOUNDARY

2017 DIGITAL MAP OF HO17



**GLEN EIRA CITY COUNCIL
Heritage Properties**

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO17

COMPARISON OF THE 1996 AND 2017 MAP OF HO17 CROMPTON COURT, CAULFIELD SOUTH

No dwellings within this Heritage Precinct have been demolished or significantly altered. During the Review process it was noted that, while the HMP notes that no. 201 is from a later period and is not significant, a site inspection revealed that this dwelling is a Spanish Mission dwelling from the Inter-war period. It is therefore considered a Contributory dwelling in this precinct.

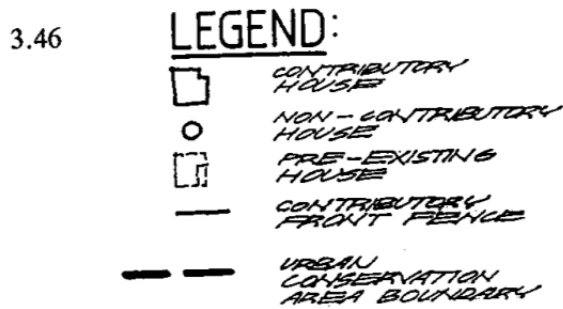
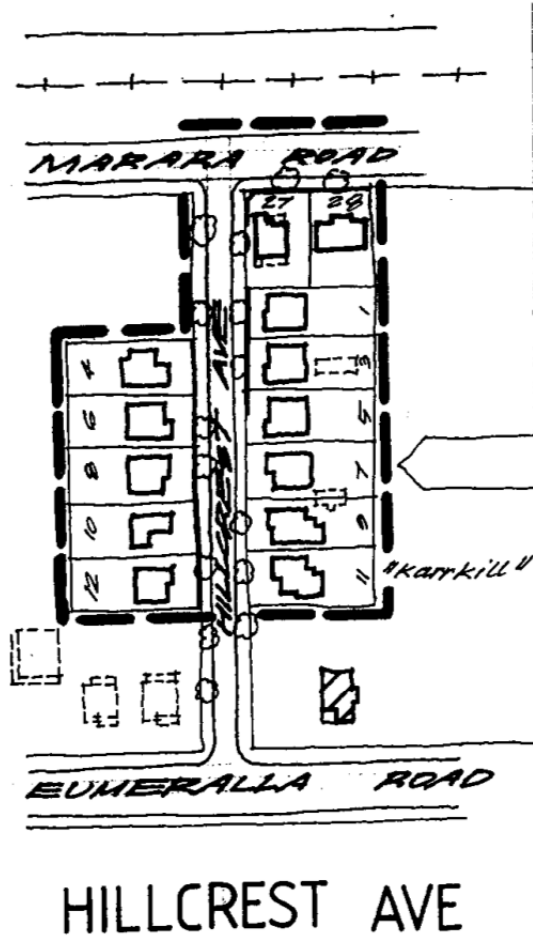
CONTRIBUTORY PROPERTIES WITHIN HO17 CROMPTON COURT, CAULFIELD SOUTH

Booran Road: 197, 201

Crompton Court: 1-5

HO32 HILLCREST AVENUE AND ENVIRONS CAULFIELD SOUTH

HERITAGE MANAGEMENT PLAN 1996 - H032 MAPPING EXTRACT



2017 DIGITAL MAP OF HO32



**GLEN EIRA CITY COUNCIL
Heritage Properties**

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO32

COMPARISON OF THE 1996 AND 2017 MAP OF HO32 HILLCREST AVENUE AND ENVIRONS, CAULFIELD SOUTH

The Statement of Significance describes this precinct as being of State significance as it is the first AV Jennings estate. As the Precinct is not listed on the Victorian Heritage Register, it is considered that these dwellings be noted as Contributory. No dwellings within this Heritage Precinct have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996.

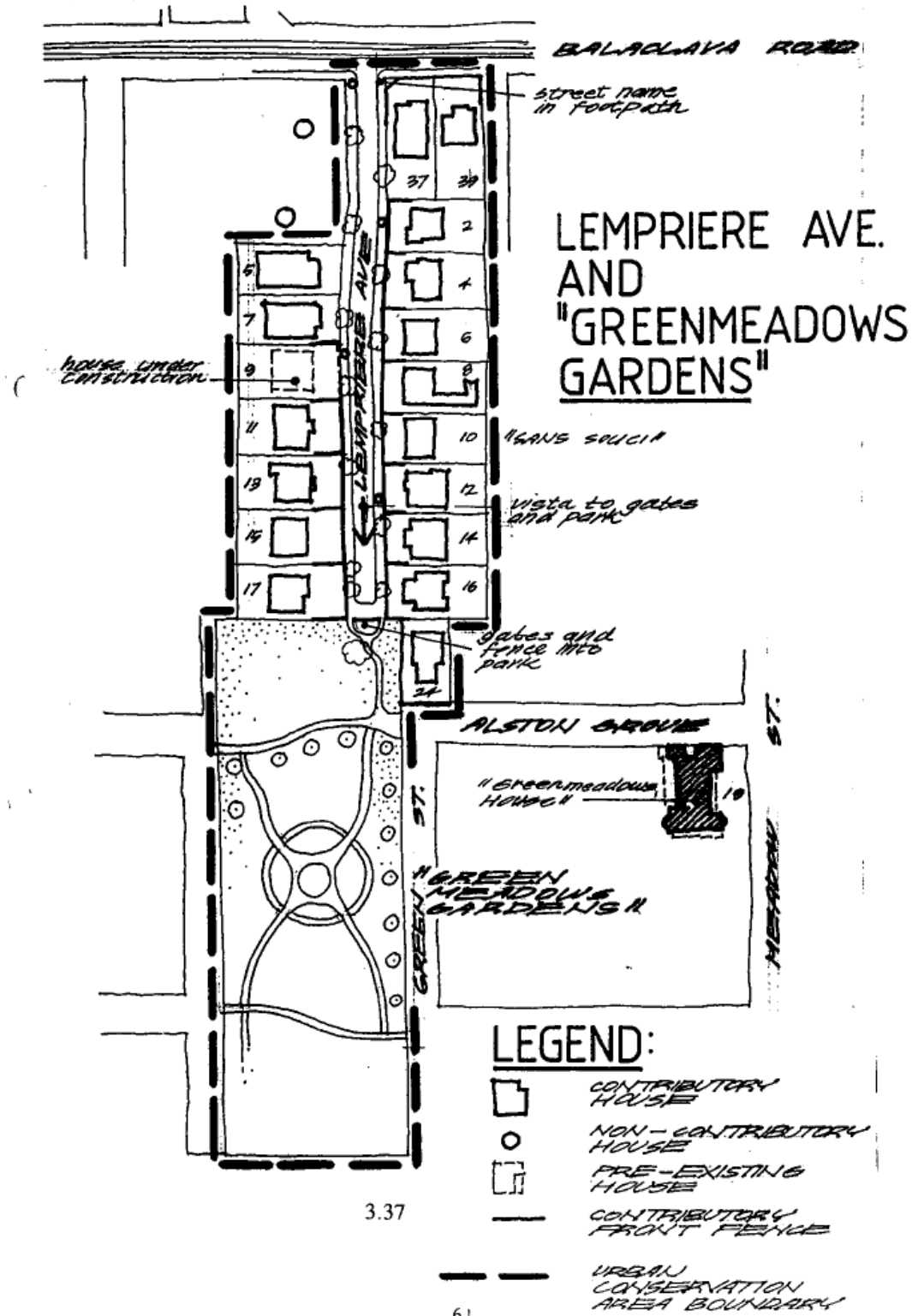
CONTRIBUTORY PROPERTIES WITHIN HO32 HILLCREST AVENUE AND ENVIRONS, CAULFIELD SOUTH

Hillcrest Avenue: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Marara Road: 27, 28

HO74 LEMPRIERE AVENUE, GREENMEADOWS GARDENS AND ENVIRONS

HERITAGE MANAGEMENT PLAN 1996 - HO74 MAPPING EXTRACT





GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



Heritage Map HO74

COMPARISON OF THE 1996 AND 2017 MAP OF HO74 LEMPRIERE AVENUE, GREENMEADOWS GARDENS AND ENVIRONS

No dwellings within this Heritage Area have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996 with the exception of 19 Meadow Street. The Heritage Management Plan notes 19 Meadow Street as a Contributory building, however “Greenmeadows” as this building is called was not included in the Heritage Overlay when approved in 2000.





CONTRIBUTORY PROPERTIES WITHIN HO74 LEMPRIERE AVENUE, GREENMEADOWS GARDENS AND ENVIRONS

Alston Grove:	24
Balaclava Road:	37, 39
Green Street:	1 (Greenmeadows Gardens)
Lempriere Ave:	2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17

**HO152 1-15 KAMBROOK ROAD, CAULFIELD NORTH AND 53-89
NORMANBY ROAD, CAULFIELD NORTH**

2017 DIGITAL MAP OF HO152

**GLEN EIRA CITY COUNCIL
Heritage Properties**

- Legend
-  Heritage Precinct
 -  Significant
 -  Contributory
 -  Non Contributory



Heritage Map HO152

HO152 REVIEW

HO152 is a relatively new precinct in the Heritage Overlay. It was approved through Amendment C113 on 5 March 2015. The Statement of Significance for this precinct specifically names properties as being significant or contributory to the cultural heritage significance of the area. For the purpose of this report and the future list of Contributory properties that will be included in the revised heritage policy, all Significant and Contributory properties noted in this recent Statement of Significance will be mapped and noted as Contributory with the exception of 2/13 Normanby Road, which is a recent dwelling located behind the contributory dwelling to the front of the site.

