

MORNINGTON PENINSULA HERITAGE REVIEW, AREA 3

Volume 3 – Statements of Significance

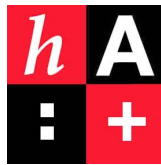
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This Heritage Review has been undertaken in accordance with the principles of the Burra Charter adopted by ICOMOS Australia

**This document has been completed by
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This Volume is based on information from Volume 2 of the Heritage Review adopted in July 2019. It was assembled by the Mornington Peninsula Shire officers



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1 Brooke Crescent, Blairgowrie Statement of Significance

Heritage Place:	Longford Cottage	PS ref no:	HO469
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Photo supplied by Mornington Peninsula Council 2019

What is significant?

1 Brooke Crescent, Blairgowrie, known as Longford Cottage is a Victorian cottage suspected to be built of wattle and daub and limestone. It is one of the earliest cottages remaining in Blairgowrie and is associated with the well-known Dr JW Gunst.

The Victorian cottage appears to retain some of its original fabric. It has a symmetrical façade with a hipped roof, external limestone and brick chimney and multi-pane windows. The garden setting and limestone garden walls adds to its significance.

How is it significant?

1 Brooke Crescent, Blairgowrie is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

1 Brooke Crescent, Blairgowrie, known as Longford Cottage is historically significant as a rare Victorian residence in Blairgowrie. The property was constructed circa 1870 and is a fair example of a Victorian cottage. It belonged to the well-known homeopathist Dr JW Gunst. If the walls that are wattle and daub are still existing, it is a rare example of this building method on the Peninsula.

(Criterion A & B)

The house retains some of its original features of a Victorian cottage, including symmetrical front, suspected wattle and daub walls, limestone chimney back with brick flue and hipped iron roof. The retention of the garden allotment enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

12 Derrick Street, Blairgowrie Statement of Significance

Heritage Place:	Woodlands	PS ref no:	HO466
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Photo sourced from realestate.com, July 2018. Building not visible from street.

What is significant?

12 Derrick Street, Blairgowrie, known as Woodlands, is a Late Victorian limestone and brick house, dating to circa 1903. It was built for the locally significant Hughes family, who owned kilns near here, and was occupied by members of their family until 1927.

The limestone and brick house appears to retain some of its Late Victorian fabric. It has a symmetrical façade with a hipped iron roof, two brick chimneys, and quoining to the windows and doors in red brick. The timber door has sidelights and fanlight. The house has been altered and extended to the side, rear and the front verandah is new.

How is it significant?

12 Derrick Street, Blairgowrie is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

12 Derrick Street, Blairgowrie is historically significant for its association with the Hughes family. The property was constructed circa 1903 and is a good example of a Late Victorian limestone and brick house. It belonged to a well-known and influential local family of lime burners and is partially intact. (Criterion A)

The house retains some of its original features of a Late Victorian house, including limestone walls and brick quoining and chimneys, timber doors and windows. It has been built in and it is now accessed from the rear of the house on Derrick Street. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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15 The Loop, Blairgowrie - Statement of Significance

Heritage Place:	house	PS ref no:	HO467
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Photo sourced from realestate.com.au

What is significant?

15 The Loop, Blairgowrie, is an Inter-War bungalow in its original garden setting, dating to circa 1910-1930. It was possibly built for the Blunt family, and was occupied by members of their family for 20 years.

The timber Inter-War bungalow appears to retain most of its original fabric. It has an asymmetrical façade with a projecting gable, with shingle decoration, notched weatherboards and some original windows and doors. The garden setting on a prominent corner allotment adds to its significance.

How is it significant?

15 The Loop, Blairgowrie is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

15 The Loop, Blairgowrie is historically significant as a rare Inter-War residence in Blairgowrie. The property was constructed circa 1910-1930 and is a good example of an Inter-War bungalow. It belonged to a local family of fishermen who might have built the house themselves and is very intact. (Criterion A)

The house retains a number of its original features of an Inter-War bungalow, including notched weatherboard walls, shingle gable end decoration, timber doors and windows, decorative verandah brackets and barge boards. The retention of the corner allotment enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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4 Tallarook Street, Blairgowrie Statement of Significance

Heritage Place:	Paterson House (former)	PS ref no:	HO468
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Photo by Built Heritage Pty Ltd 2017

What is significant?

4 Tallarook Street, Blairgowrie, is a two-storey holiday house comprising a butterfly-roofed timber-clad upper level with wide L-shaped balcony that projects over a recessed lower level with stone wing wall defining an undercroft carport. It was erected in 1957 for builder Max Paterson and his wife Doris, to a design by Russian-born émigré architect Anatol Kagan.

How is it significant?

4 Tallarook Street, Blairgowrie, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

4 Tallarook Street, Blairgowrie, is of architectural significance as a notable example of modern residential architecture of the 1950s, and specifically the distinctive sub-style associated with émigré architects who were born, qualified as architects and often practiced in Europe before settling here. This house displays many of the key motifs associated with European Modernism, such as its broad-eaved butterfly roof, window walls and stone-clad wing walls, as well as its articulation as an 'upside down house' (i.e., principal rooms to an emphasised upper level and service areas/undercroft to an understated lower level), creating the effect of an elevated volume (*Criterion E*).

The house is also significant as a notable example of the residential work of Russian-born and German trained Anatol Kagan, one of Melbourne's leading émigré architects of the 1950s (*Criterion H*). As Kagan is best known as a designer of large and luxurious town residences for wealthy émigré businessmen in Melbourne's southern and eastern suburbs (e.g. Toorak, Kew, Balwyn, Beaumaris and Caulfield), this house is rare as one of only a handful that he is known to have designed outside the metropolitan area. Moreover, it is one of only two holiday houses that he ever designed (both located on the Mornington Peninsula), and since the demolition of the other at Mount Eliza in 2010, it is now the only one to remain standing.

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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26 Back Beach Rd, Portsea Statement of Significance

Heritage Place:	Jensen House (former)	PS ref no:	HO471
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Photo by Built Heritage Pty Ltd 2017

What is significant?

26 Back Beach Road, Portsea, is an elevated steel-framed holiday house on a square plan, with sloping walls and a low pyramidal roof with central pop-up clerestory. It was erected in 1953-54 for estate agent Peter Jensen, to the design of leading Melbourne modernist architect Rae Featherstone.

How is it significant?

26 Back Beach Road, Portsea, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

26 Back Beach Road, Portsea, is of architectural significance as an unusual example of an architect-designed holiday house of the 1950s. It exhibits highly distinctive planning, construction and detailing including the centralized square plan, structural system with a modular grid of steel columns, outward sloping walls and a low pyramidal roof with pop-up clerestory above the central kitchen (*Criterion F*). It is an excellent and substantially intact example of the work of Rae Featherstone (1907-1987), a leading modernist architect from the 1930s to the 1960s who, while best known as longtime Staff Architect at the University of Melbourne, undertook a number of private residential commissions that attracted press attention (*Criterion H*). This particular example of his work was reported in both the *Australian House & Garden* (lauded as “one of the most interesting and unusual houses to be seen in Victoria”) and the property column of the *Argus* newspaper

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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100 Back Beach Road, Portsea Statement of Significance

Heritage Place:	Haysom House (former)	PS ref no:	HO472
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Photo by Built Heritage Pty Ltd 2017

What is significant?

100 Back Beach Road, Portsea, is a timber-framed holiday house expressed as a series of modular square pavilions clad in vertical timber boarding with full-height window walls and French doors, and individual hipped or linked gabled roofs clad in corrugated steel sheeting. The house was erected in 1985-86 for advertising agent Max Haysom to a design by Graeme Gunn, who subsequently adapted it for the *Summer Pavilion* house in the new Merchant Builders *Four Seasons* range of standardised holiday houses.

How is it significant?

100 Back Beach Road, Portsea, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

100 Back Beach Road, Portsea, is of architectural significance as an unusual example of a holiday house based on a simple but ingenious system of linked modular pavilions (*Criterion F*). With Graeme Gunn acknowledging the influence of Japanese architecture, and the vernacular tradition of enlarging colonial miner's cottages with annexes, the house was conceived to maximise flexibility, ease of construction and to allow for future additions – a design intent borne out by several successive phases of sympathetic enlargement (at least one of which was designed by Gunn himself). The house also accrues an additional layer of architectural significance in that its modular system was adapted by Gunn to create the *Summer Pavilion*, one of four standardised holiday houses from the *Four Seasons* range developed by leading project housing company Merchant Builders, with whom Gunn had maintained a significance association from its inception in 1965 (*Criterion H*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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21-23 Blair Road, Portsea Statement of Significance

Heritage Place:	O'Dwyer House (former)	PS ref no:	HO473
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Photo by Built Heritage Pty Ltd 2017

What is significant?

Occupying a densely tea-treed double-width block, 21-23 Blair Road, Portsea, is a mostly single-storey timber holiday house on an asymmetrical courtyard plan based on irregular polygonal geometry, with a similarly irregular roofline. It was built in 1986-88 for Michael and Susan O'Dwyer, to a design by Gregory Burgess.

How is it significant?

21-23 Blair Road, Portsea is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

21-23 Blair Road, Portsea, is of architectural significance as excellent example of the idiosyncratic style of award-winning architect Gregory Burgess, whose work is characterised by irregular articulation of floorplans, rooflines and fenestration, typically with bold and expressive timberwork (*Criterion E*). While Burgess designed several holiday houses on the Mornington Peninsula from the early 1970s to the present day, this one (his only project in Portsea/Sorrento) is the quintessential example of his 1980s residential work, when his reputation rose to lofty heights with an influx of awards and his first international publicity (*Criterion H*). This house, itself a finalist for the RAIA (Victorian Chapter) awards in 1989, represents a striking individualistic approach to the design of a peninsula weekender, with its jagged plan justified by a desire to retain the scrubby tea-tree setting.

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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33 Campbells Road, Portsea Statement of Significance

Heritage Place:	Osborne House (former)	PS ref no:	HO474
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Photo by Built Heritage Pty Ltd 2017

What is significant?

33 Campbells Road, Portsea, is a holiday dwelling that was built for South Yarra residents Antony and Susan Osborne to a design by the architectural partnership of McGlashan & Everist. Completed in 1960, it is a single-storey flat-roofed house of brick and timber construction, laid out on a courtyard plan

How is it significant?

33 Campbells Road, Portsea, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

33 Campbells Road, Portsea, is of architectural significance as an early and substantially intact example of the residential work of award-winning architects McGlashan & Everist, which was characterised by a distinctive minimalist articulation of modular planning, simple trabeation and a limited palette of materials that invariably comprised large timber members, stark masonry walls and full-height glazing and timber cladding (*Criterion E*). One of a number of holiday houses that the firm is known to have designed on the peninsula for elite Melbourne families, this example anticipates subsequent developments in the firm's mature work, especially in its incorporation of walled courtyards that would recur in later projects such as the celebrated *Heide II* in Bulleen (1968). (*Criterion H*).

Primary source

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14 Cove Avenue, Portsea Statement of Significance

Heritage Place:	Cove House	PS ref no:	HO475
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No image has been found for this property

What is significant?

14 Cove Avenue, Portsea, known as Cove House, is a late Victorian house located on the cliff-top of Portsea. It was built for the Purves family and was occupied by them for 70 years.

The spectacular setting at the edge of the cliff contributes to the significance of the place.

How is it significant?

14 Cove Avenue, Portsea is of local historical significance to the Mornington Peninsula Shire.

Why is it significant?

14 Cove Avenue, Portsea is historically significant for its association with the Purves family for 70 years and the Pizzey family for 78 years, until the present day. The property was constructed at the end of the 19th century and is a rare surviving cliff top residence in Portsea which belonged to well-known families who used the property as a holiday house. (Criterion A & B)

The generous garden setting and cliff top location adds to the significance of the site. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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2-4 Elizabeth Road, Portsea Statement of Significance

Heritage Place:	Watt House (former)	PS ref no:	HO476
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Photo by Built Heritage Pty Ltd 2017

What is significant?

2-4 Elizabeth Road, Portsea, is a two-storey holiday house of timber and concrete block construction, laid out on a stepped rectilinear plan with projecting bays and balconies. It was erected in 1969-70 for Jim and Susan Watt, to a design by architects Murphy & Alekna.

How is it significant?

2-4 Elizabeth Road, Portsea, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

2-4 Elizabeth Road, Portsea, is of architectural significance as an excellent and early example of a holiday house that demonstrates the pervasive influence of the Brutalist tendency in residential architecture. Emerging gradually in Melbourne from the early 1960s before becoming increasingly popular during the 1970s, this style was broadly characterised by the frank expression of unfinished materials (brick, slate and timber and particularly concrete) and a sculptural articulation of stepped plan forms, stark massing and jagged rooflines. Dating from 1970-71, the Watt House represents a striking, intact and early manifestation of Brutalism in this part of the Mornington Peninsula Shire, with its stepped plan, irregular roofline and stark expression of unpainted concrete block walls and treated pine cladding (*Criterion E*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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53 Franklin Road, Portsea Statement of Significance

Heritage Place:	The Dairy	PS ref no:	HO477
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Photo supplied by Nepean Historical Society 2019

What is significant?

53 Franklin Road, Portsea known as The Dairy, is a late Victorian cottage, dating to circa 1863-1879. It was probably built by James Sandle Ford and was possibly used for farming activities, as it is located almost 1 km from the main homestead in what was a fenced stock paddock. Later it was owned by the local Eldred family for 31 years.

The house retains some of its original fabric, including limestone walls and two chimneys. It has an asymmetrical façade with a projecting Federation period gable, a skillion sunroom and the original late Victorian cottage, all in limestone. A two storey section at the rear is not of significance

How is it significant?

53 Franklin Road, Portsea is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

53 Franklin Road, Portsea is historically significant for its association with the locally significant family of James Sandle Ford. The building was probably first constructed sometime between 1863-1879 and is a fair example of a late Victorian limestone cottage. It is one of only a few original cottages surviving in Portsea of the original Ford subdivision and is partly intact. (Criterion A & B)

The house retains a number of original features of a late Victorian and Federation house, including limestone walls, limestone chimney, projecting gable at the front. The technique of limestone construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. This building demonstrates the skill of local builders at an early period in the settlement of Portsea. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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11 Grosvenor Court, Portsea Statement of Significance

Heritage Place:	Brasch House (former)	PS ref no:	HO478
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Photo by Built Heritage Pty Ltd 2017

What is significant?

11 Grosvenor Court, Portsea, is a single-storey flat-roofed holiday house of white-painted concrete block construction, with full-height windows opening onto a wide trabeated verandah. It was erected in 1974 for businessman Graham Brasch (of Brashes Music fame) to the design of society architect Wayne Gillespie.

How is it significant?

11 Grosvenor Court, Portsea, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

11 Grosvenor Court, Portsea, is of architectural significance as the first house that architect Wayne Gillespie ever designed in Portsea. Grandson of a local flower farmer and son of a socialite who lived for many years on Point Nepean Road, Gillespie began his architectural career designing houses for well-connected families in Toorak and environs before inevitably being commissioned by that same clientele to provide comparable peninsula holiday houses. The Brasch House was the first in a steady stream of such commissions that would sustain Gillespie's practice until his death in 2005, by which time he had become one of the most sought-after designers of Portsea holiday houses for Melbourne's elite (*Criterion H*). With planar concrete block walls, flat roof and large windows opening onto a long verandah, the Brasch House anticipates Gillespie's mature signature style of stark classically-inspired minimalism that would define so many of his later Portsea houses (*Criterion E*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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6 Merrylands Avenue, Portsea Statement of Significance

Heritage Place:	McIntosh House (former)	PS ref no:	HO479
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Photo by Built Heritage Pty Ltd 2017

What is significant?

6 Merrylands Avenue, Portsea is a single-storey house on a sprawling rectilinear plan with stark pale-coloured masonry walls, trabeated verandahs, full-height glazing and flat roof with pyramidal and barrel-vaulted skylights. Designed by Wayne Gillespie for stockbroker John McIntosh, the house was one of two grand residences erected in 1985-86 on adjacent sites created from what had been Edward Baillieu's *Merrylands* estate.

How is it significant?

6 Merrylands Avenue, Portsea, is of local architectural to the Mornington Peninsula Shire.

Why is it significant?

6 Merrylands Avenue, Portsea, is of architectural significance as one of the finest surviving examples of the residential work of society architect Wayne Gillespie. Grandson of a local flower farmer and son of a socialite who lived for many years on Point Nepean Road, Gillespie began his architectural career designing houses for well-connected families in Toorak and environs before inevitably being commissioned by that same clientele to provide comparable peninsula holiday houses. Dating from mid-1980s, the magnificently-sited McIntosh House is the quintessential example of a palatial weekender in Gillespie's trademark minimalist style, with an expansive plan inspired by the Roman villa form, stark masonry walls, full-height windows opening onto broad trabeated verandah, and flat roof enlivened by pyramidal and barrel-vaulted skylights (*Criterion E*). The house is acknowledged as one of Gillespie's most significant projects by his biographer, Barbara Wenzel, who used a photograph of the building for the front cover of her book (*Criterion H*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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8 Merrylands Avenue, Portsea Statement of Significance

Heritage Place:	Nicholas House (former)	PS ref no:	HO480
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Photo by Built Heritage Pty Ltd 2017

What is significant?

