

29 June 2018

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## Re: Mornington Peninsula Planning Scheme - Amendment C214

Dear Sir/Madam,

The National Trust of Australia (Victoria) supports Amendment C214 prepared by the Mornington Peninsula Shire Council which proposes to implement the findings of the *Mornington Peninsula Shire Heritage Review, Area 2 Volume 2 - Place and Precinct Citations 22 August 2016 (Revised September 2017)* by Context, introducing a permanent Heritage Overlay to places recommended for heritage protection. This includes 53 new individual heritage places, 5 new group heritage places and 1 new heritage precinct, amendments to 3 heritage places and re-ordering of the Schedule to the Heritage Overlay so that places are listed by Township, and then alphabetically by street address.

The National Trust acknowledges that Amendment C214 is consistent with the following objective under Section 4 of the *Planning and Environment Act 1987*:

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

We also recognise that the Amendment supports the National Trust's vision that 'our diverse heritage is protected and respected, contributing to strong, vibrant and prosperous communities.'

### **Kalimna Farm Complex and Farm Landscape (HO288)**

We submit some concern relating to the amendment of HO288, 'Kalimna Farm Complex and Farm Landscape'. Since the implementation of the HO on this property and the writing of this citation, substantial changes have been made to the site, including the construction of the Point Leo Estate winery and the relocation of the house associated with the HO. While this amendment made reference to the need to amend the HO to reflect the changed site conditions and relocated heritage fabric, we submit that these changes need to be adequately reflected in the citation, name and mapping for the place. As such we recommend a review of this HO, with a new citation written to reflect the change in heritage values at the site.

The citation should make reference to the change in heritage fabric, specifically referencing the former site of the house and date of relocation. Furthermore, we note that the exhibited citation by Graeme Butler & Associates makes reference to the landscape features of the property, including mature trees. This was reflected in the HO288 through the application of Tree Controls through the schedule. While there have been substantial changes to the property through recent development, we note that some significant trees are still retained on the site. We submit that these trees may still retain their significance in association with the relocated heritage fabric of the house, and we recommend that the amended HO for this property and its mapping reflect this. In particular there are a line of 9 trees that may have been included in the mapping of the current HO288, on the eastern boundary. This row of 9 trees, possibly Dutch elms, are large and make a contribution to the surrounding landscape. We consider that these trees should be scheduled and mapped as part of the amended HO as with any other trees of significance on the site. Consideration should be given as to whether trees were planted in proximity to the former location of the house, and therefore the significance they may have in association with the house, providing a lasting physical link following its relocation. We recommend that these trees are considered for inclusion in the amended HO and that proper assessment of their values is undertaken, as per the *Practice Note 01 Applying the Heritage Overlay (January 2018)*.

### **Other Concerns**

We note that Springbank, 5 Coburn Avenue, McCrae has not been included in the Amendment, but was included in the recommendations made by the *Mornington Peninsula Shire Heritage Review, Area 2 Volume 2 – Place and Precinct Citations 22 August 2016 (Revised September 2017)*. No rationale behind the exclusion of this place from the amendment has been provided.

The citation for the Soldiers Memorial includes the wrong address, and should be updated to reflect the movement of this memorial to Fruit Growers Reserve, 328 Jones Road, Somerville, as reflected in the Amendment Explanatory Report and the Heritage Overlay Schedule (HO297).

### **Inter-War and Post-War architecture**

We commend council for proposing a number of interwar and post-war places for inclusion within the heritage overlay as part of this amendment. We would like to specifically highlight the following places which recognise the diversity of our shared cultural heritage:

- Garden of the Moon and Peninsula Heights residential estate, 757, 759, 765, 767 & 777 Arthurs Seat Road, Arthurs Seat and 26 Steane Avenue, Arthurs Seat (HO401)
- Hájek House 40 Nestle Court, Arthurs Seat (HO403)
- Houses at 4, 8 and 12 Atunga Terrace, Dromana (HO404)
- House, 20 Grant Street, Dromana (HO462)
- Tanderry, 233 Palmerston Avenue, Dromana (HO411)
- A-Frame House, 10 Seaview Street, Dromana (HO413)
- House, 5 Beverley Road, McCrae (HO416)
- House, 1 Catherine Street, McCrae (HO417)
- Residence, 13 (11a) Outlook Road, McCrae (HO419)
- Elanora, 591 Point Nepean Road, McCrae (HO420)