CONTRIBUTORY PROPERTIES WITHIN HO152 1-15 KAMBROOK ROAD, CAULFIELD NORTH AND 53-89 NORMANBY ROAD, CAULFIELD NORTH

Kambrook Road: 1-3, 5, 7, 9, 11, 1/13, 15

Normanby Road: 53, 55, 57, 59, 61, 63, 65, 67, 71, 73, 75, 77, 79, 83, 85, 87, 89

HO86 BRUCE COURT AND ENVIRONS, ELSTERNWICK

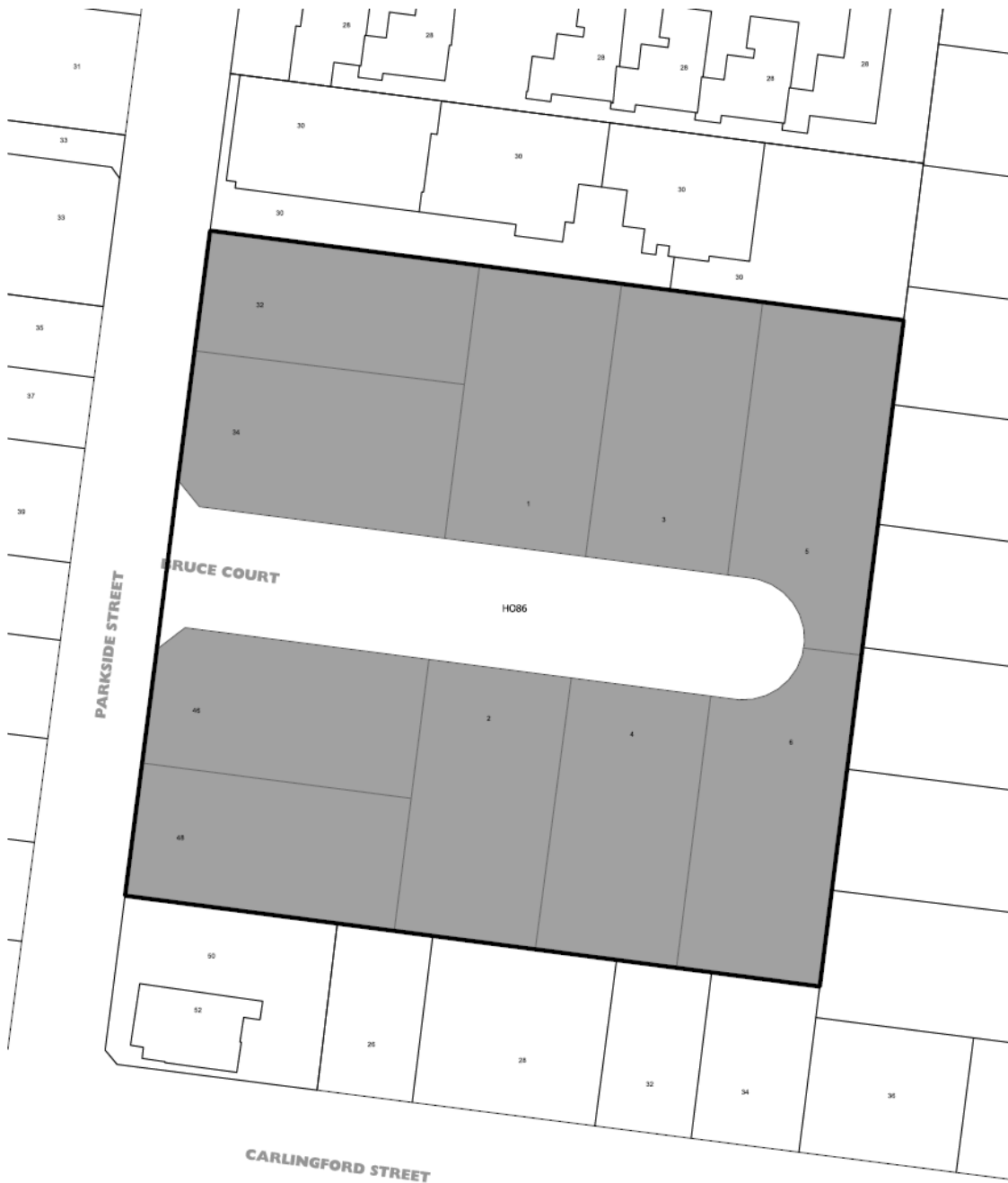
2017 DIGITAL MAP OF HO86



GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



COMPARISON OF THE 1996 AND 2017 MAP OF HO86 BRUCE COURT AND ENVIRONS, ELSTERNWICK

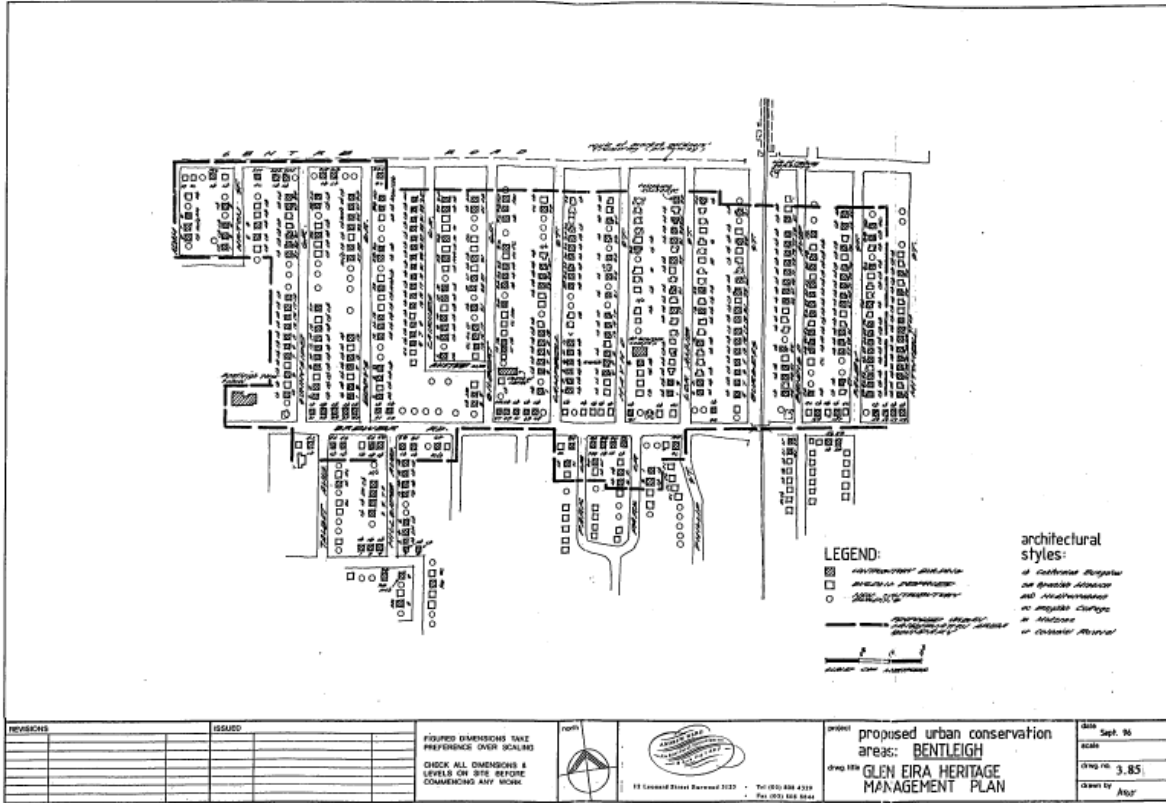
The Bruce Court heritage precinct was not noted in the Heritage Management Plan 1996. It is a newer Precinct that was originally approved via Planning Scheme Amendment C13 on 18 April 2002. All properties within this area are noted as Contributory in the original Citation for the precinct. No dwellings within this Precinct have been demolished or significantly altered. Therefore the 2017 Review plan is identical to the original citation for this Precinct.

CONTRIBUTORY PROPERTIES WITHIN HO86 BRUCE COURT AND ENVIRONS, ELSTERNWICK

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

HO69 BENTLEIGH ENVIRONS

HERITAGE MANAGEMENT PLAN 1996 - HO69 MAPPING EXTRACT



2017 DIGITAL MAP OF HO69



GLEN EIRA CITY COUNCIL Heritage Properties

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO69

COMPARISON OF THE 1996 AND 2017 MAP OF HO69 BENTLEIGH ENVIRONS

The HMP 1996 plan of Bentleigh and Environs differs markedly from the final heritage precinct that was approved in 2000. A number of streets, including Adam, Milton, Mavhoand Loranne Streets were removed during the original amendment process.