8 Merrylands Avenue, Portsea, is a split-level flat-roofed house on a stepped and angular plan that incorporates expansive terraces overlooking the bay, sheltered by triangular pergolas. Designed by Ermin Smrekar for businessman Stephen Nicholas, the house was one of two grand residences erected in 1985-86 on adjacent sites created from what had been Edward Baillieu's *Merrylands* estate.

How is it significant?

8 Merrylands Avenue, Portsea, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

8 Merrylands Avenue, Portsea, is of architectural significance as an excellent and intact example of the highly idiosyncratic style of Italian-born architect Ermin Smrekar (*Criterion H*). Over a career spanning five decades, Smrekar became well known for his distinctive buildings characterised by sculptural forms, jagged geometry and a bold juxtaposition of materials. This palatial clifftop residence, with its sharply angled bay frontage incorporating triangular pergolas, is an excellent and intact example of Smrekar's residential work during the 1980s, when his distinctive personal style merged with the prevailing fashion for Post-Modernism (*Criterion E*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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10 MacGregor Avenue, Portsea Statement of Significance

Heritage Place:	Paton House (former)	PS ref no:	HO481
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Photo by Built Heritage Pty Ltd 2017

What is significant?

10 MacGregor Avenue, Portsea, is a two-storey timber holiday house with vertical pine cladding and a jagged skillion roofline. It was erected in 1970-71 for Ross Paton (of Paton's Brakes fame), to the design of leading Melbourne modernist architect Kevin Borland.

How is it significant?

10 MacGregor Avenue, Portsea is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

10 MacGregor Avenue, Portsea, is of architectural significance as an unusual example of an architect-designed holiday house of the 1970s. With its unusual plan form based on rotated geometry, its stepped elevations, jagged roofline and sculptural appearance, the house represented architect Kevin Borland's earliest foray into a distinctive style that would characterise his residential projects for the remainder of the 1970s (*Criterion F*). As such, it must be considered one of Borland's more significant houses, bolstered by the fact that it received an RAI A merit award in 1972, as well as other press and scholarly attention (*Criterion H*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

3715 Point Nepean Road, Portsea Statement of Significance

Heritage Place:	St Thomas Catholic Church	PS ref no:	HO482
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Photo heritage ALLIANCE 2018

What is significant?

3715 Point Nepean Road, Portsea, known as St Thomas' Church is a simple timber church with a central front narthex and gable roof. It was built in 1903 and was altered in 1911. St Thomas' is the only extant church in Portsea. The building retains most of its original fabric and has a high degree of integrity.

How is it significant?

3715 Point Nepean Road, Portsea, St Thomas' Church is of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3715 Point Nepean Road, Portsea, is historically significant because it was constructed in 1903 and has operated as a parish church for over 100 years. In 1926 it became a part of the new Parish of Sorrento which had been placed under the care of the Oblates of Mary Immaculate of which it remains. It is the oldest extant Catholic Church on the Nepean Peninsula. (Criterion A)

St Thomas' no longer operates as a parish church but is used as a chapel for weddings, baptisms and funerals. It is significant for its long history of service to the Portsea community as place of public worship and a location for commemoration and celebration of significant life events. (Criterion G)

Architecturally it is a rare, intact and unusual example of a very simple, unadorned gabled timber church with narthex, lacking all religious symbolism, in the Mornington Peninsula. (Criterion B)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

3720 Point Nepean Road, Portsea Statement of Significance

Heritage Place:	Harbour Gate flats	PS ref no:	HO485
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Photo by Built Heritage Pty Ltd 2017

What is significant?

3720 Point Nepean Road, Portsea, is a single-storey gable-roofed development of eight flats arranged as a row of four L-shaped blocks. They were erected in 1954 by Aychar Pty Ltd, using a propriety system of solid plaster construction developed by that company, and were designed by architect Bernard Evans, who was a director.

How is it significant?

3720 Point Nepean Road, Portsea, is of local architectural and technological significance to the Mornington Peninsula Shire.

Why is it significant?

3720 Point Nepean Road, Portsea, is of architectural significance as an early example of purpose-built holiday flats in this part of the municipality. Although these were common in Rosebud, Dromana and elsewhere in the 1950s and '60s, the *Harbour Gate* flats represent one of the first such developments in the Portsea and Sorrento area. As such, they anticipated the boom of multi-dwelling development that would become increasingly prevalent in the area from the later 1960s onwards. (*Criterion A*)

3720 Point Nepean Road, Portsea, is of technological significance as an example of experimental construction developed by Aychar Pty Ltd, a company formed in 1948 by leading architect Bernard Evans and master builders John Seccull and Lewis Burne (*Criterion H*). Conceived at a time when innovative forms of prefabrication were being considered as a solution to the post-war housing crisis, the Aychar system consisted of modular room units cast in reinforced plaster with curved ceilings and window and door openings incorporated (*Criterion F*). Although the project received substantial financial backing from the government, leading to the establishment of a factory in Moorabbin and the erection of at least two display prototypes (both since demolished), the scheme was abandoned in 1955. The block of flats at Portsea thus remains as rare evidence of this ambitious, innovative, unusual but ultimately failed attempt to provide a mass housing solution in the austere post-war climate (*Criterion B*)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

3752 Point Nepean Road, Portsea Statement of Significance

Heritage Place:	Portsea shopfronts	PS ref no:	HO486
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Photo heritage ALLIANCE 2017

What is significant?

3752 Point Nepean Road, Portsea are two Inter-War shopfronts under a single verandah and parapet, built circa 1933. They were built for the locally significant Wilson family of butchers.

Both shopfronts retain some of their original fabric, including the entrance door to the side, metal framed windows, and tiled ingo with pressed metal ceiling. The post verandah at the front is not original, and the parapet has also been remodeled.

The shop contributes to the streetscape of Portsea and is a rare commercial building in Portsea.

How is it significant?

3752 Point Nepean Road, Portsea is of local historical significance to the Mornington Peninsula Shire.

Why is it significant?

3752 Point Nepean Road, Portsea is historically significant as one of only three Inter-War shopfronts in Portsea, which has always had a limited range of commercial premises. The property was constructed circa 1933 by the well-known Wilson family of butchers, and is a fair example of an Inter-War shopfront retaining some of its original features. The original metal framed shop windows are rare in the Mornington Peninsula. (Criterion A & B)

The two shopfronts retain some of the original features of an Inter-War shopfront, including metal framed windows, a tiled ingo with pressed metal ceiling. The building has an altered brick parapet and a post verandah which is not original. It is a rare example of an Inter-War shopfront in Portsea and a fair example of an Inter-War shopfront in the Mornington Peninsula. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

3770-3772 Point Nepean Road, Portsea Statement of Significance

Heritage Place:	Portsea pier general store/cafe and dive shop	PS ref no:	HO203
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Photos: heritage ALLIANCE 2017

What is significant?

3770- 3772 Point Nepean Road, Portsea is an Inter-War shopfront dating to circa 1920-1930 and a Late Victorian limestone shopfront dating to circa 1890, which is the only commercial building remaining in Portsea from the C19th. Both shopfronts retain much of their original fabric. The limestone building has four original openings with arches, brick chimneys and a rendered parapet. The corner masonry shop has a central entrance door and metal framed shop windows. The cantilevered verandah at the front is probably original as is the stepped parapet above. The setting on the corner of the public space leading to Portsea pier and the streetscape contributes to the significance of the place.

How is it significant?

3770-3772 Point Nepean Road, Portsea is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3770-3772 Point Nepean Road, Portsea is historically significant as one of only three Inter-War shopfronts in Portsea, and the only remaining Late Victorian commercial building in Portsea, which has always had a limited range of commercial premises. The Inter-War shop was constructed circa 1920-1930 and is a good example of an Inter-War shopfront retaining most of its original features. The limestone shop was constructed circa 1890 and is a rare, last remaining 19th century commercial building in Portsea. (Criterion A & B)

The shops retain a number of the original features of Inter-War and Late Victorian shopfronts, including metal framed windows, a tiled, offset ingo door with transom above, and the limestone building has four original entrances with arches. The Inter-War building has a brick stepped parapet and a cantilever verandah and the limestone building has a rendered parapet. The windows and doors on the western facade of the Inter-War building are recent additions but do not detract from the significance of the place. (Criterion E)

The shops are good examples of an Inter-War shopfront and a Late Victorian shopfront in Mornington Peninsula. (Criterion D).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

3804 Point Nepean Road, Portsea Statement of Significance

Heritage Place:	Farfor Flats	PS ref no:	HO47
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Photo By Mornington Peninsula Shire, 2018

What is significant?

3804 Point Nepean Road, Portsea, known as Farfor Flats, are four semi-detached, L-shaped residential units designed by noted Australian modernist architect, Robin Boyd in 1968.

How is it significant?

3804 Point Nepean Road, Portsea, is of local architectural significance to the Mornington Peninsula Shire. It is a development designed by one of the leading architects of the modernist period in Australia, Robin Boyd.

Why is it significant?

3804 Point Nepean Road, Portsea, are of architectural significance as an early example of medium density holiday accommodation that became popular in the 1970s (Criterion A).

The complex finely balances private and public space, a sense of community and privacy rarely seen in multi-unit developments (*Criterion E*). Each flat has an unusual verandah profile with roof tilted up by a series of dramatic, cantilevering timber props which eliminate the need for verandah posts (*Criterion F*).

The flats were a part of a thematic group of Boyd's residential designs that use visible timber construction elements. Characteristically of Boyd's architecture, the timber structural frame of the house, is exposed and the joints boldly and truthfully expressed, reflecting the architect's love of traditional Japanese timber architecture (*Criterion H*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

3808 Point Nepean Road, Portsea Statement of Significance

Heritage Place:

Watkins House (former)

PS ref no:

HO487



What is significant?

3808 Point Nepean Road, Portsea, is a single-storey brick and masonry house on a rectilinear courtyard plan. It was erected in 1961-63 for wealthy Toorak businessman Donald "Larry" Watkins to a design by eminent society architect Geoffrey Sommers. Conceived on a grand scale and evocative of a Roman villa, this luxurious house incorporated a large amount of architectural salvage from Sommers' collection that included Doric columns, marble fireplaces and bluestone from demolished city and suburban buildings.

How is it significant?

3808 Point Nepean Road, Portsea, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

3808 Point Nepean Road, Portsea, is of architectural significance as an unusual and unusually late example of the classically-inspired grand residences traditionally desired by Melbourne's elite families. While such dwellings proliferated in Toorak and environs prior to WW2, this Portsea example stands out as a rare manifestation from the 1960s (*Criterion B*). It is unusual for its planning, with rooms opening onto an enclosed courtyard evocative of a Roman villa, and for the sumptuousness of its interior fitout that included marble flooring, sunken bathtubs and a state-of-the-art kitchen with dishwasher, garbage disposal and other facilities that, although common in better American homes, were rarely seen in Australia in the early 1960s (*Criterion F*). Conceived on a lavish scale for lavish entertaining, *Rovina* is likely to be the grandest and most luxurious private residence ever to be built in Portsea in the 1960s, anticipating the boom of similarly large and palatial houses that take place during the 1980s, '90s and beyond (*Criterion A*).

3808 Point Nepean Road, Portsea, is of architectural significance as an early example of the fad for re-using second-hand building materials in new dwellings, which was popular in Victoria from the late 1960s (*Criterion A*). With its recycled Hawthorn bricks, Welsh slates, bluestone blocks and flagstone floors, the house anticipates the mature work of Alistair Knox, whose 1970s houses were typically characterised by similar use of salvaged materials. In addition to generic building materials, *Rovina* notably incorporated more distinctive items of architectural salvage rescued from historic pre-war buildings demolished in central and suburban Melbourne, including Doric columns, balustrades, marble fireplaces and panelled timber doors (*Criterion C*). Much of this material came from the private collection of architect Geoffrey Sommers, whose own house in Portsea (of similar date) also made use of such items.

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

3861-3863 Point Nepean Road, Portsea Statement of Significance

Heritage Place:	house	PS ref no:	HO483
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Photo sourced from realestate.com.au 2018

What is significant?

3861-3863 Point Nepean Road, Portsea, is a Late Victorian cottage in its original garden setting, dating to circa 1891-3. It was built for the Dovey family and was occupied by members of their family for around 64 years.

The house retains most of its original fabric, including a symmetrical façade with sidelights to the central door, a hipped roof, corbelled chimneys, timber weatherboards and original sash windows. The hipped verandah at the front has timber posts and ornate lacework. The mature trees and the garden setting contribute to the significance of the place.

How is it significant?

3861-3863 Point Nepean Road, Portsea is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3861-3863 Point Nepean Road is historically significant for its association with the Dovey family who worked at the Quarantine Station. The property was constructed circa 1893 and is a good example of a late Victorian weatherboard cottage. It is one of only a few original cottages surviving in Portsea, which belonged to long-term resident families. (Criterion A)

The house retains a number of the original features of a Late Victorian house, an M-profile hipped roof, corbelled chimneys, central front door with sidelights and ornate lacework. The retention of the generous garden setting with mature cypress trees and corner block on a prominent site in Portsea, and the intactness of the fabric enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Relph Avenue Portsea Cypress Grove, Statement of Significance

Heritage Place:	Relph Avenue cypress grove	PS ref no:	HO484
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Photo heritage Alliance 2017

What is significant?

The grove of cypress trees along Relph Avenue, Portsea marks the original entrance to the Portsea Golf Club dating to circa 1923. The trees mark the former driveway along Relph Avenue and Coker Crescent, Portsea. This entrance is now redundant as the golf club have built a new clubhouse and entrance.

How is it significant?

Relph Avenue cypress grove, Portsea is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it significant?

Relph Avenue cypress grove, Portsea is historically significant for its association with the Portsea golf club since its inception in 1923. The grove of trees was probably planted circa 1923. The avenue led to the site of the former Portsea golf club house and forms rare public views of Delgany castle, across the golf course. The size and age of the trees and the form of the grove has landmark significance in Portsea. (Criterion A & E)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

11 Boroondara Road, Sorrento Statement of Significance

Heritage Place:	Sorrento House servant's quarters	PS ref no:	HO489
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Photo heritage ALLIANCE 2017

What is significant?

11 Boroondara Road, Sorrento is a Federation cottage made of rendered limestone which was used as a servant's quarters for Sorrento House, at 3409 Point Nepean Road. Its date of construction is unknown but it might have been present on the property before the large house, facing Point Nepean Road was built in 1915.

This rendered, symmetrical cottage is constructed close to the roadway with a large palm right at the front door. The hipped roof has a projecting gable with roughcast and timber detailing and an air vent, similar to Sorrento House. Over the front door and two windows either side, is a hipped verandah.

How is it significant?

11 Boroondara Road Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

11 Boroondara Road, Sorrento is historically significant for its association with a number of significant families who co-owned 3409 Point Nepean Road, Sorrento House, which was built in 1915 and used as a convalescent home for returned servicemen after WW2. (Criterion A)

It retains most of its original fabric, is very intact and is prominently sited. The limestone walls, form of the roof and verandah and the palm tree at the front adds to its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

St Joseph's Primary School, 1 to 17 Constitution Hill Road Sorrento Statement of Significance

Heritage Place:	St Joseph's Primary School	PS ref no:	HO490
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Photo heritage ALLIANCE 2017

What is significant?

1-17 Constitution Hill Road, Sorrento, known as St Joseph's Primary School, was built in 1932. It is a face brick Inter-War school with a tile roof, render details to gable ends and windows and a consistency of design with the adjacent presbytery. It has provided educational services to the Catholic Parish of Sorrento for 86 years.

How is it significant?

1-17 Constitution Hill Road, Sorrento is historically significant because it was constructed in 1932 to service the educational needs of Catholic children in the Sorrento parish and has continued to service the parish for 86 years. (Criterion A)

Why is it significant?

1-17 Constitution Hill Road, Sorrento is historically significant because it was constructed in 1932 to service the educational needs of Catholic children in the Sorrento parish and has continued to service the parish for 86 years. (Criterion A)

It is significant for its long history of service to the Sorrento community as a Catholic Parish school. (Criterion G) The school retains a number of original features, including an asymmetrical massing, with a steep gabled, tile roof, red face brick with render details at sills and doors, and a central niche with statue to the front gable end. Architecturally it is an unusual example of an Inter-War school on the Mornington Peninsula. (Criterion B)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

St Mary's Presbytery and Mission House, 1-17 Constitution Hill Road, Sorrento Statement of Significance

Heritage Place:

St Mary's Presbytery and Mission House

PS ref no:

HO491



Photo Heritage ALLIANCE 2018

What is significant?

1-17 Constitution Hill Road, Sorrento known as St Mary's Presbytery and Mission house was built in 1929 by the order of Missionary Oblates of Mary Immaculate, who still occupy the Presbytery and administer to the Catholic Parish of Sorrento.

The two storey Inter-War building retains most of its original fabric including a tile roof, face brick walls and rendered bands. The front facade has a two storey, rendered enclosed verandah in the style of a loggia with an ornamental parapet with OMI inscribed.

How is it significant?