- The Avenue McCrae Precinct, 11 Gellibrand Street and 9-23, 33-43 & 12-58 The Avenue, McCrae (HO421)
- Elsinor, 22 Boneo Road, Rosebud (HO423)
- Rosebud Guide Hall, 21 Jetty Road, Rosebud (HO424)
- Old English Houses, 48 & 50 Jetty Road, Rosebud (HO425)
- Stonehaven, 15 Mitchell Street, Rosebud (HO426)
- Uniting Church, 2-8 Murray-Anderson Road, Rosebud (HO427)
- Residence, 96 Ocean Street, Rosebud (HO428)
- Balwick, 751 Point Nepean Road, Rosebud (HO429)
- Wannaeue, 834 Point Nepean Road, Rosebud (HO430)
- Old English House, 844 Point Nepean Road, Rosebud (HO431)
- Foreshore Cottages, 874 & 876 Point Nepean Road, Rosebud (HO432)
- Rosebud Mechanics Institute, Shire Regional Library, former, 878 Point Nepean Road, Rosebud (HO433)
- Foreshore Cottages, 1 Butcher Place & 880 Point Nepean Road, Rosebud (HO434)
- Rosebud State School No. 2627, 923 Point Nepean Road, Rosebud (HO436)
- Band Room (former Youth Club), 986 Point Nepean Road, Rosebud (HO437)
- Model Dairy Milk Bar, former, 1013 Point Nepean Road, Rosebud (HO438)
- Rosebud Hotel, 1099-1125 Point Nepean Road, Rosebud (HO439)
- All Saints Anglican Church, 1153-1157 Point Nepean Road, Rosebud (HO440)
- Carltonia, 1481 - 1483 Point Nepean Road, Rosebud (HO 441)
- Ramsay Manufacturing Co., former, 1489 Point Nepean Road, Rosebud (HO442)
- Moderne House, 4-6 Seventh Avenue, Rosebud (HO444)
- Houses, 1737 Point Nepean Road & 18 Woyna Avenue, Capel Sound (HO447)
- Rye Civic Hall (former Mechanics Institute and Free Library), 12 Napier Street, Rye (HO451)
- Golden Sands, 6 Ozone Street, Rye (HO452)
- Grace Sullivan Memorial changing rooms (former), Rangers Office, Point Nepean Road, Rosebud Foreshore at Lyons Street, Rye (HO453)
- Romany, 2467 Point Nepean Road, Rye (HO454)
- Bethany, 2493 Point Nepean Road, Rye (HO455)
- Rye Foreshore Pavilion, 2560 Point Nepean Road (off), Rye (HO456)

We consider that the above places are representative of the unique boom of residential development of the Mornington Peninsula during the 20th century, highlighting modest or experimental holiday houses and permanent residences that responded to the seaside location, surrounding landscape and vegetation as well as socially and historically significant civic buildings. We are also pleased that a number of these citations make reference to the layout of the garden, its materials, significant trees or plantings.

### **Landscape forms**

We are also pleased to see that landscaped forms such as the Granite Sea Wall at Anthony's Nose, Dromana (HO461), the Main Ridge Oval Gates (HO415), the Jetty Entrance Walls (HO443) as well as a Monterey Cypress at Rye (HO449) are also recognised for the contribution they make to the natural and cultural landscape of the Mornington Peninsula.

## Conclusion

Overall we submit that Amendment C214 proposes heritage protection to a diverse range of architectural styles and landscape forms, recognising the role these places have in the municipality's history and heritage. In particular the recognition of twentieth-century places highlights the contribution of the varying styles of that period's architecture and gardens on the regional identity and cultural landscape of the Mornington Peninsula. In conclusion, the National Trust supports the adoption of the changes proposed in Amendment C214, noting some concerns and recommendations above. We congratulate the Mornington Peninsula Shire Council for progressing increased heritage overlay protection for this highly significant and iconic area of Victoria.

If you have any questions regarding the above, please contact me on 9656 9823.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Jessica Hood', written in a cursive style.

Jessica Hood  
Community Advocate - Environmental Heritage  
National Trust of Australia (Victoria)