“Our Inter War Houses – How to Recognise, Restore and Extend Houses of the 1920s and 1930s” by Bryce Raworth states that approximate dates for the Inter War period in Victoria are 1919 to 1942. During the review of the Bentleigh Precinct, it was noted that a number of properties noted in the HMP 1996 as being Non Contributory appeared to be from the period of significance. It was also noted that some Contributory dwellings within the Precinct had been demolished and the replacement building should therefore be noted as Non Contributory. Differences between the HMP 1996 map and the review plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Anstee Grove 10	Formerly part of 9 Gilbert Grove	New dwelling located behind original dwelling = Non Contributory
Brewer Road 2/57	Contributory	New dwelling located behind original dwelling = Non Contributory
Brewer Road 111	Non Contributory	Original building in situ. Council records indicate construction date of 1932 = Contributory
Bendigo Avenue 2/61	Building Defaced (Contributory)	New dwelling located behind original dwelling = Non Contributory
Bendigo Ave 70	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Burgess Street 2/15, 2/21, 2/23, 2/41	Contributory	New dwelling located behind the original dwelling = Non Contributory
Burgess Street 39	Non Contributory	Original building in situ. Council records indicate a construction date of 1941 = Contributory
Cairns Grove 8A	Contributory	New dwelling located behind

Address	HMP 1996 mapping	2017 Review notes
		original dwelling = Non Contributory
Campbell Street 15, 18, 19, 1/29, 2/29, 42, 44	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Campbell Street, 25A and 2/27	Contributory	New dwelling located behind original dwelling = Non Contributory
Campbell Street 22	Non Contributory	Original building in situ. Council records indicate construction date of 1926 = Contributory
Centre Road 208	Non Contributory	Original building in situ. Council records indicate construction date of 1937 = Contributory
Daley Street 65	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Daley Street 49A	Property originally part of 109 Brewer Road (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Daley Street 2/82	Contributory	New dwelling located behind original dwelling = Non Contributory
Eddys Grove 32, 34	Non Contributory	Original buildings in situ. Council records indicate construction date of 1936 for both dwellings = Contributory
Gilbert Grove 2	Non Contributory	Original building in situ. Council records indicate construction date of 1938 = Contributory
Gilbert Grove 4 (Church of Christ)	Contributory	Church constructed in 1960 = Non Contributory
Gilbert Grove 7	Building Defaced (Contributory)	New dual occupancy constructed = Non Contributory

Address	HMP 1996 mapping	2017 Review notes
Gilbert Grove 9	Not mapped	Original building in situ. Council records indicate construction date of 1937 = Contributory
Gilbert Grove 2/15, 2/16, 17A	Contributory	New dwelling located behind original dwelling = Non Contributory
Sunnyside Grove 22	Non Contributory	Original building in situ. Council records indicate construction date of 1941 = Contributory
Sunnyside Grove 26	Non Contributory	Original building in situ. Council records indicate construction date of 1937 = Contributory
Sunnyside Grove 2/29	Contributory	New dwelling located behind original dwelling = Non Contributory

CONTRIBUTORY PROPERTIES WITHIN HO69 BENTLEIGH ENVIRONS

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, 21, 22, 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

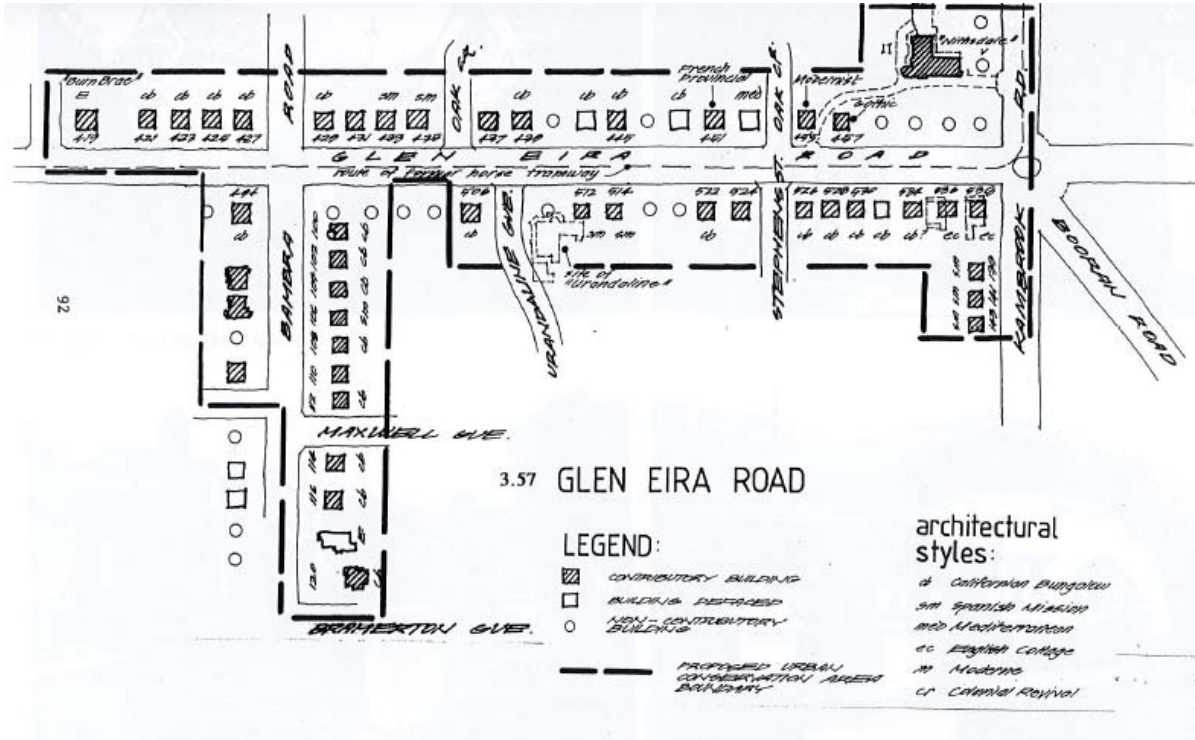
Eddys Grove: 1-9, 11, 12, 13, 14, 16, 18, 20, 22, 24, 27-40

Gilbert Grove: 2, 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: 1-22, 26, 27, 28, 1/29, 30, 31, 32, 33, 34, 37, 38, 39, 40

H073 GLEN EIRA ROAD AND ENVIRONS

HERITAGE MANAGEMENT PLAN 1996 - H073 MAPPING EXTRACT





GLEN EIRA CITY COUNCIL Heritage Properties

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map H073

COMPARISON OF THE 1996 AND 2017 MAP OF HO73 GLEN EIRA ROAD AND ENVIRONS

The Glen Eira Road and Environs Heritage Precinct is significant because of the unusually fine architectural examples representing the different eras of development throughout Glen Eira's history.

During the review of the Glen Eira Road Precinct, a small number of discrepancies between the HMP 1996 and Review plans were noted. These differences are noted and explained below:

Address	HMP 1996 mapping	2017 Review notes
Bambra Road 107	Non Contributory	Original building in situ. Council records indicate a construction date of 1922 = Contributory
Glen Eira Road 421	Contributory	Original building demolished. New building = Non Contributory
Glen Eira Road 449	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Oak Crescent 2A	Contributory (formerly part of 437 Glen Eira Road)	New dwelling located behind the original dwelling = Non Contributory
Stephens Street 2A	Contributory (formerly part of 524 Glen Eira Road)	New dwelling located behind the original dwelling = Non Contributory

CONTRIBUTORY PROPERTIES WITHIN HO73 GLEN EIRA ROAD AND ENVIRONS

Bambra Road: 100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 114, 116, 120

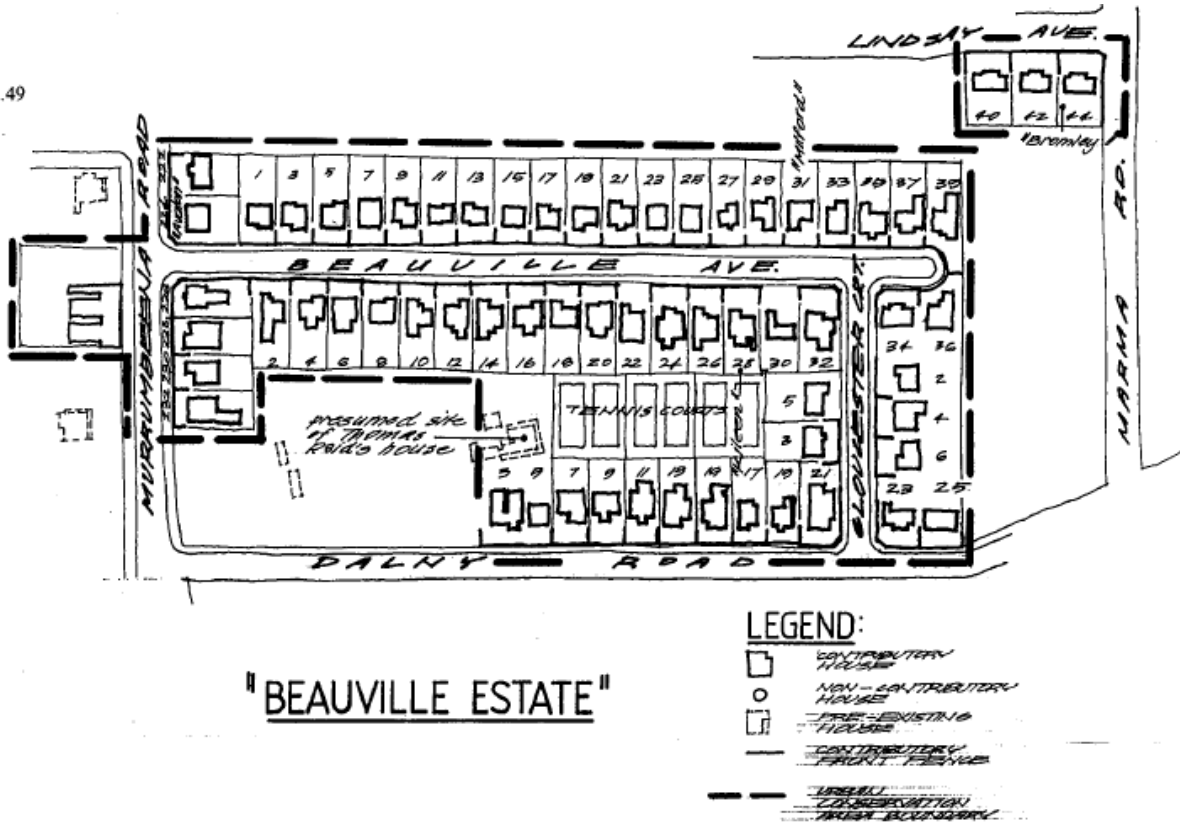
Glen Eira Road: 419, 423, 425, 427, 429, 431, 433, 435, 437, 439, 443, 445, 449, 451, 453, 455, 457, 494, 506, 512, 514, 522, 524, 526, 528, 530, 532, 534, 536, 538.