1-17 Constitution Hill Road, Sorrento is of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

1-17 Constitution Hill Road, Sorrento is historically significant because it was constructed in 1929 to provide a mission house for the new Catholic Parish of Sorrento, and has served the parish and its priests and novices as a Mission House, Presbytery Office and Novitiate. (Criterion A)

It is significant for its long history of service to the Sorrento community and the wider parish as a Parish Presbytery. (Criterion G)

Architecturally it is an unusual and intact example of an Inter-War Presbytery on the Mornington Peninsula. (Criterion B)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

St Mary's Star of the Sea Church, 1-17 Constitution Hill Road, Sorrento Statement of Significance

Heritage Place:

St Mary's Star of the Sea Church

PS ref no:

HO43



Photo heritage ALLIANCE 2017



Photo of interior of church, heritage ALLIANCE 2017

What is significant?

1-17 Constitution Hill Road, Sorrento consists of St Joseph's Primary School, (1932) St Mary's Presbytery and Mission house (1929) and St Mary's Star of the Sea, Church (1962-63), each of which has its own citation.

How is it significant?

1-17 Constitution Hill Road, Sorrento is of local historical, social and architectural significance to the Mornington Peninsula Shire.

Why is it significant?

Historically, St Mary's Star of the Sea, Church is significant for associations with the post-war population boom in this part of the Mornington Peninsula, when the number of regular holidaymakers increased at a rapid rate in parallel with a burgeoning permanent population. Although Sorrento had three congregations that all dated back to the late nineteenth century, and still occupied their original stone churches at the end of WW2, the Roman Catholic Church of St Mary's, Star of the Sea, was the first to be replaced by a new, larger and modern counterpart in the post-war era. (*Criterion A*)

The church is significant for its long history of service to the Sorrento community as a parish church, place of public worship and a location for commemoration and celebration of significant life events. (*Criterion G*)

Architecturally it is an unusual example of a post-war ecclesiastical architecture in the Mornington Peninsula Shire. With its centralized square plan, projecting wings and uncommon low-pitched vaulted roofline, the design represented a significant departure from the more traditionally-oriented places of worship that emerged in the study area in the later 1950s and early '60s. Although contemporaneous examples (such as the Anglican churches of Wystan Widdows and David Caldwell) often introduced bold new forms, finishes and details, they tended to remain in the tradition of gable-roofed hall-like buildings. The centralized planning of St Mary, Star of the Sea, was an innovative and unusual design choice at the time and foreshadowed the changes soon to be recommended by the Second Vatican Council (1962-65). (*Criterion F*)

The church is also significant as a notable example of the work of leading Roman Catholic architectural firm of Smith & Tracey, whose ecclesiastical work is otherwise represented in the Mornington Peninsula Shire by an atypical Protestant commission, the former Presbyterian Church in Rosebud (1967), which is similarly conceived on a centralized square plan with unusual roof form (*Criterion H*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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27 Coppin Road, Sorrento Statement of Significance

Heritage Place:	Vermont	PS ref no:	HO492
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Photo heritage ALLIANCE 2018

What is significant?

27 Coppin Road, Sorrento, is an Inter-War weatherboard house in its original garden setting, dating to circa 1915. It was built as a holiday home for Charles Jennings Tapp, and was later occupied by him as a permanent residence until at least 1923.

The weatherboard house appears to retain some of its Inter-War fabric. The front which faces Hiskens Street has a projecting gable with a decorative vent and a verandah to the side over the front door. The house is sited on a prominent rise and might have had views across the Bay. The garden setting and its orientation to a discontinued section of Hiskens Street adds to its significance.

How is it significant?

27 Coppin Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

27 Coppin Road, Sorrento is historically significant because it was constructed circa 1915 and is a fair example of an Inter-War dwelling. It was built by Charles Jennings Tapp and is moderately intact. (Criterion A)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

29 Coppin Road, Sorrento Statement of Significance

Heritage Place:	house	PS ref no:	HO493
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Photo heritage ALLIANCE 2018

What is significant?

29 Coppin Road, Sorrento, is an Inter-War weatherboard house in its original garden setting, dating to circa 1910-1930. It was probably built as a holiday home for the Carlson family, and was later occupied by the Duckworth and Macklin families.

The Inter War weatherboard house appears to retain most of its original fabric. The front which faces a discontinued section of Hiskens Street has a projecting gable with decorative rendered panel, timber finials and eave brackets and a verandah to the side over the front door. The house is sited on a prominent rise and might have had views across the Bay. The garden setting and its unusual orientation to an unmade section of Hiskens Street adds to its significance.

How is it significant?

29 Coppin Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

29 Coppin Road, Sorrento is historically significant because it was constructed circa 1910-1930 and is a good example of an Inter-War holiday house. It was probably built by the Carlson family and is moderately intact. (Criterion A)

The house retains most of its original features of an Inter-War dwelling, including an asymmetrical front, weatherboard walls, iron roof, masonry chimney, timber doors and windows, projecting gable with decoration and side verandah with valance. The retention of the setting on a discontinued Hiskens Street enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

36-38 Darling Road, Sorrento Statement of Significance

Heritage Place:	Linlithgow	PS ref no:	HO494
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Photo heritage ALLIANCE 2017

What is significant?

36-38 Darling Road, Sorrento known as Linlithgow, is a Federation limestone house in its original garden setting, dating to 1902. It was built for the locally significant Clark family, and was occupied by members of their family for 40 years. The property was later owned by the Douch and Fraser families.

The limestone house retains some of its Federation fabric, excepting the new colorbond roof and replacement windows in the front gable. It has an asymmetrical façade with a single projecting gable, with decorative timber bargeboards and verandah to the side. It is sited at the rear of a large allotment on a prominent site on Darling Road.

How is it significant?

36-38 Darling Road, Sorrento known as Linlithgow is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

36-38 Darling Road, Sorrento known as Linlithgow is historically significant for its association with the Clark family. The property was constructed 1902 and is a fair example of a Federation limestone house. It belonged to a well-known and influential local family who occupied the house for 40 years and ran a local butcher's shop on Ocean Beach Road. (Criterion A)

The house retains a number of original features of a Federation house, including limestone walls, a projecting gable and verandah over the entrance. It appears to be fairly intact although it has a new colorbond roof and inappropriate windows on the front gable. The retention of the garden setting, on a prominent site enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Former Mornington Hotel, 1 Esplanade Sorrento, Statement of Significance

Heritage Place:	former Mornington Hotel	PS ref no:	HO495
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Image sourced from Nepean Conservation Group website, accessed August 2018

What is significant?

1 Esplanade, Sorrento known as the former Mornington Hotel, is a Late Victorian two storey corner hotel, dating to 1876. It was built for the Clark family and was occupied and run by members of their family for 76 years as a local pub, rather than for tourist accommodation.

The hotel retains most of its original fabric, including limestone walls, the corner setting on the most prominent site in Sorrento for visitors who arrive by boat. It has a symmetrical façade with double storey verandah, added in 1913. There are large timber windows on both levels. The hipped iron roof has a corner over the door and no eaves.

The prominent corner setting contributes to the significance of the place.

How is it significant?

1 Esplanade, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

1 Esplanade, Sorrento is historically significant as it was constructed in 1876 and is a good example of a Late Victorian, corner hotel. It is an unusual hotel form for the Mornington Peninsula, was the favourite bar and hotel of local residents and fishermen and is fairly intact. It is also significant for its association with the locally well-known Clark family who built and ran the hotel for 76 years. (Criterion A & B)

The hotel retains a number of original features of a Late Victorian hotel, including limestone walls, hipped roof, sash windows and a two storey verandah added in 1913. The retention of the corner setting on a prominent site on the Sorrento foreshore enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

17 Esplanade, Sorrento Statement of Significance

Heritage Place:	Dalwhinnie	PS ref no:	HO496
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Photo Sourced from Panoramia 2017, as property is not clearly visible from street

What is significant?

17 Esplanade, Sorrento, known as Dalwhinnie is a Federation, weatherboard house built in 1913. The house was built by George Selth Coppin's Sorrento Tramway Company Limited, to provide accommodation for the manager of the steam tramway which ran past the house.

The building retains some of its original fabric but has lost some of its integrity due to alterations. The setting of the building has been adversely compromised by developments at the front which have blocked views of the house from Esplanade.

How is it significant?

17 Esplanade, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

17 Esplanade, Sorrento known as Dalwhinnie, is historically significant because it was constructed in 1913 and was the home of the Sorrento steam tramway manager for 8 years. It is the only extant building associated with the significant Sorrento Tramway Company. Later it was used as a holiday house for the Wimpole family for 74 years. (Criterion A)

The building retains some original features, such as projecting gables, weatherboard walls, roughcast decoration and ornate bargeboards and finials. Some of the casement windows might be original. Its original location along the route of the tramway from the foreshore to the Back Beach adds to its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

115 Hemston Avenue, Sorrento Statement of Significance

Heritage Place:	Gust	PS ref no:	HO497
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Photo heritage ALLIANCE 2017

What is significant?

115 Hemston Avenue, Sorrento, is a Late Victorian cottage that has been extended at least twice. The first owner James George Watson probably built the house in circa 1883 and the Watson family lived in it until the 1970s. It is an early example of limestone and brick quoining in a domestic scaled building in Sorrento.

The cottage retains some of its original fabric although it has been extended. It has a symmetrical façade, limestone walls, hipped roof, two red brick chimneys and quoining which has been rendered. The central front door has two windows either side and no verandah. There are two extensions to the original cottage which aren't of significance, a 1990s limestone extension and a small limestone cottage from 2013.

How is it significant?

115 Hemston Avenue, Sorrento, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

115 Hemston Avenue, Sorrento is historically significant for its association with the Watson family. The property was constructed circa 1883 and is a rare, early example of a Late Victorian limestone and brick dwelling. (Criterion A & B)

The house retains a number of its original early features including limestone walls, brick quoining, hipped roof, corbelled chimneys, and symmetrical front. The technique of limestone and brick construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

5-7 Hotham Road, Sorrento Statement of Significance

Heritage Place:

Sorrento Hotel

PS ref no:

HO498



Photo by Heritage Alliance 2017

What is significant?

5-7 Hotham Road, Sorrento, known as the Sorrento Hotel is a Late Victorian, limestone and brick hotel built in a number of stages from 1872. The section that now fronts Austin Ave was designed by Hennessy and Deakin and built by John Farnsworth and may be the first example of limestone with brick quoining construction on the Nepean Peninsula.

The building retains some of its original fabric but has lost some of its integrity due to alterations. The setting of the building has been adversely compromised by adjoining developments which have blocked views to the Bay and the lower level has been enclosed by an intrusive addition.

How is it significant?

5-7 Hotham Road, Sorrento is of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

Sorrento Hotel is historically significant because it was constructed in 1872 and has operated as the Sorrento Hotel for 146 years. It is the oldest extant hotel on the Mornington Peninsula. The hotel is also associated with the play, *Hotel Sorrento*, by Hannie Rayson which is very well known Australia wide, and which was made into an award winning feature film in 1995. (Criterion A)

It is possibly the first example of a limestone building with brick quoining for windows, doors and edges, and is the earliest extant hotel on the Mornington Peninsula. It is also the earliest building known to have been constructed by well-known builder, John Farnsworth whose family also subsequently became significant. (Criterion B & H)

The building retains a number of original features; a square tower, lacework verandah, eave brackets and limestone walls with brick quoining which is of local significance, being possibly the earliest example of this building technique on the Mornington Peninsula. The technique of limestone and brick construction is now of particular significance to Mornington Peninsula as it is recognised as a distinctive local vernacular tradition. This building demonstrates the skill of local builders in adapting local materials to different architectural styles. (Criterion D & E)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

12 Hotham Road, Sorrento Statement of Significance

Heritage Place:	Former Sorrento Police Station	PS ref no:	HO499
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Photo by Heritage Alliance 2017

What is significant?

12 Hotham Road, Sorrento, known as the former Sorrento Police Station was built in 1892 as a residence and Police Station, in an area reserved for public purposes in the 1870s, Duffy and Cockburn *Bella Vista* subdivision.

The building retains most of its original fabric and its original, spectacular setting within Sorrento Park, overlooking the Bay, which adds to its significance.

How is it significant?

12 Hotham Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

12 Hotham Road is historically significant because it was designed as a Police Station and Residence by the Public Works Department in 1892 and was built by well-known local builder, George Morce. It operated and served the community as the Sorrento Police Station for 70 years. It is an unusually decorative example of a Federation Free-Style Police Station on the Mornington Peninsula, constructed with local materials (Criterion A & B)

The building retains a number original architectural features, in particular the limestone with brick quoining in a Federation Free-style. The technique of limestone and brick construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. This building demonstrates the skill of local builders in adapting local materials to different architectural styles. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

92 Hurstwood Road, Sorrento Statement of Significance

Heritage Place:	Hurstwood	PS ref no:	HO500
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Photo, heritage Alliance 2017

What is significant?

92 Hurstwood Road, Sorrento known as Hurstwood, is a Late Victorian house in its original corner setting, dating to circa 1880-1899. The first owner was PJ Martin of the Sorrento Hotel. Later it was occupied by the locally significant Dark family who ran it as a lodging house.

The house retains some of its original fabric. It has an asymmetrical façade with projecting front with three bay window, ornate sidelights to the door, a hipped roof, corbelled chimneys, timber weatherboards and sash windows.

The setting on a corner in this significant area of Sorrento with views across the golf course adds to its significance.

How is it significant?

92 Hurstwood Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

92 Hurstwood Road, Sorrento is historically significant for its association with PJ Martin of Sorrento Hotel and the locally significant Dark family. The property was constructed sometime between 1880 and 1899 and is a good example of a Late Victorian lodging house. (Criterion A)

The house retains some of its original features include hipped roof, corbelled chimneys, front door with sidelights and three bay window in projecting front. The retention of the corner block in an historic area of Sorrento, enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

11 James Street, Sorrento Statement of Significance

Heritage Place:	Brumby House (former)	PS ref no:	HO505
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Photo by Built Heritage Pty Ltd 2017

What is significant?

11 James Street, Sorrento, is a timber and mud brick house on a stepped split-level plan with an irregular roofline of faceted planes. It was erected in 1973-74 for Eltham residents Ian and Margaret Brumby, to a design by Alistair Knox. In 1984, an extra bedroom was added in a matching style, to the design of Knox's former employee John Pizzey, who was involved in the original house.

How is it significant?

11 James Street, Sorrento, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

11 James Street, Sorrento, is of architectural significance as an excellent and intact example of the work of Alistair Knox, who is acknowledged as an important and influential figure in the development of post-war residential architecture in Victoria for his role in promoting the trend for mudbrick construction, self-building and integration of architectural salvage, all of which became widely popular in the 1970s (*Criterion H*). While Knox was prolific in what is now the Mornington Peninsula Shire, and designed five houses in the area spanning Blairgowrie, Sorrento and Portsea, the Brumby House, with its stepped split-level plan, irregular roofline, mudbrick, rough timber cladding and integrated architectural salvage, stands out as the one that is most evocative of Knox's mature style (*Criterion E*).

Commissioned by Eltham residents who had commissioned Knox to design their original home there, the open-planned informal dwelling at Sorrento represents notable attempt to adapt the designer's highly distinctive aesthetic to the requirements of a Peninsula holiday house. The curved roof, which was intended by Knox to represent an ocean wave, is an especially unusual and striking feature, not just within the designer's own oeuvre, but in the broader context of post-WW2 peninsula weekenders (*Criterion F*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Sorrento Primary School, 32 Kerferd Avenue Sorrento, Statement of Significance

Heritage Place:	Sorrento Primary School	PS ref no:	HO506
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Photo heritage ALLIANCE 2017

What is significant?

32 Kerferd Avenue, Sorrento known as Sorrento School No. 1090, consists of a small Inter-War, rendered concrete block, three classroom school building, built in 1925.

How is it significant?

32 Kerferd Avenue, Sorrento is of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

32 Kerferd Avenue, Sorrento is historically significant as it was the third Sorrento school and opened in 1925. The two previous schools are now private homes and still exist in Point Nepean Road. The history of constant expansion of the school population reflects the changing fortunes of the Peninsula and the communities the schools served. The history of change at the site of the current Sorrento school continues to demonstrate changing demographics on the Peninsula. (Criterion A)

32 Kerferd Avenue, Sorrento is significant for its long history of service to the Sorrento community as a place of education for a number of generations of Sorrento residents. (Criterion G)

Architecturally Sorrento school No 1090 is a typical and representative example of a small Inter-War three classroom school designed by the Public Works Department, in 1924. (Criterion B)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

39-41 Kerferd Avenue, Sorrento Statement of Significance

Heritage Place:	St Andrew's Presbyterian Church and Ellen Grant Hall	PS ref no:	HO507
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Photo heritage ALLIANCE 2017

What is significant?

39-41 Kerferd Avenue, Sorrento known as St Andrew's Presbyterian Church and Ellen Grant Hall, consists of the limestone St Andrews Presbyterian Church built in 1888, with a number of additions and the timber Ellen Grant Hall, built in 1937.

The church retains most of their original fabric, including the limestone walls, arrangement of narthex to Kerferd Avenue and arched windows. Ellen Gran Hall retains most of its original fabric including multi-pane windows and unusual jerkinhead roof arrangement and front porch with flat roof.

How is it significant?

39-41 Kerferd Avenue, Sorrento is of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

39-41 Kerferd Avenue, Sorrento is historically significant because the church was first constructed in 1888, was funded by local parishioners and is one of only three intact limestone churches left on the Peninsula. (Criterion A)

It is significant for its long history of service to the Sorrento community as a place of public worship and a location for commemoration and celebration of significant life events for over 130 years. (Criterion G)

Architecturally the Ellen Grant Hall is an unusual example of an Inter-War timber Georgian revival hall and the Presbyterian church is one of only three limestone churches on the Nepean Peninsula. The limestone church was constructed using local limestone and is representative of traditional limestone church construction of which there are only two in Sorrento. (Criterion B & D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

6 King Street, Sorrento Statement of Significance

Heritage Place:	House	PS ref no:	HO508
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Photo: heritage ALLIANCE 2018

What is significant?

6 King Street, Sorrento, is an ornate timber Federation/Inter-War house dating to circa 1908-1920. It was probably built for William Henry Roe and was then occupied by the Firth and Dawson families for 60 years.

The house retains some of its original fabric, including timber weatherboards, hipped iron roof with a small dutch gable, masonry chimney, fretwork to the projecting front gable and a window hood over the west facing window. It has an asymmetrical façade with a verandah which has been extended to the rear, which is on King Street. The house is sited facing St Paul's road on a high rise and can be seen from some distance. It probably had views over the dunes to the sea and the bay.

How is it significant?

6 King Street, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

6 King Street, Sorrento is historically significant as it was constructed sometime between 1908 and 1920 and is associated with the Roe, Firth and Dawson families. The property is a representative example of a timber Federation/Inter-War house in Sorrento. (Criterion A)

The house retains some of its original features of a Federation/Inter-War house, including its weatherboard cladding, hipped iron roof, front verandah, asymmetrical front and prominent location on a rise facing St Paul's Road. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

827 Melbourne Road Sorrento Statement of Significance

Heritage Place:	Former Mechanics Institute	PS ref no:	HO509
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Photo: heritage ALLIANCE 2017

What is significant?

827 Melbourne Road, Sorrento is a former Mechanics Institute and Hall, dating to 1877. It is a Late Victorian limestone building which was used as a community venue and public hall for almost 100 years and is now used as a Museum and home of the Nepean Historical Society.

The building retains most of its original fabric, including limestone walls and iron roof. It has a symmetrical façade with a rendered classical portico and triple arch windows. The prominent setting on the street near to Ocean Beach Road and Melbourne Road intersection and the nearby public gardens contribute to the significance of the place.

How is it significant?

827 Melbourne Road, Sorrento is of local historical, representative (architectural) and social significance to the Mornington Peninsula Shire.

Why is it significant?

827 Melbourne Road is historically significant for its association with the former Mechanics Institute, its function as a public hall for the community and more recently as a museum of the Nepean Peninsula Historical Society. The property was constructed in 1877 and is a good example of a Late Victorian limestone hall. It is one of only a few public buildings surviving in Sorrento, and a rare, intact Mechanics Institute on Mornington Peninsula. (Criterion A & B)

The building retains a number of its original features, including limestone walls. The original features include hipped roof, rendered chimneys, rendered pilasters, triple-arched windows and a rendered portico with classical motifs. A gabled addition from 1895 to the side was a supper room. A later skillion addition to the rear is also in limestone by the same builder, George Morce. The technique of limestone construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. This building demonstrates the skill of local builders in adapting local materials to different architectural styles. (Criterion D)

The former Mechanics Institute has been used by the community of Sorrento and Portsea as a place of education, celebration and entertainment from 1877 until the present day. (Criterion G)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

849 Melbourne Road, Sorrento Statement of Significance

Heritage Place:

House

PS ref no:

HO510



Photo: heritage ALLIANCE 201

What is significant?

849 Melbourne Road, Sorrento, is a Federation limestone house in its original garden setting, dating to circa 1898. It was built for the locally significant Croad family, by William Joseph Croad and was occupied by members of their family until 2001.

The limestone house appears to retain most of its Federation fabric. It has an asymmetrical façade with projecting bay, a hipped iron roof, decorative eave brackets, a hipped verandah to one side over a window and door and beautifully detailed stonework. The house has been altered a number of times in a sympathetic manner. The garden setting and prominent site adds to its significance.

How is it significant?

849 Melbourne Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

849 Melbourne Road, Sorrento is historically significant for its association with the Croad family and local builder William Joseph Croad. The property was constructed 1898 and is a good example of a Federation limestone house by a well-known builder. It belonged to a well-known and influential local family who occupied the house for over 100 years and is mostly intact. (Criterion A)

The house retains a number of the original features of a Federation house, including limestone walls, decorative eave brackets, and corbelled chimneys. At the rear is a section of the house added at a later date which is constructed in limestone and brick quoining. There is also a mid-twentieth century addition in concrete block which cannot be seen from the street. The technique of limestone and brick construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. The retention of the garden setting on a very prominent rise above Melbourne Road enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

855-865 Melbourne Road, Sorrento Statement of Significance

Heritage Place:	Hill Holme	PS ref no:	HO511
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Photo sourced from www.Mapio.net dated Sep 2010, as house was difficult to see from public realm.

What is significant?

855-865 Melbourne Road, Sorrento known as Hill Holme, is a Federation house in its original garden setting, dating to 1907. It was built for the locally significant Spinner family, by William Joseph Croad and was occupied by members of their family for over 120 years. The property housed the Spinner dairy for 30 years.

The limestone and brick house appears to retain most of its Federation fabric, excepting the new colorbond roof. It has an asymmetrical façade with a single projecting gable. It is still sited at the rear of a very large allotment on a prominent site on Melbourne Road.

How is it significant?

855-865 Melbourne Road, Sorrento known as Hill Holme is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

855-865 Melbourne Road, Sorrento known as Hill Holme is historically significant for its association with the Spinner family and local builder William Joseph Croad. The property was constructed 1876 and rebuilt after a fire in 1907 and is a good example of a Federation limestone house with brick quoining by a well-known local builder. It belonged to a well-known and influential local family who occupied the house for over 120 years and ran a local dairy from the site. (Criterion A & H)

The house retains a number of its original features of a Federation house, including limestone walls with brick quoining, a projecting gable and verandah over the entrance. It appears to be fairly intact although it has a new colorbond roof. The technique of limestone and brick construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. The retention of the garden setting enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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881 Melbourne Road, Sorrento Statement of Significance

**Heritage
Place:**

Eastcliff

PS ref no:

HO512



Photo: heritage ALLIANCE 2017

What is significant?

881 Melbourne Road, Sorrento known as Eastcliff, is a Late Victorian house with Federation additions, in its original garden setting, dating to circa 1889. It was built for the Morce family, by stonemason George Morce, and was occupied by members of their family for around 35 years.

The house retains most of its Late Victorian/Federation fabric. It has a symmetrical façade with projecting all-limestone gables at both sides of a central verandah and entrance with limestone and red brick quoining. The central front door has ornate sidelights and fanlight, a tessellated tile verandah, ornate lacework and timber bargeboards, eave pendants and timber gable finials.

How is it significant?

881 Melbourne Road, Sorrento known as Eastcliff is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

881 Melbourne Road, Sorrento known as Eastcliff is historically significant for its association with the Morce family and local stonemason, George Morce. The property was constructed in 1889 and possibly altered in 1905 and is a good example of a Late Victorian/Federation limestone house constructed by a local builder, for his own family. It belonged to the well-known Morce family for 35 years and is very intact. (Criterion A & H)

The symmetrical house retains a number of original features of a Late Victorian/Federation house, including a central verandah section with limestone walls and brick quoining and all-limestone projecting gable ends. The original features include rendered corbelled chimneys, central front door with sidelights and ornate verandah lacework and tessellated tiles. The technique of limestone and brick construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. The retention of the garden setting enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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4 Morgan Street, Sorrento Statement of Significance

Heritage Place:	Riley House (former)	PS ref no:	HO513
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Photo by Built Heritage Pty Ltd 2017

What is significant?

4 Morgan Street, Sorrento, is a two-storey flat-roofed holiday house of timber and concrete brick construction, expressed with a plinth-like lower level (incorporating undercroft carport) with projecting upper level surrounded on three sides by a cantilevered balcony. Erected in 1960 for local draper Robert Riley, the house was designed by architect Daryl Jackson, as one of his first residential commissions after graduation from university.

How is it significant?

4 Morgan Street, Sorrento is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

4 Morgan Street, Sorrento, is of architectural significance as a notably early surviving example of the work of the award-winning Australian architect Daryl Jackson, AO. It is one of a small number of projects that Jackson is known to have completed (evidently for close friends and family members) between the time that he graduated in 1959 and the time that he embarked upon an extensive four-year overseas tour in 1960 (*Criterion B*). Returning to Melbourne in 1965, Jackson entered into partnership with Evan Walker and became director of the Age Small Homes Service, ushering in a stellar career that would see him receive the RAIA Gold Medal in 1987 for his contribution to the profession (*Criterion H*). This Sorrento dwelling, while expressed as a quintessential post-WW2 peninsula house with undercroft carport and projecting upper level and encircling balcony, hints at Jackson's future greatness through its smartly zoned planning and boldly expressed timber structure (*Criterion E*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

4-6 Netley Avenue, Sorrento Statement of Significance

Heritage Place:

The Haven

PS ref no:

HO514



Photo: heritage ALLIANCE 2017

What is significant?

4-6 Netley Avenue, Sorrento known as The Haven, is a limestone villa located on the cliff top at Sorrento.

The property was possibly built circa 1890 by local builder John Farnsworth and has its own jetty which might or might not have original fabric. It has belonged to a number of influential Melbourne families since the 1890s including the Edwards, Darling and Anderson families.

The building retains some of its original fabric, but it has been altered and extended at the rear. The current arrangement of the facade, facing the Bay reads partly as a Late Victorian and partly as a Federation building. The limestone walls, timber eave brackets, and corbelled chimney are Victorian whilst the bay window and gable end appears to be later. The jetty which is accessed via a set of private stairs may or may not have original fabric.

How is it significant?

4-6 Netley Avenue, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

4-6 Netley Avenue, Sorrento is historically significant because it is associated with the well-known family of James Edwards, boat builders and later the Anderson and Darling families. It is located in an early subdivision of CG Duffy's estate and might have been constructed by local builder James Farnsworth. (Criterion A)

The building retains a number of original features, in particular the limestone walls, timber eave brackets, corbelled chimney, and front gable with ornate bay window. Its setting on the cliff-top of Sorrento, with a private jetty, at the start of the Millionaires Walk adds to its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

8 Netley Avenue, Sorrento Statement of Significance

Heritage Place:	Mendes House (former)	PS ref no:	HO515
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Photo by Built Heritage Pty Ltd 2017

What is significant?

8 Netley Avenue, Sorrento, is a holiday dwelling that was built for South Yarra residents George and Ruby Mendes to a design by Edward F Billson & Company. It is a single-storey timber dwelling with a low gabled roof and a full-height window wall to the bay frontage.

How is it significant?

8 Netley Avenue, Sorrento is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

8 Netley Avenue, Sorrento, is of architectural significance as a rare survivor of a modestly-scaled architect-designed modernist holiday house of the 1950s, with the characteristic trabeated expression, vertical timber cladding and low roofline with broad eaves and exposed rafters (*Criterion E*).

The house is rarer still as one that was built on a coveted clifftop site with bay frontage, and thus conceived to take advantage of its elevated position and bay views by the incorporation of a full-height and full-width window wall opening onto a wide paved terrace with integrated pergola. The house, which was lauded by a leading architectural journal after completion, is notable also for its remarkable degree of physical intactness and the fact that its striking cliffside frontage remains publicly visible via Millionaire's Walk. (*Criterion B*)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Sorrento Cemetery at 78 Normanby Road Statement of Significance

Heritage Place:

Sorrento Cemetery

PS ref no:

HO516



Photo: heritage ALLIANCE 2017

What is significant?

Sorrento Cemetery at 78 Normanby Road is a cemetery which was established in 1883, and has surviving gravestones and memorials from the late-nineteenth to early twentieth century.

The cemetery retains an interesting layout that has been designed to accommodate the rolling topography of sand dunes and makes for an attractive and significant landscape. There is also an interesting array of gravestone styles and materials including some very elaborate memorials which add to the aesthetic character.

How is it significant?

Sorrento Cemetery, 78 Normanby Road is of local historic, aesthetic and social significance to the Mornington Peninsula Shire.

Why is it significant?

Sorrento Cemetery, 78 Normanby Road is historically significant as it has functioned as a place of interment for the Portsea, Blairgowrie and Sorrento communities for over 130 years. It is a physical reminder of the communities of Sorrento, Blairgowrie and Portsea, their lives and names recorded in headstones, graves and memorials from 1886. The burial of shipwreck victims and a number of notable persons adds to the historical significance. The cemetery has social significance as a place of interment and memorial for the local community. (Criterion A & G)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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2-4 and 6-8 Ocean Beach Road, Sorrento Statement of Significance

Heritage Place:

Stringers Stores

PS ref no:

HO517



Photo sourced from Real Estate.com, 2018

What is significant?

2-4 and 6-8 Ocean Beach Road, Sorrento, known collectively as Stringers stores, are Late Victorian two storey masonry shops.

2-4 Ocean Beach Road is an all-limestone building dating to 1886. It was built for E.M Lentell who ran it until 1902, then a number of owner operators until it was bought by Macfarlan and Stringer in 1920.

6-8 Ocean Beach Road, built of brick, dates to 1892. It was built for F. Marsden a fruiterer, who sold it in 1899. Reid and Thorpe and Macfarlan and Stringer operated their businesses here. In 1920 the two buildings were purchased by one owner to form one business, still known as Stringers Stores.

The buildings retain most of their original fabric and integrity, with only minor changes to the ground floor shop fronts. The setting of the buildings on the prominent corner of Ocean Beach Road and Point Nepean Road contributes to the significance of the place.

How is it significant?

2-4 and 6-8 Ocean Beach Road, Sorrento are of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

2-4 and 6-8 Ocean Beach Road are historically significant because they were constructed in the late nineteenth century and operated as grocery stores by well-known local identities - D.Macfarlan and W.Stringer. They are a rare example of purpose built, highly intact Late Victorian shops that have been in continuous use for 130 years, on the Mornington Peninsula. (Criterion A & B)

The retention of the two buildings operating under one name, on a prominent corner site in Sorrento enhances its significance. The landmark buildings and the name, Stringers Stores has social significance for the local community of Sorrento and Portsea. (Criterion G)

Shop 2-4 retains a number of original features, including coursed limestone which is a distinctive local building tradition in Sorrento and Portsea. Timber eave brackets, double hung windows,

skillion verandah with timber posts and the arrangement of two large front windows and central doors.

Shop 6-8 retains the original form of the parapeted façade, corbeled lintels above three double hung sash windows and a string course below. The rendered brick building has a double door, glass shop front with decorative transom window above, which appears to be an Inter-war addition with intact Art Deco detailing. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

10-16 Ocean Beach Road, Sorrento Statement of Significance

Heritage Place:	Former Sorrento Post and Telegraph Office	PS ref no:	HO518
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Photo: heritage ALLIANCE 2017

What is significant?

10-16 Ocean Beach Road, Sorrento, the former Sorrento Post Office is a Federation, brick building built in 1905 by the Public Works Department to a design by JH Cohen.

The building retains some of its original fabric and integrity, including face brick walls, render detailing, timber verandah detailing and setting on the street. There are minor changes to the front façade and major changes to the south facade which is now a café and retail space, extending to the rear.

The setting of the building on Ocean Beach Road contributes to the significance of the place.

How is it significant?

10-16 Ocean Beach Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

10-16 Ocean Beach Road is historically significant because it was constructed in 1905 and operated as Sorrento's Post Office for almost 100 years. It is a rare example of a purpose built, Federation Post Office in Mornington Peninsula and is an uncommon style for a rural post office in Victoria. (Criterion A & B)

The building retains a number original features, including brick and render façade, ornate timber verandah valance, stucco gable ends with Arts and Crafts lettering and timber windows. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

18-24 Ocean Beach Road, Sorrento Statement of Significance

Heritage Place:	Former Oriental Coffee Palace	PS ref no:	HO519
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Photo: heritage ALLIANCE 2017

What is significant?

18-24 Ocean Beach Road, Sorrento, known as the Oriental Coffee Palace is a Late Victorian two storey limestone building with an upper level verandah and ground floor shopfronts. The northern end of the building dates to 1887 and was built as a boarding house for William Hughes. It had a number of owner operators until it was closed as a boarding house in 1954. The southern end was extended sometime after 1925 in a similar style to the northern end.

The building retains some of its original Late Victorian fabric and integrity. The setting of the building on Ocean Beach Road contributes to the significance of the place.

How is it significant?