Kambrook Road: 133 ("Nithsdale"), 139, 141, 143

HO12 BEAUVILLE ESTATE AND ENVIRONS, MURRUMBEENA

HERITAGE MANAGEMENT PLAN 1996 - HO12 MAPPING EXTRACT

3.49



"BEAUVILLE ESTATE"

2017 DIGITAL MAP OF HO12



GLEN EIRA CITY COUNCIL
Heritage Properties

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO12

COMPARISON OF THE 1996 AND 2017 MAP OF HO12 BEAUVILLE ESTATE AND ENVIRONS, MURRUMBEENA

“The Beauville Estate Historic Area is important at the State level as the first large housing estate undertaken by AV Jennings Construction Co., later Jennings Group Limited, Victoria’s largest home builder. It is important also as a very early estate development incorporating a range of features other than houses and 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 housing styles, with the exception of no. 30 in the emerging International style, and by a landscaped garden environment.”

As the Precinct is not listed on the Victorian Heritage Register, it is considered that these dwellings be noted as Contributory. No dwellings within this Heritage Area have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996.

CONTRIBUTORY PROPERTIES WITHIN HO12 BEAUVILLE ESTATE AND ENVIRONS, MURRUMBEENA

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

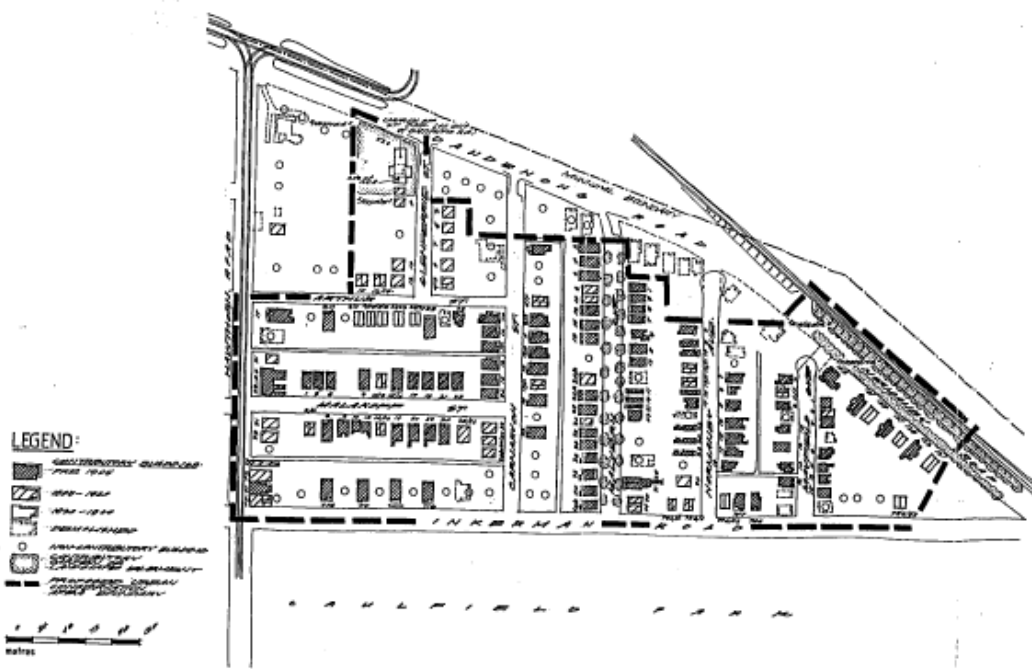
Gloucester Court: 1, 2, 3, 4, 6

Lindsay Avenue: 40, 42 44

Murrumbeena Road: 222, 224, 226, 228, 229, 229A, 230, 231, 231A, 232, 233

H014 CAULFIELD NORTH ESTATE AND ENVIRONS, CAULFIELD NORTH

HERITAGE MANAGEMENT PLAN 1996 - H014 MAPPING EXTRACT

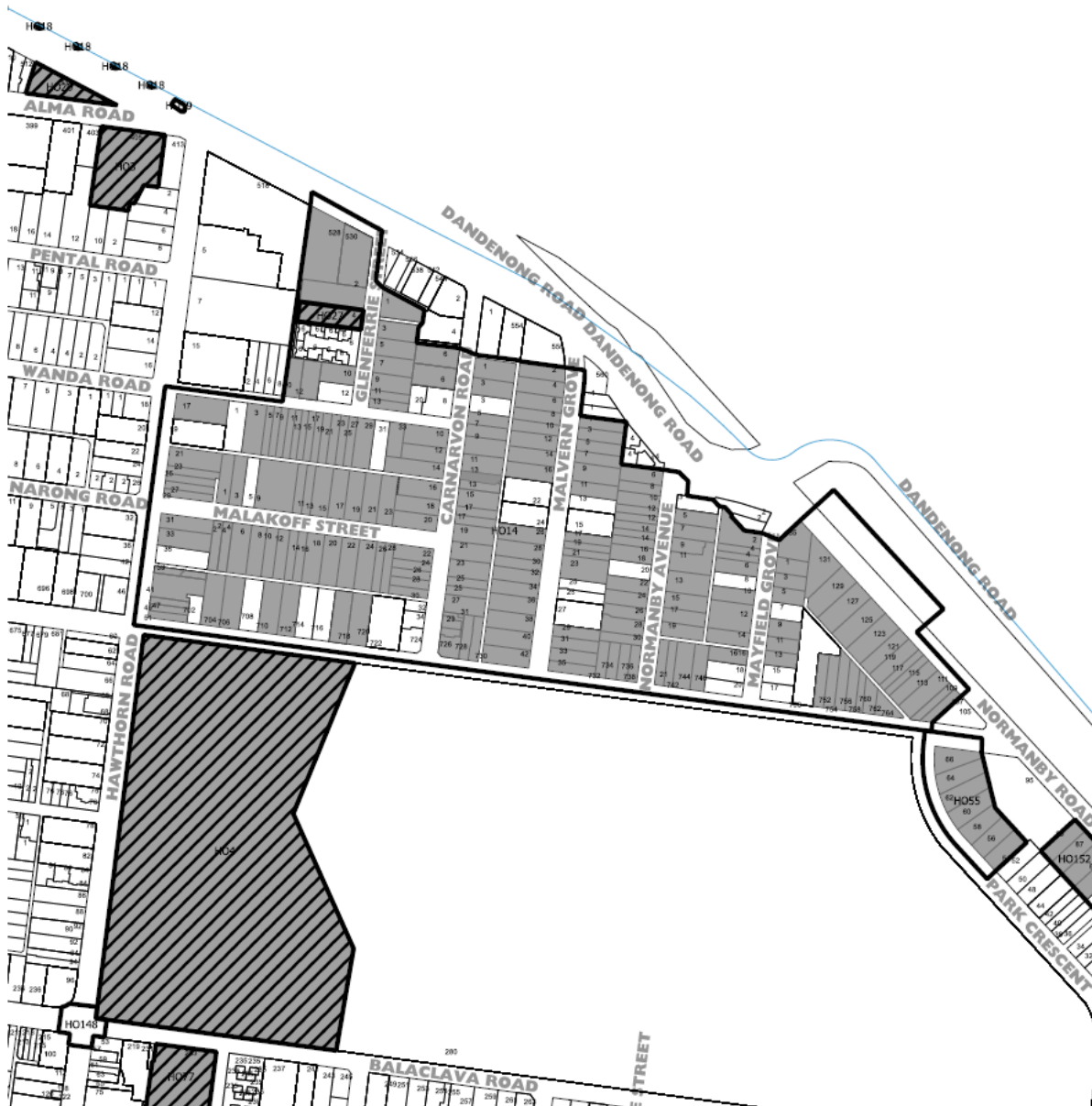


2017 DIGITAL MAP OF HO14



**GLEN EIRA CITY COUNCIL
Heritage Properties**

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO14

COMPARISON OF THE 1996 AND 2017 MAP OF HO14 CAULFIELD NORTH ESTATE AND ENVIRONS, CAULFIELD NORTH

The current boundaries of the HO14 differ to the HMP 1996 plan of Caulfield North with properties near the intersection of Inkerman and Normanby Roads now included. These new properties were included via Planning Scheme Amendment C113 approved on 5 March 2015. No. 1 Glenferrie Street is also included in HO14 though it is not shown on the original plan. This site was included when the original precinct came in to the scheme in 2000.

The HMP 1996 map distinguishes Contributory buildings into the following eras:

- Pre 1905
- 1905–1920
- 1920–1940

As discussed previously, the newly revised plans will only distinguish buildings as being Contributory or Non Contributory. It should also be noted that there is one property of State significance located within HO14 at 4 Glenferrie Street.

The Statement of Significance for the originally approved area of HO14 is as follows:

The Caulfield North proposed Urban Conservation Area is locally significant as a substantially intact and cohesive residential area established 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.

A separate Statement of Significance for the additional properties to the eastern end of this Heritage Precinct reads as follows:

The houses at nos. 107–109, 111 and 119 Normanby Road, and 760–762 and 764 Inkerman Road are significant. The Bungalow style houses at numbers 113 and 115–117 are contributory in that they are representative of an historical style pre-dating the Post War period and as a consequence, add to the visual cohesion of the precinct.

The houses are significant to the extent that they form a logical extension to HO14 and are stylistically compatible with the contributory places within this HO and contiguous with it. They are representative houses of their time and there are no intrusive developments.

Given that bungalow or Inter-war houses are specifically noted within this precinct extension as Contributory buildings, Council officers believe it is important to also include Inter-war housing as Contributory elements throughout the rest of the heritage precinct for consistency. Therefore a number of properties that were previously noted as Non Contributory are now noted as Contributory in HO14.