18-24 Ocean Beach Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

18-24 Ocean Beach Road is historically significant because it was constructed in the late nineteenth century by the locally significant, William Hughes, who operated CG Duffy's limekilns and eventually his own before he became licensee of the Continental Hotel and then built this guesthouse. It operated as a boarding house for 66 years and is a rare example of a purpose built, Late Victorian limestone boarding house in Sorrento and the Mornington Peninsula. (Criterion A, & B)

The building retains a number of original features, including its intact two storey verandah over public areas on the street below and location in the commercial area of Sorrento. The coursed limestone walls is a distinctive local building tradition on Mornington Peninsula. The property was extended in a sympathetic manner circa 1925. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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165 Ocean Beach Road, Sorrento Statement of Significance

Heritage Place:

Watts cottage

PS ref no:

HO520



Photo sourced from morningtonpeninsulamagazine.com.au December 2018

What is significant?

165 Ocean Beach Road, known as Watts Cottage is situated in the Pioneer Memorial Garden, on the corner of Melbourne Road and Ocean Beach Road Sorrento. It is a Victorian cottage built circa 1869, relocated to a public garden (ca.1988) and reconstructed in-situ. The cottage was built for the Watts family of fishermen and lime burners and was occupied by members of their family for many decades.

The house retains some of its original fabric, although completely reconstructed, including the limestone chimney. It has a symmetrical façade, a timber shingle roof and was saved from demolition by the efforts of local conservation groups. It is now the oldest house in Sorrento and is used as a local house museum.

The garden setting next to the Nepean Historical Society museum, contributes to the significance of the place.

How is it significant?

Watts Cottage, Sorrento is of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

165 Ocean Beach Road, Watts Cottage, is historically significant for its association with two Sorrento families, the Watts and the Skeltons. The property was constructed circa 1869 and is a rare example of a Victorian wattle and daub cottage. It is the oldest original cottage surviving in Sorrento which belonged to a significant settler family and has been extensively documented. (Criterion A & B)

The house retains a number of original features of a Victorian cottage, although completely reconstructed in the 1980s. These include a limestone chimney, shingle roof, wattle and daub walls and the very small windows on the front facade. The story of local efforts to conserve the cottage and the extensive documentation of the place, contributes to its social and historical significance. (Criterion D & G)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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237 Ocean Beach Road, Sorrento Statement of Significance

Heritage Place:

Whitehall

PS ref no:

HO521



Photo: heritage ALLIANCE 2017

What is significant?

237 Ocean Beach Road, Sorrento, known as Whitehall, is a Federation guesthouse dating to 1904. It was built for James D. Allen who ran it as a guesthouse with his daughter from 1904-1949. Whitehall was one of many guesthouses in Portsea and Sorrento, but by the 1950s it was the last one operating in Sorrento.

The guesthouse retains most of its original fabric and integrity, with only minor changes to the fabric and the once extensive grounds. It is a highly visible part of the streetscape and the most prominent building at this end of Ocean Beach Road. The two storey limestone and brick structure has an upper verandah with an ornate timber valance and balustrade, a central projecting gable above the roof and an arched opening at ground level over the front door.

The highly visible setting at the end of Ocean Beach Road contributes to the significance of the place.

How is it significant?

237 Ocean Beach Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

237 Ocean Beach Road is historically significant because it was constructed in 1904 and is a rare example of a purpose built, beachside guesthouse in Sorrento. It is one of only two original guesthouses built at the start of the twentieth century which survives in Sorrento and is mostly intact. (Criterion A & B)

The guest house retains a number of its original features, including limestone and brick walls which is a distinctive local building tradition in Sorrento and Portsea and practiced with great skill by local builders. The original features include the upper storey verandah with decorative timber balustrade and valance, arched opening at ground level and gable at roof height, turned timber verandah posts and decorative brick quoining around windows and doors and building corners. The technique of limestone and brick construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. The retention of the generous garden setting, with a curved driveway, on a prominent site in Sorrento enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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34-36 Ossett Street, Sorrento Statement of Significance

Heritage
Place:

Prangeville

PS ref no: HO522



Photo: heritage ALLIANCE 2018

What is significant?

34-36 Ossett Street, Sorrento, is a small timber Victorian cottage dating to circa 1880-1890. It was built for the well-known Carbuhn family and was occupied by members of their family for around 40 years.

The house retains some of its original fabric, including timber weatherboards, timber double hung windows, entry porch over the central front door, terracotta ridge tiles and iron roof.

How is it significant?

34-36 Ossett Street, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

34-36 Ossett Street, Sorrento is historically significant for its association with the Carbuhn family. The property was constructed circa 1880-1890 and is a fair example of a humble weatherboard cottage. It is one of only a few original cottages surviving in Ossett Street. (Criterion A)

The house retains some of its original features of a Late Victorian cottage, including its small symmetrical size, weatherboard cladding, iron roof and timber windows and terracotta roof tiles along the ridge of the M-shaped roof. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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42-46 Ozone Avenue, Sorrento Statement of Significance

Heritage Place:

Sayers House (former)

PS ref no:

HO523



Photo by Built Heritage Pty Ltd 2017

What is significant?

42-46 Ozone Avenue, Sorrento, is a holiday dwelling that was erected in two stages for the Sayers family. The original house, comprising a truncated A-framed structure, was built in 1966 and was based on a standard design T124 of the *Age/RAIA Small Homes Service* (adapted by Malaysian-born architect Lok Kong Sun). Seven years later, the house was enlarged to the design of architect Peter Staughton, who conceived a new L-shaped wing with full-height windows and a distinctive pyramidal skylight. The metal clad garage is not of significance.

How is it significant?

42-46 Ozone Avenue, Sorrento, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

42-46 Ozone Avenue, Sorrento, is of architectural significance as one of the more unusual designs from the catalogue of standard designs offered by the *Age/RVIA Small Homes Service* (*Criterion H*). Initiated in 1947 with Robin Boyd as foundation director, the service provided a range of low-cost house designs prepared by leading architects of the day. This house at Sorrento, designated as T124 in the service's range, was one of few designs conceived specifically for use as a holiday dwelling; it was also one of few single-bedroom dwellings in the range, and the only one to adopt the distinctive and fashionable A-framed form (*Criterion B*). The house was also one of very few actual SHS dwellings to be profiled in the newspaper's column; although generic plans and perspectives were published every week, images or accounts of completed dwellings were rarely featured, to ensure client privacy. It is a rare and unusual survivor of the SHS in the Mornington Peninsula Shire.

The additions made in the early 1970s by architect Peter Staughton are of architectural merit in their own right. With its distinctive L-shaped plan form and roofline incorporating angular skylight, the elegantly-proportioned and minimalist wing represents a highly successful attempt to deal with the intrinsic problem of enlarging an A-framed house in a sympathetic, user-friendly fashion (*Criterion F*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3039 Point Nepean Road, Sorrento Statement of Significance

Heritage Place:

Newberry Hill

PS ref no:

HO524



Photo: heritage ALLIANCE 2017

What is significant?

3039 Point Nepean Road, Sorrento, known as Newberry Hill, is a Federation house in its original setting, dating to circa 1906. It was built for the Hutchins family who fished from Camerons Bight for many decades.

The house retains some of its original fabric. It has a symmetrical façade with a hipped roof, skillion verandah, triple sash windows and corbelled brick chimneys. The timber verandah decoration and the post brackets is a later addition.

How is it significant?

3039 Point Nepean Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3039 Point Nepean Road, Sorrento is historically significant for its association with the local Hutchins family who fished Cameron's Bight for many decades. The property was constructed in circa 1906 and is a rare example of a house associated with a local fishing family. (Criterion A & B)

The house retains a number of its original features including hipped roof, corbelled chimneys, three sash windows either side of a central door under a skillion verandah. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3073 Point Nepean Road, Sorrento Statement of Significance

Heritage Place:

The Sisters

PS ref no:

HO525



Photo: heritage ALLIANCE 2017

What is significant?

3073 Point Nepean Road, Sorrento, known as The Sisters, is a symmetrical Federation rendered concrete cottage circa 1900, with hipped M-profile roof, decorative timber verandah valance, timber windows and door and a hipped verandah round two sides.

The building retains some of its original fabric and integrity. The fabric of the house is concrete with limestone rubble, poured or rammed into a formwork which is an unusual construction method on the Peninsula. The setting of the building in a large garden with remnant vegetation contributes to the significance of the place. The second building on the property, known as Ivanhoe is not of significance due to its altered state.

How is it significant?

3073 Point Nepean Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3073 Point Nepean Road is historically significant because it was constructed in circa 1900 by the locally well-known Meaden family, and it has been owned by them for almost 130 years. Its name, opposite the landforms known as The Sisters, is also evocative. (Criterion A)

The building retains a number of original features, including unusual rendered concrete walls, unusual timber verandah valance, hipped verandah, timber windows and garden steps to front door. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3251 Point Nepean Road, Sorrento Statement of Significance

Heritage
Place:

North Esk

PS ref no: HO527



Photo: heritage ALLIANCE 2017

What is significant?

3251 Point Nepean Road, Sorrento, known as North Esk, is a Late Victorian all-limestone, two storey mansion in its original garden setting, dating to circa 1880-1882. It was built as a holiday home for Hon. James Service, and was later occupied by the Halfey and Carnegie families.

The limestone mansion appears to retain most of its Late Victorian fabric. Two storey at the front, facing the Bay, three storeys at the rear, it has double verandahs, a projecting wing on the east side and is sited on a prominent rise with a clear view across the Bay. The verandah has ornate lacework on both levels, decorative iron posts and decorative timber eave brackets. The slate roof and limestone chimneys have been restored. The garden setting and prominent site adds to its significance.

How is it significant?

3251 Point Nepean Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3251 Point Nepean Road, Sorrento, known as North Esk, is historically significant for its association with the Hon. James Service, John Halfey and the Carnegie families. The property was constructed circa 1880-1882 and is a good example of a Late Victorian Italianate mansion. It was built by a well-known and influential businessman who was Premier at the time of its construction. Later it was occupied by the Halfey family who were associated with *The Herald*, and for 30 years by the well-known Carnegie family of piano makers. The property appears to be very intact. (Criterion A)

The house retains most of its original features of a Late Victorian Italianate mansion, including limestone walls, slate roof, chimneys, timber doors and windows, lacework to verandah and decorative eave brackets. The retention of the prominent setting facing the Bay enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3385 Point Nepean Road, Sorrento Statement of Significance

Heritage Place:	Sorrento Masonic Centre	PS ref no:	HO528
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Photo: heritage ALLIANCE 2017

What is significant?

3385 Point Nepean Road, Sorrento, known as Sorrento Masonic Centre, is an Inter-War hall in the Free Classical style, dating to 1929. It was built for the use of Point Nepean freemasons and has been continuously used by members of their lodge for 89 years.

The Masonic Centre retains most of its original fabric, including a stripped classical, rendered facade with portico, columns and leadlight windows

How is it significant?

3385 Point Nepean Road, Sorrento is of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3385 Point Nepean Road, Sorrento is historically significant for its association with the Point Nepean Lodge, No 371. The property was constructed in 1929 and funded by local donations. It is a good example of classical architecture in a small freemasons' temple, is rare on the Mornington Peninsula and is very intact. (Criterion A & B)

The Sorrento Masonic Centre retains a number of its original features including the free classical rendered facade with portico derived from classical temple architecture, columns and pilasters in proportions which are unconventional, and rendered string courses across the facade. The stained glass windows on either side of the portico and symmetrical arrangement of the whole adds to its significance. (Criterion D)

3385 Point Nepean Road has continuously served the Sorrento Freemasons as a lodge since 1929 and is of significance for the role it has played in their ceremonies and celebrations since then. (Criterion G)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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Sorrento Foreshore and Bandstand Statement of Significance

Heritage Place:

Sorrento Foreshore and Bandstand

PS ref no:

HO529



Photo: heritage ALLIANCE 2018

What is significant?

Sorrento Foreshore, as defined in this citation, is the landscaped area between the Sorrento pier and the former Sea Baths tearoom and known locally as the Sorrento foreshore. The foreshore contains an historic bandstand built in 1902-3, a granite war memorial from 1921, a line of Norfolk Island pines planted in the early twentieth century, in an informal beachside landscape which includes a paved sea wall, walking trail and areas of grass maintained by the Council.

The mature trees and the beachfront setting contribute to the significance of the place.

How is it significant?

The area between the Sorrento pier and the former Sea Baths tearoom, known as the Sorrento foreshore, is of local historical, social and aesthetic significance to the Mornington Peninsula Shire.

Why is it significant?

The area between the Sorrento pier and the former Sea Baths tearoom, known as the Sorrento foreshore is historically significant for its association with early tourist developments in Sorrento in the 1870s and the development of facilities for tourists by George Coppin and the local community. It is one of only a few historic foreshore areas surviving in Mornington Peninsula which is largely intact. (Criterion A & B)

The landscape retains a number of its original features; the bandstand, war memorial and landscaping. The retention of the formally arranged space with mature Norfolk Island Pines on a prominent site in Sorrento, enhances its significance. (Criterion D)

The foreshore was first designed and managed by a community committee for the benefit of tourists and residents and has been in constant use by both visitors and community members since the 1870s. It is significant as a place of memorial, celebration and public gatherings. (Criterion G)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3399 Point Nepean Road, Sorrento Statement of Significance

Heritage Place:

Former Anglican Vicarage

PS ref no:

HO530



Photo: heritage ALLIANCE 2018

What is significant?

3399 Point Nepean Road Sorrento known as the former Anglican vicarage, built 1916, is an Inter-War Craftsman Bungalow, made of limestone and brick. The house is beautifully made and is an elegant design with coursed limestone and tuck pointed brick.

The corner setting, large garden and palms contribute to the significance of the place.

How is it significant?

3399 Point Nepean Road Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3399 Point Nepean Road Sorrento is historically significant for its association with St Johns Church Sorrento and the now demolished Parish Hall which was briefly used as a school. The building is an excellent example of vernacular brick and limestone construction, by locally significant builder, WJ Croad. (Criterion A)

The house retains a number of its original features including the limestone walls, red brick quoining, iron roof, rendered chimneys, multipane windows, front porch with elegant paired timber columns. The technique of limestone and brick construction is now of particular significance to Mornington Peninsula as it is recognized as a distinctive local vernacular tradition. This building demonstrates the skill of local builders in adapting local materials to different architectural styles. The retention of the garden setting and large palm on a prominent corner site in Sorrento, enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3409 Point Nepean Road, Sorrento Statement of Significance

Heritage Place:

Sorrento House

PS ref no:

HO531



Photo: heritage ALLIANCE 2018

What is significant?

3409 Point Nepean Road, Sorrento, known as Sorrento House, is an elegant Federation Arts and Crafts house dating to circa 1915. It was built for George Mendes and was then occupied by the Green family for around 30 years before it became a rest home for returned servicemen between 1945 and 1972.

This large house retains most of its original fabric, including slate roof with terracotta ridge tiles and rendered chimney, concrete block walls and roughcast stucco, a projecting upper storey with arched windows and ornate art nouveau windows. The house is sited facing Point Nepean Road and is a prominent landmark building opposite Sorrento Park.

How is it significant?

3409 Point Nepean Road Sorrento is of local historical, social and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3409 Point Nepean Road, Sorrento known as Sorrento House is historically significant for its association with the Mendes and Green families and is of social significance for its use as a convalescent home for returned servicemen, from 1945 to 1972. (Criterion A & G)

The property was constructed in 1915 and is an excellent example of a Federation Arts and Crafts house. The house retains most of its original features of a Federation house, including projecting gables, roughcast stucco, concrete block construction, slate roof with terracotta ridges, tall chimneys and art nouveau windows. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3421 Point Nepean Road, Sorrento Statement of Significance

Heritage Place:

Old Butcher's Shop

PS ref no:

HO532



Photo: heritage ALLIANCE 2017

What is significant?

3421 Point Nepean Road, Sorrento, known as the Old Butchers shop, is a Late Victorian shop in its original streetscape setting, dating to circa 1876. It was built for CG Duffy and was then owned from 1877, by the well-known Wilson family of butchers and was owned by members of their family until 1944. Later it was occupied by the Sanderson family until the 1980s.

The shop retains some of its original fabric, including multi-pane shop windows, weatherboard front and timber doors. It is positioned on a prominent corner of Sorrento called the S-bend, with a deep skillion verandah over the shopfront and footpath, gable end finials and a chimney.

The setting right on the footpath and its prominence on the S-bend corner, contributes to the significance of the place.

How is it significant?

3421 Point Nepean Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3421 Point Nepean Road is historically significant for its association with the locally important Wilson family. The property was constructed sometime around 1876, near where the first commercial buildings in Sorrento were built in CG Duffy's subdivision. Later the development of Ocean Beach Road by Coppin caused the Wilson family butchers to move to a new building at 35 Ocean Beach Road. It is a good example of a simple timber Victorian shopfront and a rare surviving commercial building from this early period of development in Sorrento.

It is situated two doors down from Illabarook and Yaringa, two other prominent properties on this S-bend. The gable end finials, unpretentious lack of adornment, and the verandah over the footpath contribute to its significance. (Criterion A & B)

The shop retains some of its original features even though it has been occupied as a residence for over 50 years, including chimneys, verandah, multi-pane windows, timber doors and weatherboards. The retention of the streetscape setting and prominent site in Sorrento, enhances its significance. (Criterion D)

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3461 Point Nepean Road, Sorrento Statement of Significance

Heritage Place:

Ferndale Cottage

PS ref no:

HO533



Photo: heritage ALLIANCE 2017

What is significant?