Differences between the HMP 1996 map and the 2017 Review Plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Arthur Street 5 & 7	Non Contributory	Original building in situ. Council records indicate construction date of 1914 = Contributory
Carnarvon Street 3	Non Contributory	Original building in situ. Council records indicate construction date of 1926 = Contributory
Carnarvon Street 6 (flats)	Non Contributory	Original building in situ. Council records indicate construction date of 1938 = Contributory
Carnarvon Street 21	Non Contributory	Original building in situ. Council records indicate construction date of 1914 = Contributory
Carnarvon Street 25/25A	Non Contributory	Original building in situ. Council records indicate a construction date of 1936 = Contributory
Carnarvon Street 27	Non Contributory	Original building in situ.

Address	HMP 1996 mapping	2017 Review notes
		Council records indicate construction date of 1935 = Contributory
Carnarvon Street 29 and 31	Non Contributory	Original building in situ. Council records indicate construction date of 1937 = Contributory
Glenferrie Street 1	Non Contributory	Original building in situ. Council records indicate construction date of 1928 = Contributory
Glenferrie Street 12	Contributory	Original building demolished. New building = Non Contributory
Inkerman Road 704, 720, 752, 754	Non Contributory	Original buildings in situ. Council records indicate construction date of 1920 = Contributory
Inkerman Road 712	Non Contributory	Original buildings in situ. Council records indicate construction date of 1927 = Contributory
Inkerman Road 714	Contributory	Original building demolished. New building = Non Contributory
Inkerman Road 726	Non Contributory	Original building in situ. Council records indicate construction date of 1937 = Contributory
Inkerman Road 728, 730	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Malakoff Street 5	Contributory	Original building demolished. New building = Non Contributory
Malvern Grove 13	Contributory	Original building demolished. New building = Non Contributory

Address	HMP 1996 mapping	2017 Review notes
Malvern Grove 24	Contributory	Building constructed in 1967 = Non Contributory
Normanby Avenue 5	Non Contributory	Original building in situ. Council records indicate construction date of 1921 = Contributory
Normanby Avenue 28	Non Contributory	Original building in situ. Council records indicate construction date of 1925 = Contributory

CONTRIBUTORY PROPERTIES WITHIN HO14 CAULFIELD NORTH ESTATE AND ENVIRONS

Arthur Street: 3-3A, 5, 7, 9, 10, 11, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 33

Carnarvon Road: 1, 3, 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

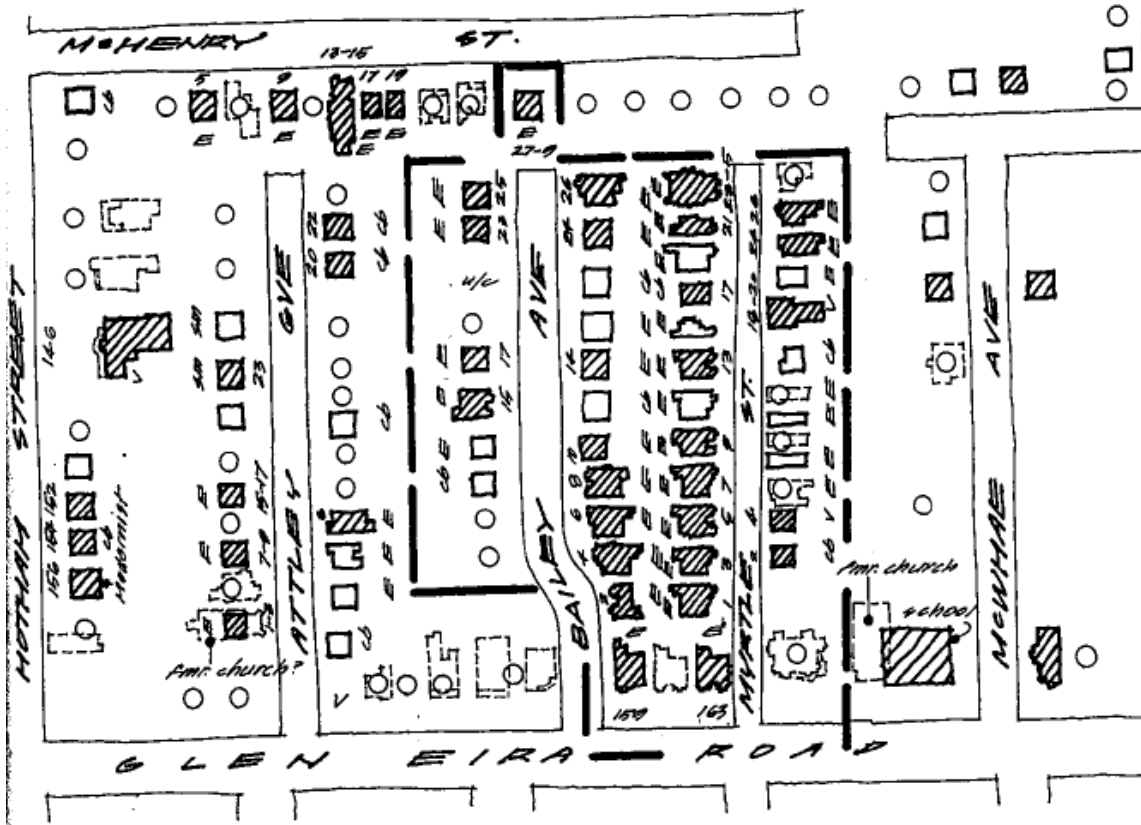
Mayfield Grove: 1, 2, 3, 4, 4A, 5, 6, 9, 10, 11, 12, 13, 14, 16

Normanby Avenue: 5-12, 12A, 13, 14, 14A, 15, 16, 17, 18, 19, 22, 24, 26, 28, 30

Normanby Road: 107-135





HO68 BAILEY AVENUE AND MYRTLE STREET ENVIRONS, ST KILDA EAST

HERITAGE MANAGEMENT PLAN 1996 - H068 MAPPING EXTRACT



3.88 BAILEY AVE./MYRTLE ST.

LEGEND:

-  CONTRIBUTORY BUILDING
-  BUILDING DEFACED
-  NON-CONTRIBUTORY BUILDING
-  PROPOSED URBAN CONSERVATION AREA BOUNDARY

architectural styles:

- cb* Californian Bungalow
- sm* Spanish Mission
- med* Mediterranean
- ec* English Cottage
- m* Moderne
- cr* Colonial Revival

2017 DIGITAL MAP OF HO68



Heritage Map HO68

COMPARISON OF THE 1996 AND 2017 MAP OF HO68 BAILEY AVENUE AND MYRTLE STREET ENVIRONS, ST KILDA EAST

During the review of the Bailey/Myrtle Precinct, a small number of discrepancies were noted. Differences between the HMP 1996 map and the review plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Myrtle Street 2A	Not mapped	This building has been altered significantly = Non Contributory
Myrtle Street 14	Non Contributory	Original building in situ. Council records indicate construction date of 1910 = Contributory
Myrtle Street 19	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory

CONTRIBUTORY PROPERTIES WITHIN HO68 BAILEY AVENUE AND MYRTLE STREET ENVIRONS, ST KILDA EAST

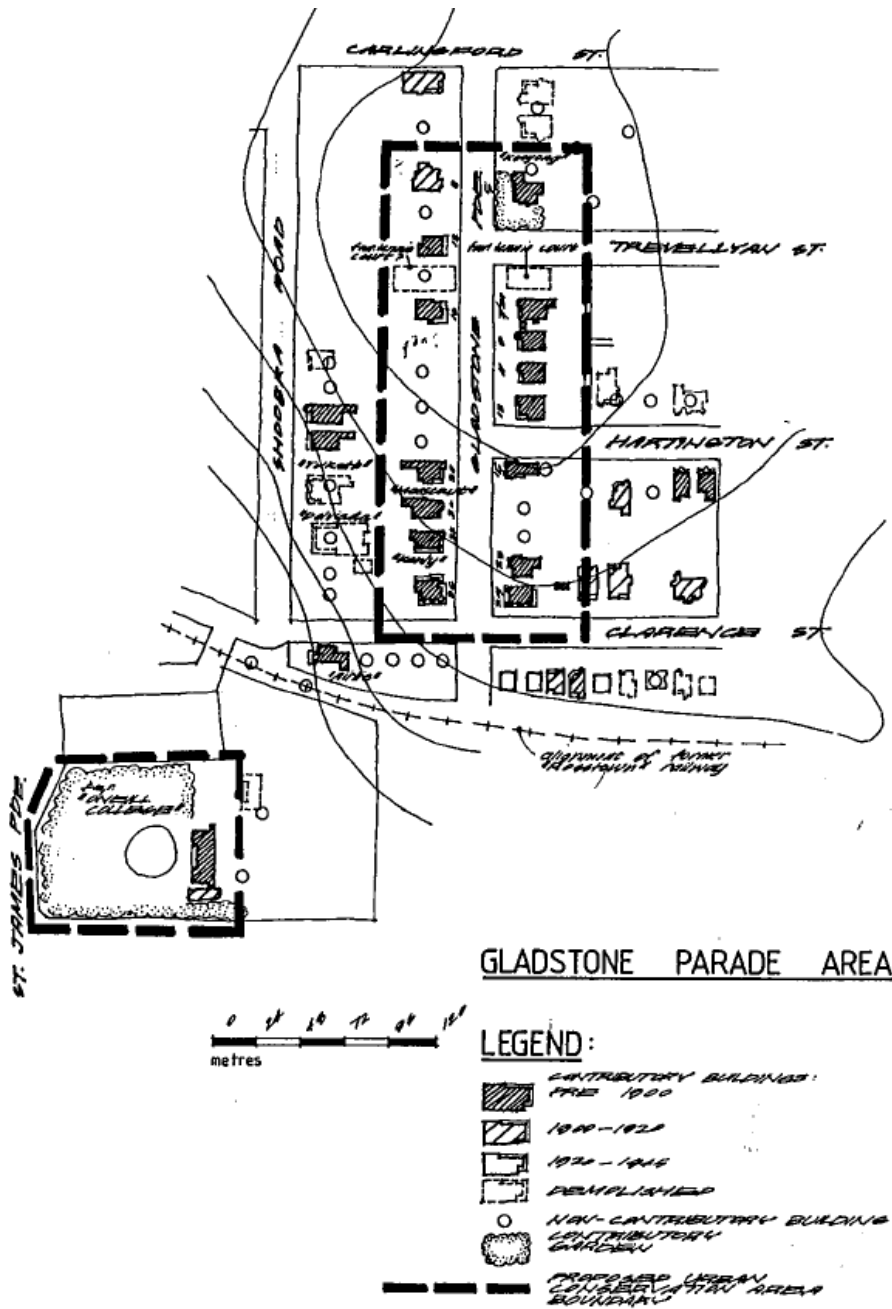
Bailey Avenue: 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 29