3461 Point Nepean Road, Sorrento, is a Late Victorian house in its original garden setting, dating to circa 1898. It might have been built by James Roberts and was later occupied by members of the Mathieson family for over 34 years.

The timber ashlar block house appears to retain most of its late Victorian fabric. It has a symmetrical façade with a hipped iron roof, decorative double eave brackets, a hipped verandah and ornate lacework and turned posts. The prominent site adds to its significance.

How is it significant?

3461 Point Nepean Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3461 Point Nepean Road, Sorrento is historically significant as it was constructed in 1898 and is a good example of a Late Victorian timber block house. It belonged to a number of local families who occupied the house until the mid-twentieth century and is very intact. (Criterion A)

The house retains a number of its original features of a Late Victorian house, including timber block walls, decorative eave brackets, and ornate verandah decoration. (Criterion D)

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Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3482 Point Nepean Road, Sorrento Statement of Significance

Heritage Place:

CP3 Pioneer project houses

PS ref no:

HO534



Photo by Built Heritage Pty Ltd 2017

What is significant?

3482 Point Nepean Road, Sorrento, is a semi-detached pair of holiday dwellings that was built by project housing company Vindin Soares Pty Ltd to a design by Ian Banner, in the office of Chancellor & Patrick. The two houses are expressed as a series of five brick pavilions with steep gabled roofs clad in concrete tiles, linked by narrower flat roofed sections.

How is it significant?

3482 Point Nepean Road, Sorrento, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

3482 Point Nepean Road, Sorrento, is of architectural significance as a highly unusual example of the work of the noted architectural firm of Chancellor & Patrick (*Criterion H*). While this Frankston-based practice undertook almost two hundred projects in what is now the Mornington Peninsula Shire between 1952 and 1970, this one stands out as its only residential commission that was not a single family dwelling (*Criterion B*). Conceived as a semi-detached pair of self-contained dwellings for seasonal use, the project anticipated the major boom of high-end holiday apartments that would transform Portsea in the later twentieth and early twenty first centuries (*Criterion A*). With its distinctive multi-gabled profile and rough bagged brick walls in homage to limestone construction, the building also represents a significantly early example of architects acknowledging the district's vernacular tradition of stone cottages and beach houses, which would also become more widespread in the 1980s and 90s (*Criterion F*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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3489 Point Nepean Road, Sorrento Statement of Significance

Heritage
Place:

Pararoo

PS ref no: HO535



Photo: heritage ALLIANCE 2017

What is significant?

3489 Point Nepean Road, Sorrento, is a Late Victorian limestone and brick house in its original garden setting, dating to circa 1893. It was built for the locally significant Hughes family, and was occupied by members of their family until circa 1904.

The painted limestone and brick house appears to retain most of its Late Victorian fabric. It has an asymmetrical façade with a hipped iron roof, two rendered chimneys, and quoining to the corners. The timber windows and door have sidelights and decorative shutters. The verandah has ornate lacework and decorative iron posts. The garden setting adds to its significance.

How is it significant?

3489 Point Nepean Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

3489 Point Nepean Road, Sorrento is historically significant for its association with the Hughes family. The property was constructed circa 1893 and is a good example of a Late Victorian limestone and brick house. It belonged to a well-known and influential local family of lime burners and businessmen and is very intact. (Criterion A)

The house retains a number of its original features of a Late Victorian house, including limestone and brick walls and chimneys, timber doors and windows, lacework to verandah and shutters. The retention of the garden setting enhances its significance. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

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69 St Pauls Road, Sorrento Statement of Significance

Heritage Place:

St Pauls Rd General Store

PS ref no:

HO536



Photo: heritage ALLIANCE 2017

What is significant?

69 St Pauls Road, Sorrento, known as the St Paul's Road General Store was built circa 1913-1940. The building retains some of its original fabric including the cantilever verandah, tile roof, stepped parapet and a shopfront which opens directly to the street.

How is it significant?

69 St Pauls Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

69 St Pauls Road, Sorrento is historically significant because it was constructed in the Inter-War period and has operated as a shopfront for at least 80 years. It is a rare example of a small local store or shop in a residential area in Sorrento, and belonged to a significant local family, the Cottiers. (Criterion A, & B)

The building retains a number of original features, in particular the stepped masonry parapet, tile roof, cantilever verandah and shop front which opens directly onto the street. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

71 St Pauls Road, Sorrento Statement of Significance

Heritage Place:

Former Dairy

PS ref no: HO537



Photo: heritage ALLIANCE 2017

What is significant?

71 St Pauls Road, Sorrento, was built in circa 1951 by the locally significant Cottier family of dairymen.

The building retains some of its original Post-War fabric including the masonry stepped parapet, curved corner and opening directly to the street.

How is it significant?

71 St Pauls Road, Sorrento is of local historical and representative (architectural) significance to the Mornington Peninsula Shire.

Why is it significant?

71 St Pauls Road, Sorrento is historically significant because it was constructed for the locally significant Cottier family and used as a local dairy for at least 26 years. It is a rare example of a small local Post-War shop in a residential area of Sorrento, and one of only two dairies known to survive in Sorrento. (Criterion A & B)

The building retains a number of original Post-War features, in particular the stepped masonry parapet, curved corner and opening directly onto the street. (Criterion D)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Back Beach Road Portsea Precinct, Statement of Significance

Heritage Place: Back Beach Road, Portsea Precinct

PS ref no: HO470



What is significant?

The Back Beach Road, Portsea Precinct is significant to the Shire of Mornington Peninsula. It contains a well-preserved collection of housing which demonstrates the important phases and historical development of Portsea from the 1880s to 1950s.

The precinct retains the early alignment and arrangement of Back Beach Road and contains significant buildings from the earliest period of development of the township to the present day. The buildings and streetscape contribute to the significance of the precinct.

How is it significant?

The Back Beach Road, Portsea Precinct is of local historical, aesthetic and architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

The Back Beach Road, Portsea Precinct is of aesthetic significance as a precinct with particularly fine examples of Late Victorian, Federation and Post-War housing that are representative of their period. Many of the houses exhibit a high degree of intactness. Some of these buildings are constructed from locally sourced limestone and form a vernacular building tradition on the Peninsula which is unique and highly significant. (Criteria B & E)

The Back Beach Road, Portsea Precinct is of aesthetic significance for the combination of natural topography, historic buildings, streetscape qualities, and vegetation. The undulating nature of Back Beach Road and the alignment from Ford's farm to the pier is significant. The entrance to Back Beach Road is particularly distinctive with the limestone buildings on the Point Nepean Road corner. Buildings from the 1860s to 1950s also contribute to this aesthetic value. The streetscape qualities include the vegetation to the street, the meandering pavements, partially unformed kerbs and crossovers and scale of development. (Criterion E)

The Back Beach Road, Portsea Precinct demonstrates the principal characteristics of the Late Victorian, Federation and Post-War periods of development of Portsea. These range from grand limestone villas to small limestone cottages, from the Late Victorian and Federation period, to timber Federation cottages, bungalows and significant Post-War holiday homes of the 1950s which demonstrate typical forms, siting and features. (Criterion D)

The Back Beach Road, Portsea Precinct is of historical significance as a tangible illustration of the history of first settlement, first subdivision, development and change over a 150 year period in Portsea. The intactness of the precinct and its ability to demonstrate this key theme through early buildings and later buildings, the streetscape and setting is rare on the Mornington Peninsula. The precinct demonstrates a continuity of occupation and development of Portsea from the 1860s until the 1950s that is highly valued by the community. (Criteria A, B & G)

The Back Beach Road, Portsea Precinct is of significance for its associations with a number of people and families who played an important role in the development of Portsea and/or had strong associations with shaping the fabric and character of the area, including: the Ford, Farnsworth, Foran, Knight, Harding, Stirling and Watson families. (Criterion H)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

Precinct grading schedule

Name	Number	Street	Grading	Built Date
Marlborough House	8-10	Back Beach Road	Individual HO7	1902
Karacoum	12	Back Beach Road	Individual HO8	1878
Craig Bryn	20	Back Beach Road	Individual HO9	1897-1905
	24	Back Beach Road	Non-contributory	
	26	Back Beach Road	Individual HO471	1954
	28	Back Beach Road	Non-contributory	

	30	Back Beach Road	Contributory	1953
Glasnevem	34	Back Beach Road	Contributory	1897-1905
	41	Back Beach Road	Contributory	1890-1910
	47	Back Beach Road	Non-contributory	
Oleander Cottage	52	Back Beach Road	Individual HO11	1876
	57	Back Beach Road	Contributory	1890-1910
Killalde	66	Blair Court	Contributory	1882
Quamby	44	Blair Road	Individual HO24	1890
Hilary	55	Blair Road	Contributory	1890-1910
Lochee	57	Blair Road	Individual HO25	1889-1892
The Grange	58	Blair Road	Individual HO10	1889-1892
	36	Delgany Avenue	Contributory	1890-1910
	38	Delgany Avenue	Non-contributory	
	40	Delgany Avenue	Non-contributory	
	3789	Point Nepean Road	Individual HO204	1889
Pitstone	3795	Point Nepean Road	Individual HO205	1902

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

East Sorrento Precinct, Statement of Significance

Heritage Place: East Sorrento Precinct

PS ref no: HO488



What is significant?

The East Sorrento Precinct is significant to the Shire of Mornington Peninsula. It includes properties between Point Nepean Road and Melbourne Road, Salonika Street and Bowen Road, in an area known as East Sorrento. It contains an intact and diverse collection of housing which demonstrates the important phases of Sorrento's residential development from the 1880s to 1980s.

The following buildings are individually significant to the precinct and have individual heritage overlays. 11 Newton Ave HO152, 3 Hiskens Street HO97, 5 St Pauls Road HO232, 15 St Pauls Road HO233, and 3213 Point Nepean Road, HO179. The buildings, views and streetscapes contribute to the significance of the precinct.

How is it significant?

The East Sorrento Precinct is of local historical, aesthetic, architectural and social significance to the Shire of Mornington Peninsula.

Why is it significant?

The East Sorrento Precinct is of historical significance for the role it played in the early development of the township of Sorrento, as a tangible illustration of the history of subdivision, development and changing population in Sorrento, from largely permanent residents involved in fishing, lime burning or early tourism to absentee home owners from suburban Melbourne. The intactness of the precinct and its ability to demonstrate key themes in Sorrento's history through its early buildings, streetscape and setting is rare on the Mornington Peninsula and demonstrates a continuity of development from the 1880s to the present day that is highly valued by the local community. (Criteria A, B & G)

The East Sorrento Precinct is of aesthetic significance as a place with particularly fine examples of Late Victorian, Federation, Inter War, Post War and Late Twentieth century housing styles that are representative of their period. Many of the houses exhibit a rare degree of intactness and are set within blocks which are unsubdivided, some very large and heavily vegetated. The east-west roads are meandering and have close vegetation, informal parking, lack of paths, kerbing and gutters. The undulating landscape, views to the Bay, dense vegetation and varied building stock adds to the character of the precinct. (Criterion E)

The East Sorrento Precinct is of aesthetic significance for its collection of intact limestone buildings dating from the 1870s. These buildings are constructed from locally sourced limestone and form a vernacular building tradition on the Peninsula which is unique and highly significant. (Criteria B & E)

The East Sorrento Precinct has well-preserved housing stock which demonstrates the principal characteristics of Sorrento housing, ranging from small limestone and timber cottages, from the Late Victorian and Federation period, to Inter War bungalows and villas to modest Post War holiday homes of the 1950s and 60s, to architect designed modernist houses of the 1970s and 80s. (Criterion D)

The East Sorrento Precinct is of significance for its association with a number of people who played an important role in the development of Sorrento and/or had strong associations with shaping the fabric and character of the area, including: the extensive Dark family, Jane and Nellie Clark, William Webster, the Watts family and John Watson. (Criterion H)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

Precinct grading schedule

Name	Number	Street	Grading	Built Date
	27	Bowen Road	Contributory	c. 1900-1920
Darks Grocery Store (former)	35	Bowen Road	Contributory	1929
	3	Hiskens Street	Individual HO97	1892
	10	Hiskens Street (part)	Contributory	c. 1900-1920
	15	Hiskens Street	Contributory	1913
	16	Hiskens Street	Contributory	1973
	1	Newton Avenue	Non-contributory	
	3	Newton Avenue	Contributory	c. 1920-1930
	5	Newton Avenue	Contributory	c. 1900-1910

	7	Newton Avenue	Contributory	c. 1900-1920
	9	Newton Avenue	Non-contributory	
Kimberley	11	Newton Avenue	Individual HO152	1899
	12	Newton Avenue	Contributory	c. 1890-1910
	13	Newton Avenue	Non-contributory	
	14	Newton Avenue	Contributory	c. 1890-1910
	15	Newton Avenue	Contributory	1921
	16	Newton Avenue	Non-contributory	
	17	Newton Avenue	Non-contributory	
	18	Newton Avenue	Non-contributory	
	19	Newton Avenue	Contributory	1893
	20	Newton Avenue	Contributory	1935
Ellembee	3199	Point Nepean Road	Contributory	c. 1911-1915
	3209	Point Nepean Road	Non-contributory	
	3211	Point Nepean Road	Contributory	c. 1890-1910
Franklin	3213	Point Nepean Road	Individual HO179	c. 1890-1910
	1	Rose Street	Contributory	c. 1920-1940
Pinehill	8	Rose Street	Contributory	c. 1890-1910
Rose Cottage	9	Rose Street	Contributory	c. 1890-1910
Pine Cottage	12	Rose Street	Contributory	c. 1890-1910
	1	St Pauls Road	Non-contributory	
	3	St Pauls Road	Non-contributory	
Lystra	5	St Pauls Road	Individual HO232	1887
	13	St Pauls Road	Non-contributory	
Narollah	15	St Pauls Road	Individual HO233	1896

	17	St Pauls Road	Non-contributory	
	19	St Pauls Road	Contributory	1982
	21	St Pauls Road	Contributory	c. 1900-1920
	22	St Pauls Road	Non-contributory	
	24	St Pauls Road	Contributory	c. 1920-1930
	38	St Pauls Road	Contributory	1915
Olinda	40	St Pauls Road	Contributory	1919
	42	St Pauls Road	Non-contributory	
	44	St Pauls Road	Contributory	1915
	46	St Pauls Road	Non-contributory	
	48	St Pauls Road	Non-contributory	
	50	St Pauls Road	Contributory	1954
Attanagh	60	St Pauls Road	Contributory	1896

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Sorrento Historic Precinct Commercial Area, Statement of Significance

Heritage Place: Sorrento Historic Precinct: Commercial Area	PS ref no: HO501
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What is significant?

The Sorrento Historic Precinct Commercial Area, part of existing HO1, Sorrento Historic Precinct, includes properties in the section of Ocean Beach Road extending from Melbourne Road to the foreshore and on Constitution Hill Road overlooking the foreshore.

The Commercial Area retains the early alignment and arrangement of Ocean Beach Road and contains significant buildings from the earliest period of development of the township to the present day. The streetscape arrangement preserves important views to the foreshore and the Bay beyond.

The buildings, views, vistas and streetscapes contribute to the significance of the precinct.

How is it significant?

The Sorrento Historic Precinct Commercial Area is of local historical, social, aesthetic and architectural significance to the Mornington Peninsula Shire.

Why is it significant?