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

HO22 GLADSTONE PARADE, ELSTERNWICK

HERITAGE MANAGEMENT PLAN 1996 - HO22 MAPPING EXTRACT



2017 DIGITAL MAP OF HO22



GLEN EIRA CITY COUNCIL
Heritage Properties

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map HO22

COMPARISON OF THE 1996 AND 2017 MAP OF HO22 GLADSTONE PARADE, ELSTERNWICK

Number 6 Gladstone Parade was included within the Heritage Overlay, despite not being shown in the HMP 1996 plan for the area.

The Gladstone Parade Precinct is significant as Glen Eira's "*most imposing Land Boom subdivision, confirmed by the number of substantial two storeyed nineteenth century residences*". Most of the contributory buildings were built within this era with the exception of No. 8 Gladstone Parade, for which Council records indicate that construction occurred in 1915. If that building is noted as Contributory, there are two other properties in Gladstone Parade with dwelling construction dates of 1912 (no. 22) and 1915 (no. 19) that should also be included as Contributory properties.

During the review of the Gladstone Parade Precinct, a small number of discrepancies were noted. Differences between the HMP 1996 map and the 2017 Review Plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Clarence Avenue 10	Contributory (formerly part of 36 Gladstone Parade)	New dwelling located behind the original dwelling = Non Contributory
Gladstone Parade 19	Non Contributory	Original building in situ. Council records indicate construction date of 1915 = Contributory
Gladstone Parade 22	Non Contributory	Original building in situ. Council records indicate construction date of 1915 = Contributory
Hartington Street 2A	Contributory (formerly part of 15 Gladstone Parade)	New dwelling located behind the original dwelling = Non Contributory

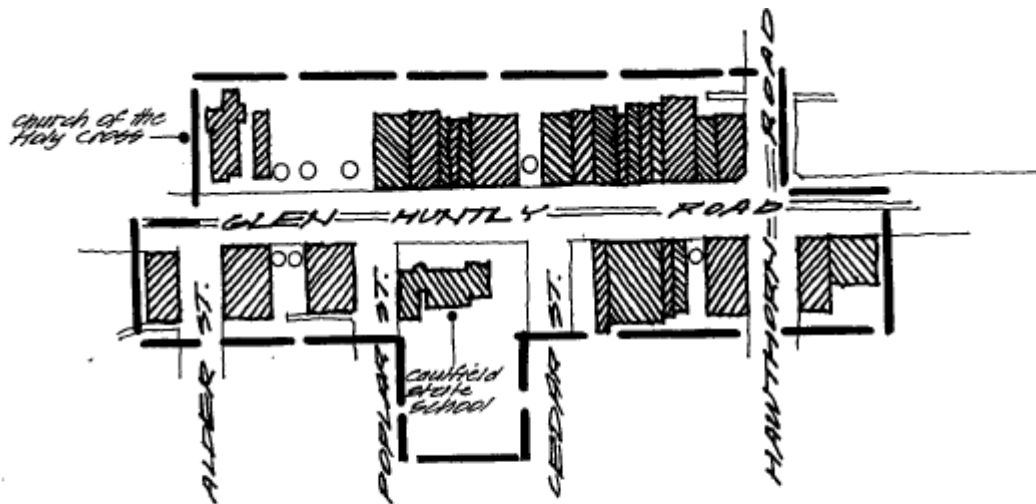
CONTRIBUTORY PROPERTIES WITHIN HO22 GLADSTONE PARADE, ELSTERNWICK

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 now Leibler Yavneh College)

H066 SOUTH CAULFIELD SHOPPING CENTRE AND ENVIRONS, SOUTH CAULFIELD





HERITAGE MANAGEMENT PLAN 1996 - H066 MAPPING EXTRACT



3.76 SOUTH CAULFIELD
SHOPPING CENTRE

2017 DIGITAL MAP OF HO66

**GLEN EIRA CITY COUNCIL
Heritage Properties**

- Legend
-  Heritage Precinct
 -  Significant
 -  Contributory
 -  Non Contributory



Heritage Map HO66

COMPARISON OF THE 1996 AND 2017 MAP OF HO66 SOUTH CAULFIELD SHOPPING CENTRE AND ENVIRONS, SOUTH CAULFIELD

Caulfield Primary School No. 773 is an individually listed (Significant) heritage property (HO30) located in the centre of this heritage precinct. This property is both individually significant and contributory to the heritage significance of the wider precinct.

The Precinct has *‘historic and architectural importance at the municipality’s pre-eminent Inter-War shopping centre’*.

The Review process found one additional property that Council officers believe should be Contributory within this precinct and two properties that should be listed as Non Contributory. These are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Glen Huntly Road 713-717	Non Contributory	Original building in situ. Council records indicate construction date of 1939 = Contributory
Hawthorn Road 10/340A (located behind 791 -3 Glen Huntly Road) and 342 (located behind 788 Glen Huntly Road)	Contributory	10/340A is a new public toilet complex and 342 is a large, modern office building = Non Contributory

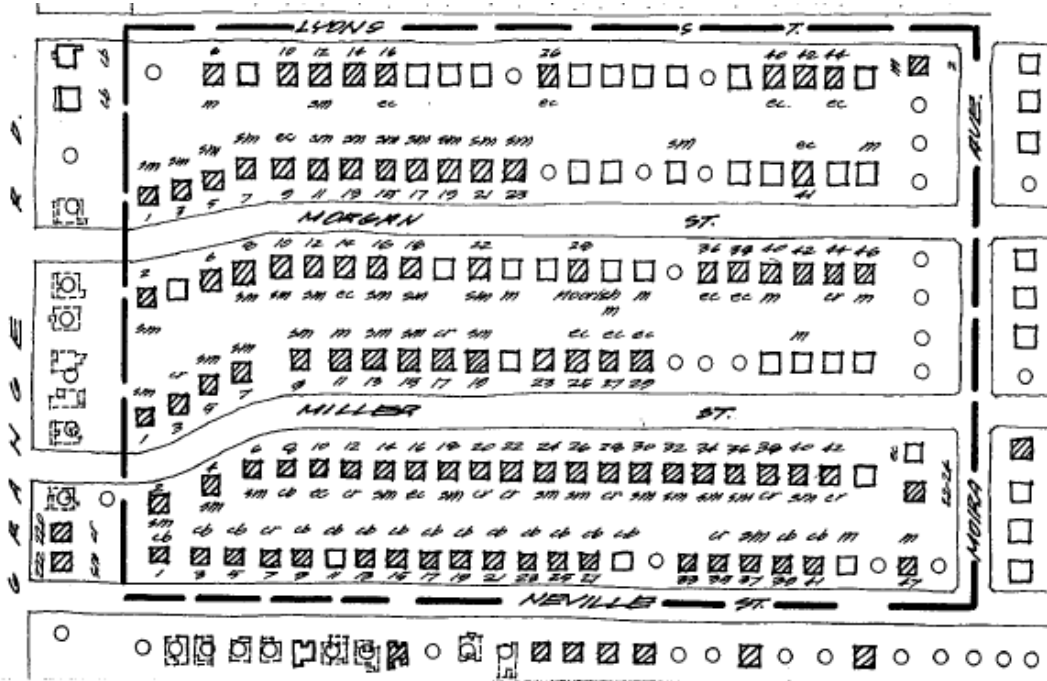
CONTRIBUTORY PROPERTIES WITHIN HO66 SOUTH CAULFIELD SHOPPING CENTRE AND ENVIRONS, SOUTH CAULFIELD

Glen Huntly 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

Glen Huntly Road tram overhead poles 105-121

HO28 GLEN HUNTLY PARK ESTATE AND ENVIRONS, GLEN HUNTLY

HERITAGE MANAGEMENT PLAN 1996 - HO28 MAPPING EXTRACT



3.65 GLEN HUNTLY PARK ESTATE

LEGEND:

- CONTRIBUTORY BUILDING
- BUILDING DESTROYED
- NON-CONTRIBUTORY BUILDING
- PROPOSED URBAN CONSERVATION AREA BOUNDARY

architectural styles:

- cl* California Bungalow
- sm* Spanish Mission and Mediterranean
- cc* English Cottage
- m* Moderne
- cr* Colonial Revival

2017 DIGITAL MAP OF HO28



GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



Heritage Map HO28

COMPARISON OF THE 1996 AND 2017 MAP OF HO28 GLEN HUNTLY PARK ESTATE AND ENVIRONS, GLEN HUNTLY

“Our Inter War Houses – How to Recognise, Restore and Extend Houses of the 1920s and 1930s” by Bryce Raworth states that approximate dates for the Inter War period in Victoria are 1919 to 1942. During the review of the Glen Huntly Park Estate Precinct, it was noted that a number of properties noted in the HMP 1996 as being Non Contributory appeared to be from the period of significance. It was also noted that some dwellings within the precinct had been demolished and the replacement building should be noted as Non Contributory. Differences between the HMP 1996 map and the 2017 Review Plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Miller Street 2/11	Contributory	New dwelling to the rear of existing dwelling = Non Contributory
Miller Street 44A	Non Contributory (formerly part of 20 Moira Avenue)	New dwelling to the rear of existing dwelling = Non Contributory
Miller Street 31	Non Contributory	Original buildings in situ. Council records indicate construction date of 1930 = Contributory
Moira Avenue 4	Non Contributory	Original buildings in situ. Council records indicate construction date of 1940 = Contributory
Morgan Street, 27	Building Defaced (Contributory)	Original buildings demolished. New building = Non Contributory
Morgan Street 34	Non Contributory	Original buildings in situ. Council records indicate construction date of 1940 = Contributory
Morgan Street 43, 45	Building Defaced (Contributory)	Original buildings demolished. New building = Non

Address	HMP 1996 mapping	2017 Review notes
		Contributory
Morgan Street 46A	Non Contributory (formerly part of 12 Moira Avenue)	New dwelling to the rear of existing dwelling = Non Contributory
Neville Street 29	Building Defaced (Contributory)	This building is very altered and no longer warrants a Contributory rating = Non Contributory

CONTRIBUTORY PROPERTIES WITHIN HO28 GLEN HUNTLY PARK ESTATE AND ENVIRONS, GLEN HUNTLY

Lyons Street: 6, 8, 10, 12, 14, 16, 18, 20, 22, 26, 28, 30, 32, 34, 38, 40, 42, 44, 48

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

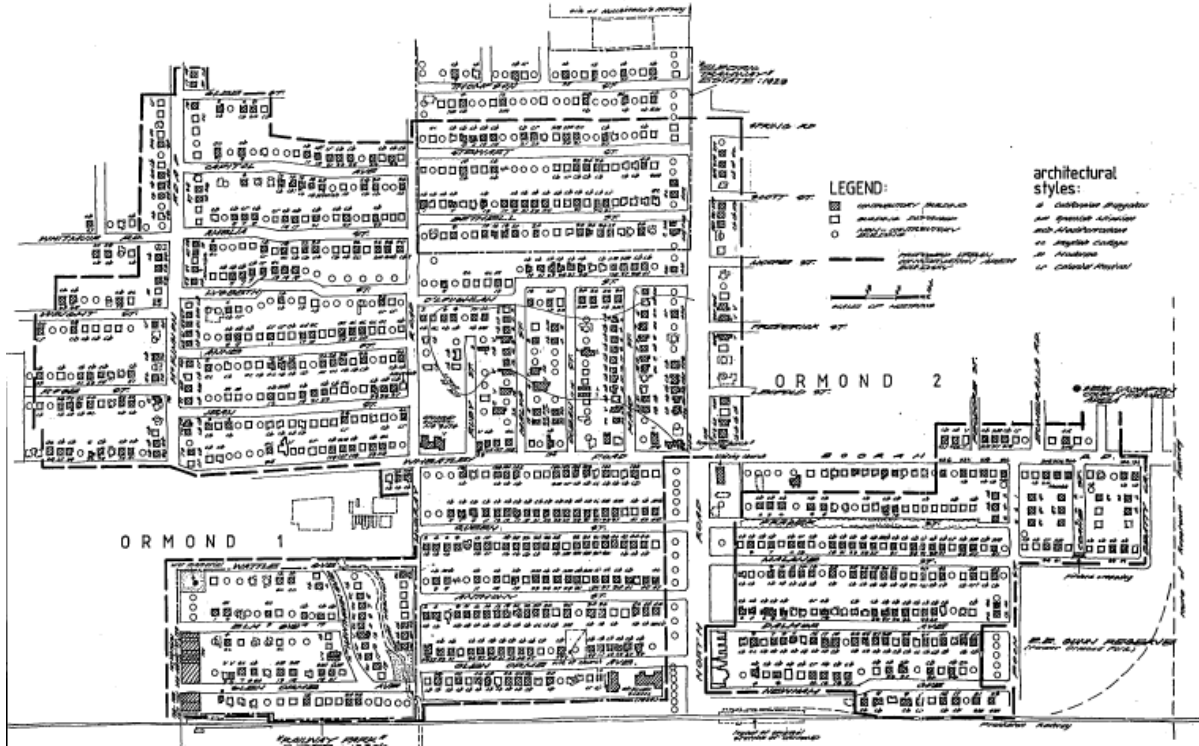
Moira Avenue: 2, 4, 20, 22, 24

Morgan Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 9A, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 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

H075 ORMOND PRECINCT ENVIRONS

HERITAGE MANAGEMENT PLAN 1996 - H075 MAPPING EXTRACT



2017 DIGITAL MAP OF HO75

GLEN EIRA CITY COUNCIL Heritage Properties

- Legend
- Heritage Precinct
 - Significant
 - Contributory
 - Non Contributory



Heritage Map H075

COMPARISON OF THE 1996 AND 2017 MAP OF HO75 ORMOND PRECINCT ENVIRONS

The HMP 1996 plan of Ormond Precinct Environs differs markedly from the final heritage precinct that was approved in 2000. Large areas to the south of the Precinct were removed during the L33/C2 Amendment process.

“Our Inter War Houses – How to Recognise, Restore and Extend Houses of the 1920s and 1930s” by Bryce Raworth states that approximate dates for the Inter War period in Victoria are 1919 to 1942. During the 2017 review of the Ormond Precinct, it was noted that a number of properties noted in the HMP 1996 as being Non Contributory appeared to be from the period of significance, which includes nineteenth century, post Federation and Inter-War. It was also noted that some dwellings within the precinct had been demolished and the replacement building should be noted as Non Contributory. Differences between the HMP 1996 map and the 2017 Review Plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Anthony Street 1	Non Contributory	Original building in situ. Council records indicate a construction date of 1939 = Contributory
Anthony Street 13	Non Contributory	Original building in situ. Council records indicate a construction date of 1940 = Contributory
Bethell Street 15	Non Contributory	Original building in situ. Council records indicate a construction date of 1939 = Contributory
Bethell Street 1/23 & 2/23	Contributory	Original building demolished. New units = Non Contributory
Bethell Street 27A & 27B	Building Defaced (Contributory)	Original building demolished – new units on this property = Non Contributory
Bethell Street 47	Building Defaced (Contributory)	Original buildig is highly altered = Non Contributory
Booran Road 203	Building Defaced (Contributory)	Original building demolished – new units on this property =

Address	HMP 1996 mapping	2017 Review notes
		Non Contributory
Booran Road 211	Non Contributory	Original building in situ. Council records indicate a construction date of 1924 = Contributory
Booran Road 224	Non Contributory	Original building in situ. Council records indicate a construction date of 1920 = Contributory
Coane Street 1A	Property originally part of 202 Booran Road, Building Defaced (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Coane Street 1	Building Defaced (Contributory)	This building was constructed outside of the period of significance (1955) and is therefore Non Contributory
Coane Street 1/3, 2/3	Contributory	Original building demolished. New building = Non Contributory
Coane Street 1/4, 2/4	Contributory	Original building demolished. New building = Non Contributory
Dalmor Avenue 1A	Property originally part of 1 Dalmor Avenue (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Dalmor Avenue 14	Non Contributory	Original building in situ. Council records indicate a construction date of 1920 = Contributory
Dalmor Avenue 42, 48	Building Defaced (Contributory)	Original buildings demolished. New building = Non Contributory
Elm Grove 21	Building Defaced (Contributory)	Original building in situ. Council records indicate a construction date of 1927 though the building is very altered = Non Contributory
Foch Street 2A	Property originally part of	New dwelling located behind

Address	HMP 1996 mapping	2017 Review notes
	214 Booran Road (Contributory)	the original dwelling = Non Contributory
Fraser Street 1A, 2A and 3A	Properties originally part of nos. 1, 3 and 5 Malane Street respectively (Contributory)	New dwelling located behind original dwelling = Non Contributory
Fraser Street 8, 9	Non Contributory	Original buildings in situ. Council records indicate a construction dated of 1922 (for no.8) and 1920 (for no. 9) = Contributory
Fraser Street 21	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Faser Street 26	Property originally part of 51 Malane Street (Contributory)	New dwelling located behind original dwelling = Non Contributory
Glen Orme Avenue 2/54, 2/69	Contributory	New dwelling located behind original dwelling = Non Contributory
Glen Orme Avenue 1 & 2/50	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Glen Orme Avenue 58	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Hawthorn Grove 2	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Hawthorn Grove 8	Building Defaced (Contributory)	Original building constructed in 1946 which is not within the period of significance = Non Contributory
Hawthorn Grove 14	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Malane Street 2, 2/2,	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory

Address	HMP 1996 mapping	2017 Review notes
Malane Street 11A	Contributory	New dwelling located behind original dwelling = Non Contributory
Malane Street 17	Non Contributory	Original building in situ. Council records indicate construction date of 1926 = Contributory
Malane Street 22	Non Contributory	Original building in situ. Council records indicate construction date of 1920 = Contributory
Malane Street 2/33	Property originally part of 33 Malane Street. (Building Defaced (Contributory))	New dwelling located behind the original dwelling = Non Contributory
Malua Street 1A	Property originally part of 16 O'Loughlan Street (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Maud Street 9	Contributory	Original building demolished. New building = Non Contributory
Maud Street 25	Non Contributory	Original building in situ. Council records indicate construction date of 1939 = Contributory
Moore Street 1A	Property originally part of 378 North Road (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Newham Grove 7	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Newham Grove 22, 24	Non Contributory	Original building in situ. Council records indicate construction date of 1939 = Contributory
North Road 369	Non Contributory	Original building in situ. Council records indicate construction date of 1930 = Contributory
North Road 2/392	Building Defaced	New dwelling located behind