The Sorrento Historic Precinct Commercial Area is of historical significance for the role it played in the early development of the township of Sorrento as well as the establishment of Sorrento as a tourist resort. The intactness of the precinct and its ability to demonstrate these two key themes through its early buildings, streetscape and setting, is rare on the Mornington Peninsula and demonstrates a continuity of development from the 1860s until today that is highly valued by the community. (Criteria A, B & G)

The Sorrento Historic Precinct Commercial Area demonstrates the principal characteristics of the Late Victorian, Federation and Inter-War periods of development, including the low scale of a seaside village, following the natural topography and a wide boulevard constructed to accommodate a steam tramway. It retains single and double storey commercial buildings which demonstrate typical Victorian, Federation and Inter-War forms, siting and features, constructed predominately from local limestone and brick. (Criterion D)

The Sorrento Historic Precinct Commercial Area is of aesthetic significance for its large collection of intact limestone and brick buildings dating from the 1870s to 1915. Many of these buildings are constructed from locally sourced limestone and brick and form a vernacular building tradition on the Peninsula which is unique and highly significant. (Criteria B & E)

The Sorrento Historic Precinct Commercial Area is of aesthetic significance for the combination of natural topography, historic buildings, streetscape qualities, vistas and views of the Bay. The seaside village character is enhanced by the landscape setting and low scale historic buildings with verandahs. Ocean Beach Road sits on a high point above the Bay and offers views to the Bay and west towards the vegetated dunes of the Back Beach. The entrance to Ocean Beach Road is particularly distinctive with the landmark four storey, limestone Continental Hotel (1875), on the south side and Stringers Stores (1886), on the north side. Buildings from the 1890s to 1940s also contribute to this aesthetic value. The streetscape qualities include the broad tree-lined street and pavements, and scale of development. (Criterion E)

The Sorrento Historic Precinct Commercial Area is of significance as a focus for social and commercial activity for both residents and tourists since the establishment of the township. Historically, most local services were and continue to be concentrated in Ocean Beach Road. This long association is reflected in the level of community attachment to the area and many campaigns to conserve and improve the area. The Ocean Beach Road Commercial Area has landmark qualities which uniquely identifies Sorrento for the community and tourists alike. (Criterion G)

The Sorrento Historic Precinct Commercial Area is of significance for its associations with a number of people who played an important role in the development of Sorrento and/or had strong associations with shaping the fabric and character of the area, including: George Coppin, William Hughes, Isaac Bensilum and William Joseph Croad. (Criterion H)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

Precinct grading schedule

Name	Number	Street	Grading	Built Date
Nairn	10	Constitution Hill Road	Contributory	1923
Kinver	12	Constitution Hill Road	Contributory	1889
	14	Constitution Hill Road	Contributory	1904
	16	Constitution Hill Road	Non-contributory	
The Continental Hotel	1-21 A	Ocean Beach Road	State significance VHR H1896	1875
Stringers Stores (former)	2-4 & 6-8	Ocean Beach Road	Individual HO517	1886 & 1892
	10-16	Ocean Beach Road	Individual HO518	1905
Oriental Coffee Palace (former)	18-24	Ocean Beach Road	Individual HO519	1887/8
	23	Ocean Beach Road	Contributory	1902/3
Athenaeum Theatre	26	Ocean Beach Road	State significance VHR H2227	1894
	27-29	Ocean Beach Road	Contributory	1910
	31-33	Ocean Beach Road	Contributory	1911

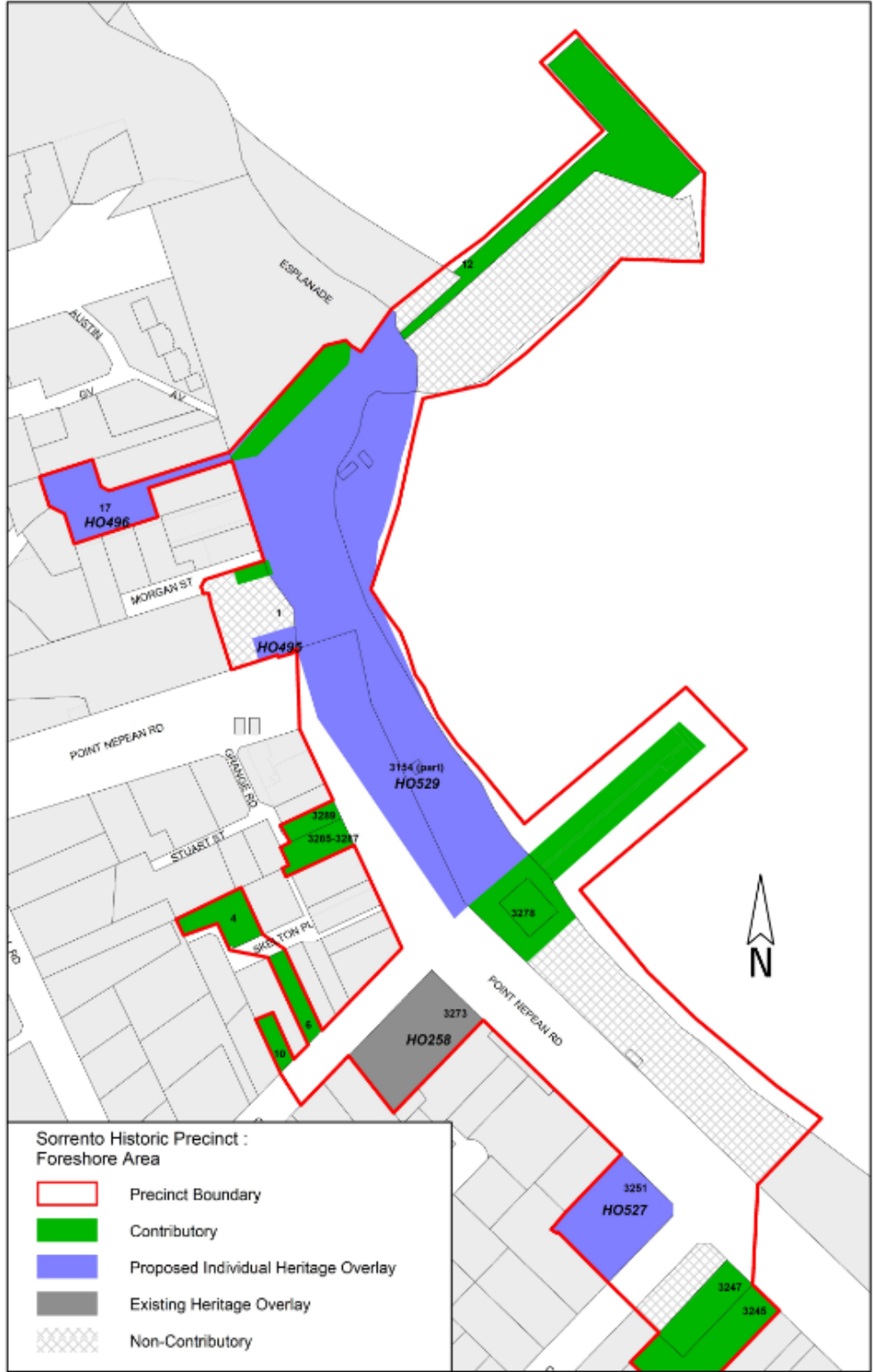
	35-37	Ocean Beach Road	Contributory	1905
	38-40	Ocean Beach Road	Non-contributory	
	42	Ocean Beach Road	Non-contributory	
	43-51	Ocean Beach Road	Contributory	1933
	46-48	Ocean Beach Road	Contributory	c. 1930s
	50	Ocean Beach Road	Non-contributory	
	52	Ocean Beach Road	Non-contributory	
	53	Ocean Beach Road	Non-contributory	
	54-56	Ocean Beach Road	Contributory	1893
	55	Ocean Beach Road	Non-contributory	
	57	Ocean Beach Road	Non-contributory	
	58	Ocean Beach Road	Non-contributory	
	59	Ocean Beach Road	Non-contributory	
	61	Ocean Beach Road	Non-contributory	
	62-66	Ocean Beach Road	Non-contributory	
	65-67	Ocean Beach Road	Non-contributory	
	68	Ocean Beach Road	Non-contributory	
	69	Ocean Beach Road	Non-contributory	
	76	Ocean Beach Road	Non-contributory	
	77	Ocean Beach Road	Non-contributory	
	78	Ocean Beach Road	Non-contributory	
	80-98	Ocean Beach Road (part)	Contributory	1945
	85-99	Ocean Beach Road	Non-contributory	
	100-102	Ocean Beach Road	Contributory	c. 1920s
	101	Ocean Beach Road	Non-contributory	
	104	Ocean Beach Road	Contributory	1923
	105	Ocean Beach Road	Non-contributory	
	108-118	Ocean Beach Road	Non-contributory	
	111	Ocean Beach Road	Non-contributory	
	113	Ocean Beach Road	Non-contributory	
	119-125	Ocean Beach Road	Non-contributory	
	120	Ocean Beach Road	Non-contributory	
	127	Ocean Beach Road	Non-contributory	
Gannawarra	128-136	Ocean Beach Road	Contributory	1904/5
	129	Ocean Beach Road	Non-contributory	
	131	Ocean Beach Road	Non-contributory	
	133	Ocean Beach Road	Non-contributory	
	138	Ocean Beach Road	Non-contributory	

	141-145	Ocean Beach Road	Non-contributory	
Carmel	142-146	Ocean Beach Road	Contributory	1904/5
	148-152	Ocean Beach Road	Contributory	1906
	149-151	Ocean Beach Road	Non-contributory	
	153-155	Ocean Beach Road	Non-contributory	
	154-164	Ocean Beach Road	Contributory	1905
	166-168	Ocean Beach Road	Contributory	1910
Quamby	3317	Point Nepean Road	Contributory	1910
	3335	Point Nepean Road	Non-contributory	

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Sorrento Historic Precinct: Foreshore Area, Statement of Significance

Heritage Place:	Sorrento Historic Precinct: Foreshore Area	PS ref no:	HO502
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What is significant?

The Sorrento Historic Precinct Foreshore Area, part of the existing HO1, Sorrento Historic Precinct, includes private properties along the south side of Point Nepean Road from number 3245 to 3289, Skelton Place and Coppin Road. The foreshore on the other side of the roadway extends from the Sorrento pier, (excluding Searoad Ferry Terminal) with the former Steam Tramway reserve above, down Esplanade to meet the Point Nepean Road corner. Included in the precinct is the foreshore landscaping, memorials, bandstand and the site of former tearooms and original alignment of sea baths jetty.

The Sorrento Historic Precinct Foreshore Area retains the early alignment and arrangement of Point Nepean Road and Esplanade and contains significant buildings and infrastructure from the earliest period of development of the township to the present day. The early infrastructure of Sorrento Pier, site of former tearooms and original alignment of sea baths jetty and historic Steam Tramway, remain in the same locations, and possibly retain some intact fabric. The arrangement of public open space on the foreshore preserves important views to the Bay and pier and is largely intact.

The buildings, remnant infrastructure, views and landscape contribute to the significance of the precinct.

How is it significant?

The Sorrento Historic Precinct Foreshore Area is of local historical, social, aesthetic and architectural significance to the Mornington Peninsula Shire.

Why is it significant?

The Sorrento Historic Precinct Foreshore Area is of historical significance for the role it played in the early development tourism and the lime industry of the Mornington Peninsula. The precinct preserves the original alignment of Sorrento Pier which illustrates the early development of the Peninsula, and the importance of sea transport in developing both tourism and the lime industry on the Peninsula from 1860s until the present day. (Criterion A)

The Sorrento Historic Precinct Foreshore Area is of historical significance for the role it played in the early development of the township of Sorrento as a tourist resort. The intactness of the precinct and its ability to demonstrate the key themes through its early buildings, landscape setting and infrastructure is rare on the Mornington Peninsula and demonstrates a continuity of development from the 1860s until today that is highly valued by the community. (Criteria A, B & G)

The Sorrento Historic Precinct Foreshore Area demonstrates the principal characteristics of the Late Victorian, Federation and Inter-War periods of development, including the low scale of Sorrento as a seaside village, elements of the natural topography and the retention of a wide foreshore boulevard. It retains buildings and landscaping which demonstrate typical Late Victorian, Federation and Inter-War features. (Criterion D)

The Sorrento Historic Precinct Foreshore Area is of aesthetic significance for its collection of intact limestone buildings dating from the 1870s to 1927. These buildings are constructed from locally sourced limestone and form a vernacular building tradition on the Peninsula which is unique and highly significant. (Criteria B & E)

The Sorrento Historic Precinct Foreshore Area is of aesthetic significance for the combination of natural topography, historic buildings, foreshore landscape and views of the Bay. The seaside resort character is enhanced by the landscape setting, the arrangement of the Norfolk Island pines, the location of the site of former tearooms and original alignment of sea baths jetty, the site of the former Steam Tramway and the Federation bandstand contributes to this significance. (Criterion E)

The Sorrento Historic Precinct Foreshore Area is of significance as a focus for social and tourist activity since the 1860s. The foreshore area preserves early infrastructure which enabled communication and transport for the isolated early communities of the Peninsula. The foreshore has social significance as it preserves the Sorrento War Memorial and a Federation bandstand built by the community which is highly valued by them. The foreshore area has been a place of social gatherings and celebrations for the community since the 1870s. (Criterion G)

he Sorrento Historic Precinct Foreshore Area is of significance for its association with a number of people who played an important role in the development of Sorrento and/or had strong associations with shaping the fabric and character of the area, including: George Selth Coppin, C. Morgan, Ralph Marsden, Henry Watts and John Boswell Clark. (Criterion H)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

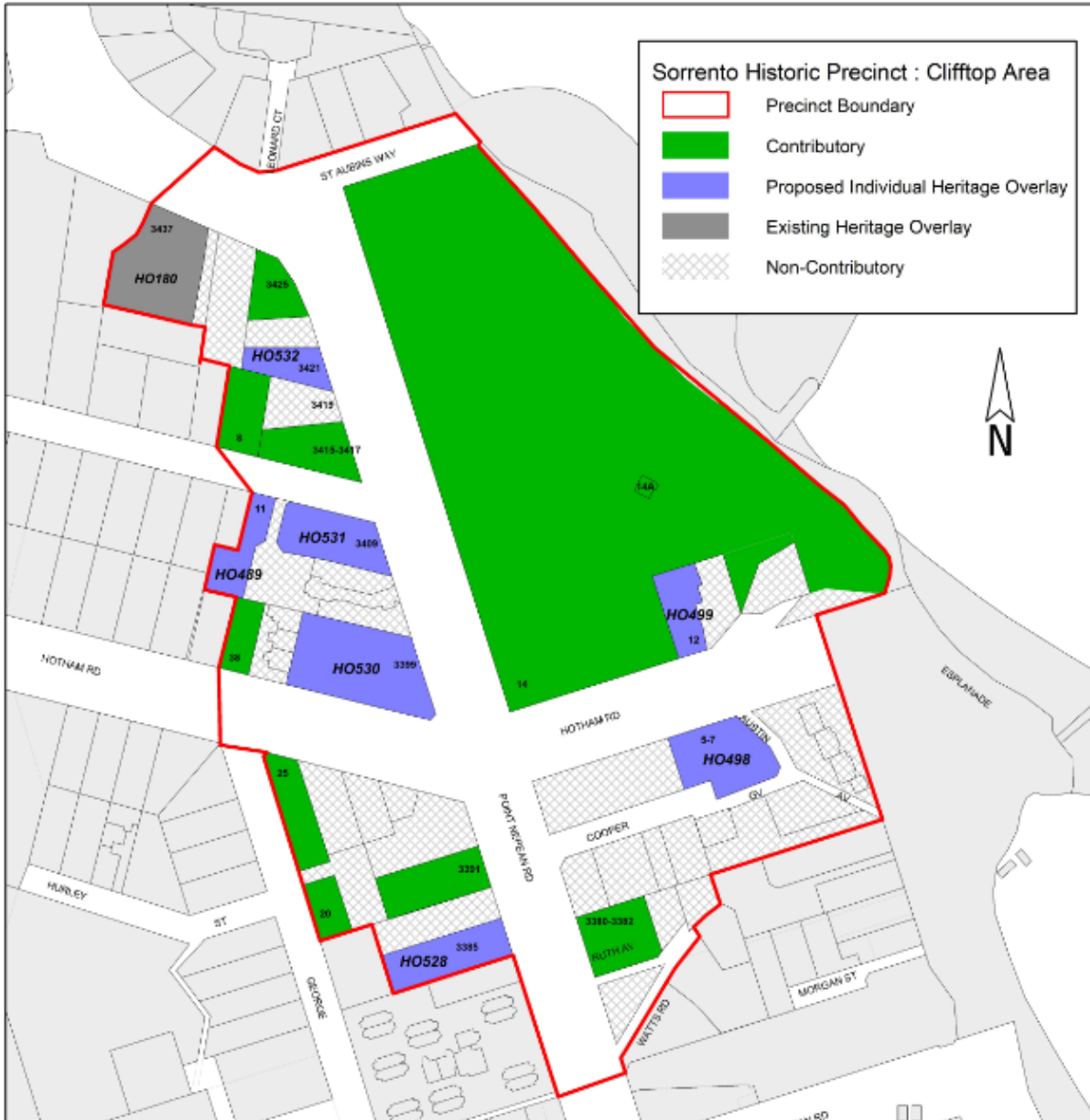
Precinct grading schedule

Name	Number	Street	Grading	Built Date
Bide-a-wee	6	Coppin Road	Contributory	c. 1900
	10	Coppin Road	Contributory	c. 1930s
Mornington Hotel (former)	1	Esplanade	Individual HO495	1876
Morgan's shop (former)	1	Esplanade	Contributory	1927
	10	Esplanade	Non-contributory	
	12	Esplanade (Sorrento Pier excluding Searoad Ferry Terminal)	Contributory	1870
Dalwhinnie	17	Esplanade	Individual HO496	1913
	3154	Point Nepean Road (Foreshore)	Individual HO529	1870-2015
	3154	Point Nepean Road (Bandstand)	Individual HO529	1902
Chattanooga	3245	Point Nepean Road	Contributory	c. 1922
Mosspenock	3247	Point Nepean Road	Contributory	1877
	3249	Point Nepean Road	Non-contributory	
North Esk	3251	Point Nepean Road	Individual HO527	1880
The Anchorage	3273	Point Nepean Road	State significance VHR H1899	1873
	3278	Point Nepean Road (site of former tearooms and original alignment of sea baths jetty)	Contributory (VHI H7821-0141)	1875, 1921, 1990, 2016
	3285-3287	Point Nepean Road	Contributory	1903
	3289	Point Nepean Road	Contributory	1903
	4	Skelton Place	Contributory	c. 1900-1920
		Sorrento Tramway Reserve	Contributory	1889

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Sorrento Historic Precinct: Clifftop Area, Statement of Significance

Heritage Place: Sorrento Historic Precinct: Clifftop Area	PS ref no: HO503
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What is significant?