Address	HMP 1996 mapping	2017 Review notes
	(Contributory)	the original dwelling = Non Contributory
North Road 396	Non Contributory	Original building in situ. Council records indicate construction date of 1938 = Contributory
North Road 404	Non Contributory	Original building in situ. Council records indicate construction date of 1940 = Contributory
North Road 416	Non Contributory	Original building in situ. Council records indicate construction date of 1931 = Contributory
North Road 418	Non Contributory	Original building in situ. Council records indicate construction date of 1940 = Contributory
Ocean Street 13, 13A	Building Defaced (Contributory)	Original building demolished. New dual occupancy = Non Contributory
O'Loughlan Street 10	Non Contributory	Original building in situ. Council records indicate construction date of 1940 = Contributory
O'Loughlan Street 14A	Building Defaced (Contributory)	New dwelling located behind original dwelling = Non Contributory
O'Loughlan Street 15A & 15B, 2/33,	Building Defaced (Contributory)	Two new dwellings located behind the original dwelling = Non Contributory
O'Loughlan Street 43	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Queen Street 1	Non Contributory	Original building in situ. Council records indicate construction date of 1941 = Contributory

Address	HMP 1996 mapping	2017 Review notes
Queen Street 2, 2A, 2B	Contributory	Original building demolished. New dwellings = Non Contributory
Queen Street 24	Contributory	Original building demolished. New dwelling = Non Contributory
Queen Street 2/48, 3/48	Building Defaced (Contributory)	New dwellings located behind original dwelling = Non Contributory
Stewart Street 2A, 2/11, 2/46, 2/47	Contributory	New dwelling located behind original dwelling = Non Contributory
Stewart Street 6	Building Defaced (Contributory)	Original building demolished. New dual occupancy = Non Contributory
Stewart Street 49	Property originally part of 394 North Road, Building Defaced (Contributory)	New dwelling located behind original dwelling = Non Contributory
Scott Street 2A	Contributory	Modern dwelling set behind dwellings along North Road = Non Contributory.
Wattle Grove 14A	Property originally part of 2 Hawthorn Grove, Building Defaced (Contributory)	New dwelling = Non Contributory
Wheatley Road 126	Non Contributory	Original building in situ. Council records indicate construction date of 1939 = Contributory
Wheatley Road 130	Non Contributory	Original building in situ. Council records indicate construction date of 1941 = Contributory
Wheatley Road 147 & 147A	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Wheatley Road 156	Contributory	Original building demolished. New building = Non Contributory

Address	HMP 1996 mapping	2017 Review notes
Wheatley Road 158	Building Defaced (Contributory)	This building is very altered and therefore = Non Contributory
Wheatley Road 170A & 2/170	Building Defaced (Contributory)	Two new dwellings located behind original dwelling = Non Contributory

CONTRIBUTORY PROPERTIES WITHIN HO75 ORMOND PRECINCT ENVIRONS

Anthony Street:	1, 2, 3, 4, 5, 8, 10–31, 33–42, 44, 45, 46, 47
Beatty Crescent:	1, 2, 3, 4
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 Road	: 2A
Foch Street:	1, 2, 3, 4, 5, 6, 10, 12
Fraser Street:	2, 3, 4, 5, 6, 8, 9, 10, 12–20
Glen Orme Avenue:	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, 70, 72, 74–82 (St Kevins Primary School)
Hawthorn Grove:	3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 15, 17, 19
Malane Street:	1, 3, 4, 5, 7–17, 19–32, 1/33, 34–43, 45–52
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 Road:	129–167 (odd only)
Murry Road:	39, 43, 52, 54, 56, 58, 60, 62, 64, 66
Newham Grove:	3, 4, 5, 6, 6A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 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
Ocean Street:	2, 4, 7, 11, 15, 17, 19, 20, 22
O’Loughlin Street:	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, 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

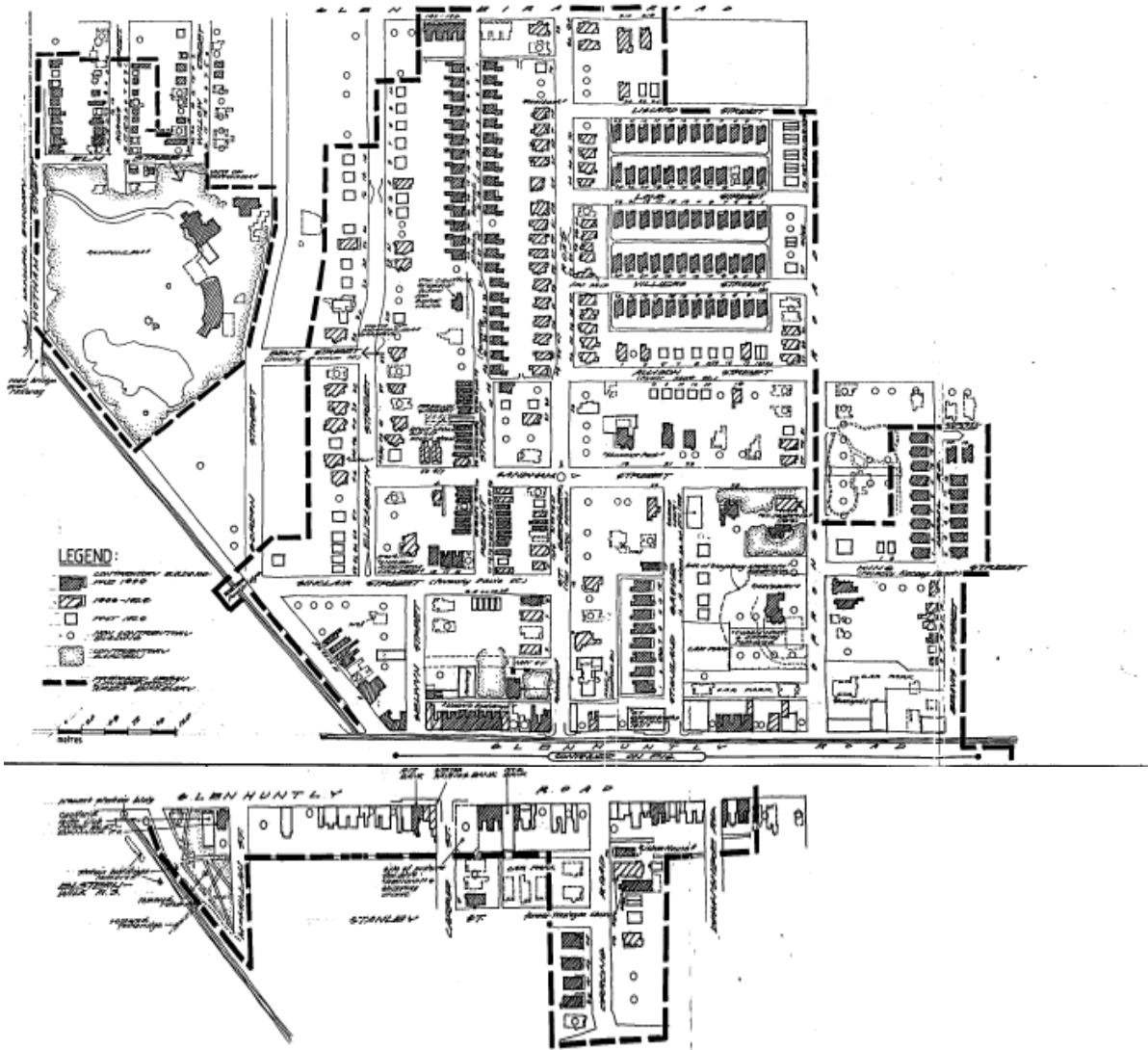
Stewart Street: 2, 3, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 21, 23, 27, 28, 29,
30, 31, 32, 34, 36, 37, 38, 40, 42, 44, 45, 1/46, 1/47, 48

Wattle Grove: 14

Wheatley Road: 1 21 (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





H072 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



Heritage Map HO72

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.

Address	HMP 1996 mapping	2017 Review notes
		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
Allison Road 19B	Formerly part of rear of 87 Orrong Road – Contributory	New building to rear of dwelling = 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 =

Address	HMP 1996 mapping	2017 Review notes
		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
Glen Huntly 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 records indicate a construction dates of 1916-1918 = Contributory
Orrong Road 1 / 78,	Non Contributory	Front dwelling is original,

Address	HMP 1996 mapping	2017 Review notes
2/78 & 3/78		contrusted 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.

Address	HMP 1996 mapping	2017 Review notes
		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, 12	Non Contributory	Original buildings in situ. Council records indicate construction dates of 1920s and 1930s = Contributory
Sinclair Street 15	Contributory	Building demolished and assimilated into the playgroud of school located at No. 11
St Georges Road 10	Non Contributory	Original building in situ. Council records indicate construction date of 1880 = Contributory
St Georges Road 10A	Non Contributory	Original building in situ. Council records indicate construction date of 1928 = Contributory
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
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 =

Address	HMP 1996 mapping	2017 Review notes
		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: 9, 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

Glen Huntly 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, 10A, 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:	1, 2, 4 (former Fire Station), 13,
Sinclair Street:	1, 2, 4, 6, 10, 11, 12, 16-20, 22, 24
Staniland Grove:	1, 3, 5A, 7, 9, 11, 13, 15, 16, 17, 18, 20, 20A, 22
Villiers Street:	1-24