The Sorrento Historic Precinct Cliff-top Area, part of the existing HO1, Sorrento Historic Precinct, includes properties which were laid out in the original Bella Vista subdivision by CG Duffy & W. Cockburn in 1873. It preserves buildings, streetscape alignments and landscapes from the Late Victorian through to the Inter-War period and demonstrates the earliest period of Sorrento's development as a township.

The buildings, streetscape and street trees, views and landscapes contribute to the significance of the precinct.

How is it significant?

The Sorrento Historic Precinct Cliff-top Area is of local historical, social, aesthetic and architectural significance to the Mornington Peninsula Shire.

Why is it significant?

The Sorrento Historic Precinct Cliff-top Area is of historical significance for the role it played in the early development of Sorrento. The precinct preserves the original alignment of Point Nepean Road, which was laid out to maintain larger cliff-top villa allotments by CG Duffy & W. Cockburn. Sorrento Park (1870), the former Police Station (1892), the site of the first Post Office and Sorrento Hotel (1872) and the former butcher's shop (c.1876), illustrate this earliest period of development in Sorrento. (Criteria A)

The Sorrento Historic Precinct Cliff-top Area is of historical significance for the role it played in the early development of the township of Sorrento. The intactness of the precinct and its ability to demonstrate the key themes through its early buildings, streetscape alignment, and landscape is rare on the Mornington Peninsula and demonstrates a continuity of development from the 1870s until today that is highly valued by the community. (Criteria A, B & G)

The Sorrento Historic Precinct Cliff-top Area demonstrates the principal characteristics of the Late Victorian, Federation and Inter-War periods of development, with Sorrento Hotel the landmark building located on the top of the headland with Sorrento Park opposite following the natural topography down to the boat ramp on the Bay. It retains buildings, street trees and landscaping which demonstrate typical Late Victorian, Federation and Inter-War features. (Criterion D)

The Sorrento Historic Precinct Cliff-top Area is of aesthetic significance for its collection of intact limestone buildings dating from the 1870s to 1916. These buildings are constructed from locally sourced limestone and form a vernacular building tradition on the Peninsula which is unique and highly significant. There are also significant Federation buildings in the Arts and Crafts style, as well as small domestic scale timber buildings. Sorrento Park preserves a Victorian style public garden, views of the Bay, trees and garden features which are significant. (Criteria B & E)

The Sorrento Historic Precinct Cliff-top Area is of aesthetic significance for the combination of natural topography, historic buildings, streetscapes and views of the Bay. The Victorian seaside character is enhanced by the landscape setting, the landmark arrangement of the Sorrento Hotel, the former Police Station within Sorrento Park, the treed avenue of Hotham Road and large deciduous trees along Point Nepean Road and views of the Bay from Hotham Road and Sorrento Park, contributes to this significance. (Criterion E)

The Sorrento Historic Precinct Cliff-top Area is of significance as a focus for social and tourist activity since the 1870s. The Cliff-top area preserves the landmark Sorrento Hotel (1872) possibly the earliest limestone building in Sorrento and the first tourist hotel on the Mornington Peninsula. The Cliff-top has social significance as it preserves the earliest designed public park on the Mornington Peninsula which has been a site of public activity, celebration and recreation since the 1870s (Criterion G)

The Sorrento Historic Precinct Cliff-top Area is of significance for its association with a number of people who played an important role in the development of Sorrento and/or had strong associations with shaping the fabric and character of the area, including: Walter Stringer, Josiah Hiskens, CG Duffy & W.Cockburn, George Morce, John Farnsworth and GB Wilson. (Criterion H)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

Precinct grading schedule

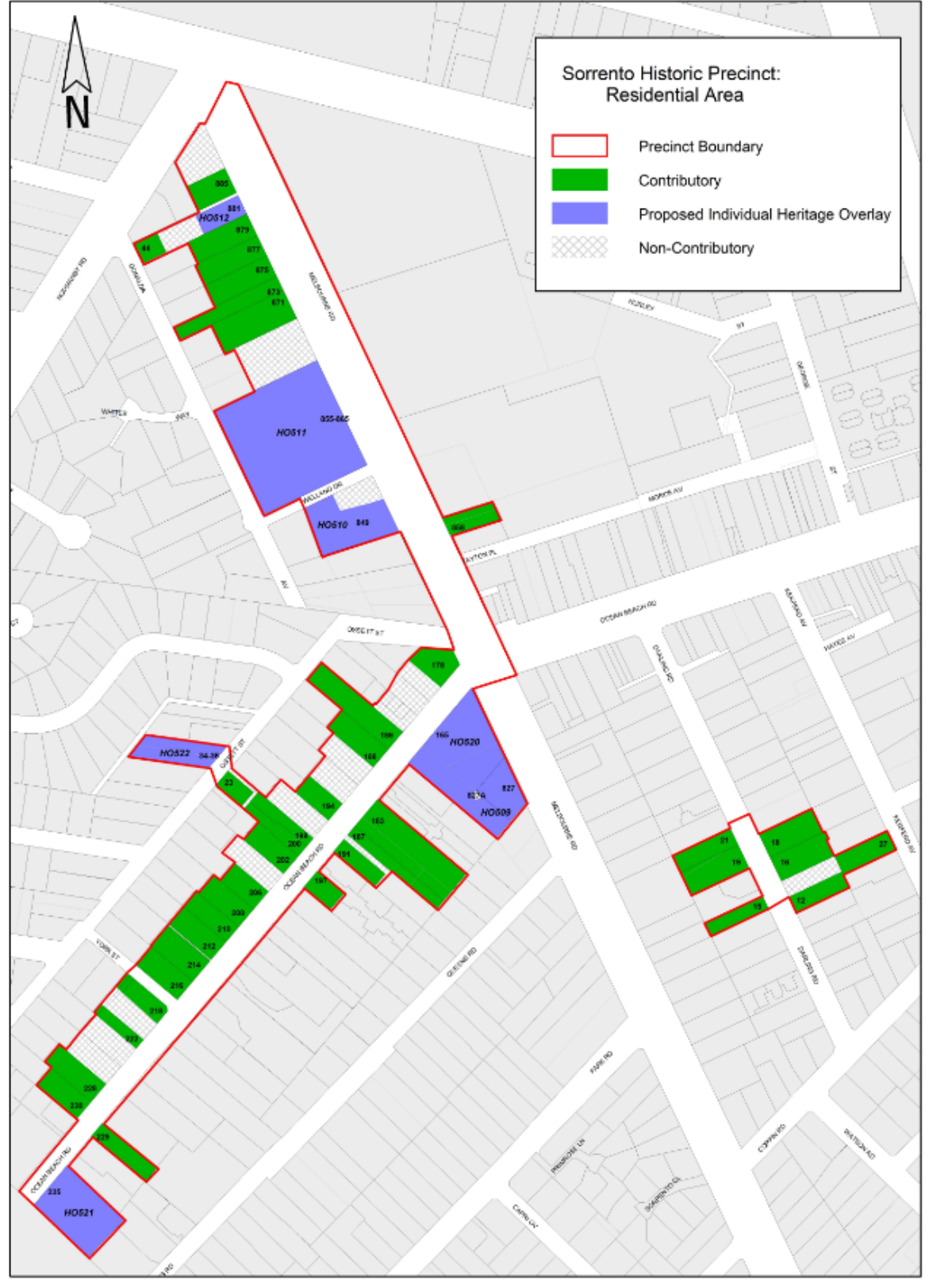
Name	Number	Street	Grading	Built Date
	5	Boroondara Road	Non-contributory	
Maroondah	8	Boroondara Road	Contributory	1901
	11	Boroondara Road	Individual HO489	c. 1890-1915
	3	Cooper Grove	Non-contributory	
	7	Cooper Grove	Non-contributory	
	9	Cooper Grove	Non-contributory	
	11	Cooper Grove	Non-contributory	
	13	Cooper Grove	Non-contributory	
	20	George Street	Contributory	c. 1900
	22	George Street	Non-contributory	
	1	Hotham Road	Non-contributory	
	4	Hotham Road	Non-contributory	
Sorrento Hotel	5-7	Hotham Road	Individual HO498	1872
	8	Hotham Road	Non-contributory	
	9-15	Hotham Road	Non-contributory	
	12	Hotham Road	Individual HO499	1892
Sorrento Park	14	Hotham Road	Contributory	1870
	19	Hotham Road	Non-contributory	
	21	Hotham Road	Non-contributory	
	23	Hotham Road	Non-contributory	
	25	Hotham Road	Contributory	c. 1920s
	36	Hotham Road	Non-contributory	
	38	Hotham Road	Contributory	1887
	3378	Point Nepean Road	Non-contributory	
Acton Hill	3380-3382	Point Nepean Road	Contributory	1910
Sorrento Masonic Centre	3385	Point Nepean Road	Individual HO528	1929
	3387	Point Nepean Road	Non-contributory	
	3391	Point Nepean Road	Contributory	c. 1890-1910
	3395	Point Nepean Road	Non-contributory	
	3399	Point Nepean Road	Individual HO530	1916
	3401	Point Nepean Road	Non-contributory	
	3405	Point Nepean Road	Non-contributory	
	3407	Point Nepean Road	Non-contributory	
	3409	Point Nepean Road	Individual HO531	c. 1890-1915
Illabarook	3415-3417	Point Nepean Road	Contributory	1878
	3419	Point Nepean Road	Non-contributory	
	3421	Point Nepean Road	Individual HO532	1876
	3423	Point Nepean Road	Non-contributory	
Yaringa	3425	Point Nepean Road	Contributory	1885

	3429	Point Nepean Road	Non-contributory	
	3433	Point Nepean Road	Non-contributory	
Sundorne	3437	Point Nepean Road	HO 180	c. 1923
	2	Ruth Avenue	Non-contributory	
	4	Ruth Avenue	Non-contributory	

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Sorrento Historic Precinct: Residential Area, Statement of Significance

Heritage Place: Sorrento Historic Precinct: Residential Area	PS ref no: HO504
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What is significant?

The Sorrento Historic Precinct Residential Area, part of existing HO1, Sorrento Historic Precinct, includes properties in Ocean Beach Road extending from Melbourne Road to Sorrento Back Beach and along the west side of Melbourne Road from number 849 to Normanby Road, 44 Donald Avenue and includes non-contiguous sections in Darling Road and on the east side of Melbourne Road.

The Residential Area retains the early alignment and arrangement of Ocean Beach Road, Melbourne Road, Ossett Street and Darling Road and contains significant residential buildings from the earliest period of development of the township to the present day.

The buildings and streetscapes contribute to the significance of the precinct.

How is it significant?

The Sorrento Historic Precinct Residential Area is of local historical, social, aesthetic and architectural significance to the Mornington Peninsula Shire.

Why is it significant?

The Sorrento Historic Precinct Residential Area is of historical significance for the role it played in the early development of housing for holiday makers and locals as well as the establishment of Sorrento as a tourist resort. The intactness of the precinct and its ability to demonstrate these two key themes through its early buildings, streetscape and setting, is rare on the Mornington Peninsula and demonstrates a continuity of development from the 1870s until today that is highly valued by the community. (Criteria A, B & G)

The Sorrento Historic Precinct Residential Area demonstrates the principal characteristics of the Late Victorian, Federation and Inter-War periods of development, including the low scale of a seaside village, following the natural topography. It retains single storey residential buildings which demonstrate typical Victorian, Federation and Inter-War forms, siting and features, the landmark former guest house Whitehall and the former Mechanics Institute. (Criterion D)

The Sorrento Historic Precinct Residential Area is of aesthetic significance for its large collection of intact limestone timber and brick buildings dating from 1870 to 1926. Some of these buildings are constructed from locally sourced limestone and brick and form a vernacular building tradition on the Peninsula which is unique and highly significant. Others are excellent examples of their period and have design features which collectively contribute to the streetscape and character of the precinct. (Criteria B & E)

The Sorrento Historic Precinct Residential Area is of aesthetic significance for the combination of historic buildings, distant views of the vegetated sand dunes on the Back Beach, natural topography and streetscape qualities. The seaside village character of Ocean Beach Road and Darling Road is enhanced by the landscape setting and topography, low scale historic residences with gardens and views toward the vegetated dunes of the Back Beach. The entrance to Ocean Beach Road Residential Area is particularly distinctive with the limestone Mechanics Institute, Watts Cottage and Burgunyah on the prominent intersection of five streets. The collection of intact, quality buildings in the precinct from the late Victorian, Federation and Inter-War period contribute to this aesthetic value. The limestone residences of Melbourne Road create a more solid and conservative character, with deep setbacks, a service road and large allotments on a prominent rise. The streetscape qualities include the street alignments, gardens, setbacks and scale of development. (Criterion E)

The Sorrento Historic Precinct Residential Area is of social significance as a focus for recreational activity for both residents and tourists since the establishment of the township. Historically, many of the houses along Ocean Beach Road between Melbourne Road and the Back Beach were rented to holiday makers or belonged to families who used them as holiday houses. Houses on Melbourne Road were built by prominent local families and many have been occupied by these families for generations. The Ocean Beach Road Residential Area has qualities which are highly valued by the local community. (Criterion G)

Sorrento Historic Precinct Residential Area is of significance for its associations with a number of people who played an important role in the development of Sorrento and/or had strong associations with shaping the fabric and character of the area, including: George Coppin, George Morce, William Skelton, the Tayton and Carbuhn families, John Spinner, James D. Allen, Ralph Marsden and William Joseph Croad. (Criterion H)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019

Precinct grading schedule

Name	Number	Street	Grading	Built Date
	12	Darling Road	Contributory	1926
	14	Darling Road	Non-contributory	
	15	Darling Road	Contributory	1926
Neuilly	16	Darling Road	Contributory	1902
Marysville	18	Darling Road	Contributory	1902
Larnoo	19	Darling Road	Contributory	1911
	21	Darling Road	Contributory	c. 1920
Kiaora	44	Donalda Avenue	Contributory	1905
Ainslie	27	Kerferd Avenue	Contributory	1928
	180	Melbourne Road	Non-contributory	
	182	Melbourne Road	Non-contributory	
	184	Melbourne Road	Non-contributory	
	190	Melbourne Road	Non-contributory	
	192	Melbourne Road	Non-contributory	
	194	Melbourne Road	Non-contributory	
	196	Melbourne Road	Non-contributory	
	204	Melbourne Road	Non-contributory	
	220	Melbourne Road	Non-contributory	
	224	Melbourne Road	Non-contributory	
	226	Melbourne Road	Non-contributory	
Mechanics Institute	827	Melbourne Road	Individual HO509	1877
	849	Melbourne Road	Individual HO510	1898
	851	Melbourne Road	Non-contributory	
Hill Holme	855-865	Melbourne Road	Individual HO511	1876
Carinya Cottage	858	Melbourne Road	Contributory	1920
	867-869	Melbourne Road	Non-contributory	
	871	Melbourne Road	Contributory	1885
	873	Melbourne Road	Contributory	c. 1890-1920
Theo Cottage	875	Melbourne Road	Contributory	1898
Pembroke	877	Melbourne Road	Contributory	1908
Narbeth	879	Melbourne Road	Contributory	1884-1885
Eastcliff	881	Melbourne Road	Individual HO512	1889-1905
	883	Melbourne Road	Non-contributory	
Springville	885	Melbourne Road	Contributory	1903

	887	Melbourne Road	Non-contributory	
Watts Cottage	165	Ocean Beach Road	Individual HO520	c. 1869
Burgunyah	178	Ocean Beach Road	Contributory	1922
Sunnyhurst	183	Ocean Beach Road	Contributory	c. 1890-1910
Woodstock	186	Ocean Beach Road	Contributory	c. 1900
Ellerslie	187	Ocean Beach Road	Contributory	1896-1899
	188	Ocean Beach Road	Contributory	c. 1910
Waverley	191	Ocean Beach Road	Contributory	c. 1910
	194	Ocean Beach Road	Contributory	c. 1920
Somerset House	197	Ocean Beach Road	Contributory	1892
	198	Ocean Beach Road	Contributory	1890-1910
	200	Ocean Beach Road	Contributory	1899
	202	Ocean Beach Road	Contributory	1883
	206	Ocean Beach Road	Contributory	1910-1920
Pretoria	208	Ocean Beach Road	Contributory	1891
Annandale	210	Ocean Beach Road	Contributory	1887
Mindi	212	Ocean Beach Road	Contributory	1884
Tamar	214	Ocean Beach Road	Contributory	1920
Warrawee	216	Ocean Beach Road	Contributory	1926
Retrait D'Automne	218	Ocean Beach Road	Contributory	1901
Louisville	222	Ocean Beach Road	Contributory	1890
Rai Rai	228	Ocean Beach Road	Contributory	1903
Halcyon	229	Ocean Beach Road	Contributory	1902
Windy Peak	230	Ocean Beach Road	Contributory	1903
Whitehall	235	Ocean Beach Road	Individual HO521	1904
	23	Ossett Street	Contributory	c. 1900-1920
Prangeville	34-36	Ossett Street	Individual HO522	c. 1890-1910

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