

MORNINGTON PENINSULA HERITAGE REVIEW, AREA 3

Volume 1 - Key Findings and Recommendations

July 2019

Revised February 2022



heritage ALLIANCE Conservation Architects and Heritage Consultants
41 Cobden Street, North Melbourne, Victoria 3051, Australia **Tel:** 03 9328 5133 **Fax:** 03 9328 5144 **Email:** contact@heritagealliance.com.au
ABN 23 308 903 866

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
Sera-Jane Peters and David Wixted**



© heritage ALLIANCE 2019

and Simon Reeves of Built Heritage Pty Ltd

Final Draft Report issued to Council, July 2019

Report adopted by Mornington Peninsula Shire Council, 19 August 2019

**Report revised by Shire officers to note recommendations of Planning Panel
for Amendment C262morn Part 2.**

Revised report adopted by Mornington Peninsula Shire Council, 15 June 2021

Administrative revisions February 2022



heritage ALLIANCE
41 Cobden Street
North Melbourne 3451

Built Heritage
PO Box 222
Emerald 3782

CONTENTS

CONTENTS	IV
EXECUTIVE SUMMARY	VI
SUMMARY OF RECOMMENDATIONS	VI
1.0 INTRODUCTION	1
1.1 BACKGROUND	1
1.2 BRIEF	2
1.3 LIMITATIONS	2
1.4 STUDY TEAM.....	3
1.5 COPYRIGHT.....	3
1.6 ACKNOWLEDGEMENTS.....	3
1.7 DEFINITIONS	3
2.0 APPROACH AND METHODOLOGY	4
2.1 METHODOLOGY	4
2.2 FIELDWORK.....	4
2.3 LIMESTONE BUILDINGS	5
2.4 SCHEDULE A.....	5
2.5 SCHEDULE B.....	6
2.6 RESEARCH	6
2.7 SOURCES.....	6
2.8 CITATION PREPARATION	7
2.9 PRECINCTS.....	8
2.10 MAPPING	8
2.11 HERMES	9
3.0 KEY FINDINGS	10
3.1 THRESHOLD OF SIGNIFICANCE	10
3.2 POLICY AND PLANNING SCHEME	10
4.0 RECOMMENDATIONS.....	12
4.1 ADOPTION.....	12
4.2 IMPLEMENTATION	12
4.3 FURTHER WORK	12
5.0 PLANNING SCHEME AMENDMENT C262MORN	12
APPENDIX A: PLACES RECOMMENDED FOR HERITAGE OVERLAY (LIST C).....	II
APPENDIX B: LIST A	VII
APPENDIX C: LIST B	XII
APPENDIX D: POST WORLD WAR TWO PLACES RECOMMENDED FOR HERITAGE OVERLAY	XX
APPENDIX E: LOCALITY HISTORIES	XXI
APPENDIX F: LIMESTONE BUILDINGS ON THE NEPEAN PENINSULA	XXVI

EXECUTIVE SUMMARY

The Mornington Peninsula Heritage Review Area 3, builds on assessment work in previous heritage studies undertaken in 1992 and 1994. It also reviews the work undertaken by Graeme Butler & Associates in 2012, which recommended survey and assessment of the whole Shire. In order to achieve such a huge task, the Shire was divided into four geographic areas and these stages or Areas have been progressively implemented since 2012. Areas 1 and 2 have been completed by Context Pty Ltd. This study, Area 3 comprises the towns of Blairgowrie, Sorrento and Portsea and was commissioned in June 2017. The future Area 4, is a very large area comprising the remaining parts of the Shire around Hastings and Flinders.

The consultants and Council staff have surveyed every street in Area 3, re-examined properties already included on the Heritage Overlay, checked all places on Council's GIS watch list and acted on community recommendations for assessment. Many places were identified as having potential cultural heritage values and were then assessed and either included in a list or rejected. A final list of places recommended for heritage protection was assessed and a citation written, which forms Volume 2 of this study.

Key Findings

The key findings of the heritage review, Area 3 are:

- There are no new places of State significance.
- There are 66 new individual places assessed as having local significance and recommended for inclusion on the Heritage Overlay schedule.
- There are two new precincts assessed to be of local significance and recommended for inclusion on the Heritage Overlay schedule.
- HO1 is proposed to be split into four separate precincts, with individual statements of significance and with amended mapping.
- There is one place, HO43, which requires amendment of the mapping and the schedule.
- There is one place, HO203, which requires amendment of the schedule only
- There is one place, HO47, which has a new statement of significance which will require amendment of the HO schedule.

Summary of Recommendations

It is recommended that the Mornington Peninsula Council:

- Adopt the Mornington Peninsula Heritage Review, Area 3 (2019) and include it as a Background Document in the Planning Scheme:
 - Volume 1 - Key Findings and Recommendations (This report)
 - Volume 2 - Citations
- Implement the Mornington Peninsula Shire Heritage Review, Area 3 (2019) by:
 - Adding the places from Appendix A Places Recommended for Heritage Protection, (List C) in the Heritage Overlay Schedule of the Mornington Peninsula Planning Scheme.
 - Introduce 6 precincts listed in Appendix A, to the Heritage Overlay Schedule of the Mornington Peninsula Planning Scheme.
 - Amend mapping of HO43 on Heritage Overlay Schedule of the Mornington Peninsula Planning Scheme.
 - Amend Heritage Overlay Schedule of HO203
 - Introduce a new Statement of Significance to HO47 on Heritage Overlay Schedule of the Mornington Peninsula Planning Scheme.
 - Amend HO schedule HO255(VHR H1050) to include a new HO within the existing VHR extent, at 3098 Point Nepean Road.
- Undertake a regular review of places on List A, (Appendix B) which should replace Council's GIS Watchlist.

- Undertake further research into the limestone buildings on the Nepean Peninsula, see Appendix F.
- Undertake a future review of places listed on the Heritage Overlay Schedule that have citations non-compliant with DELWP PPN1.



Area 3, comprising the suburbs of Blairgowrie, Sorrento and Portsea.

1.0 INTRODUCTION

1.1 Background

The Mornington Peninsula Shire was formed in 1994 from the amalgamation of the former Flinders, Mornington and Hastings Shires, and a southern section of the former City of Frankston.

The following heritage studies were carried out before 2017:

- Shire of Flinders Heritage Study, 1992 and updated 1997
- Shire of Mornington Heritage Study, 1994
- City of Frankston Heritage Study, 1995
- Hastings District Heritage Study, 2001
- Area 1, Heritage Study Review, 2012
- Area 2, Heritage Study Review, 2017

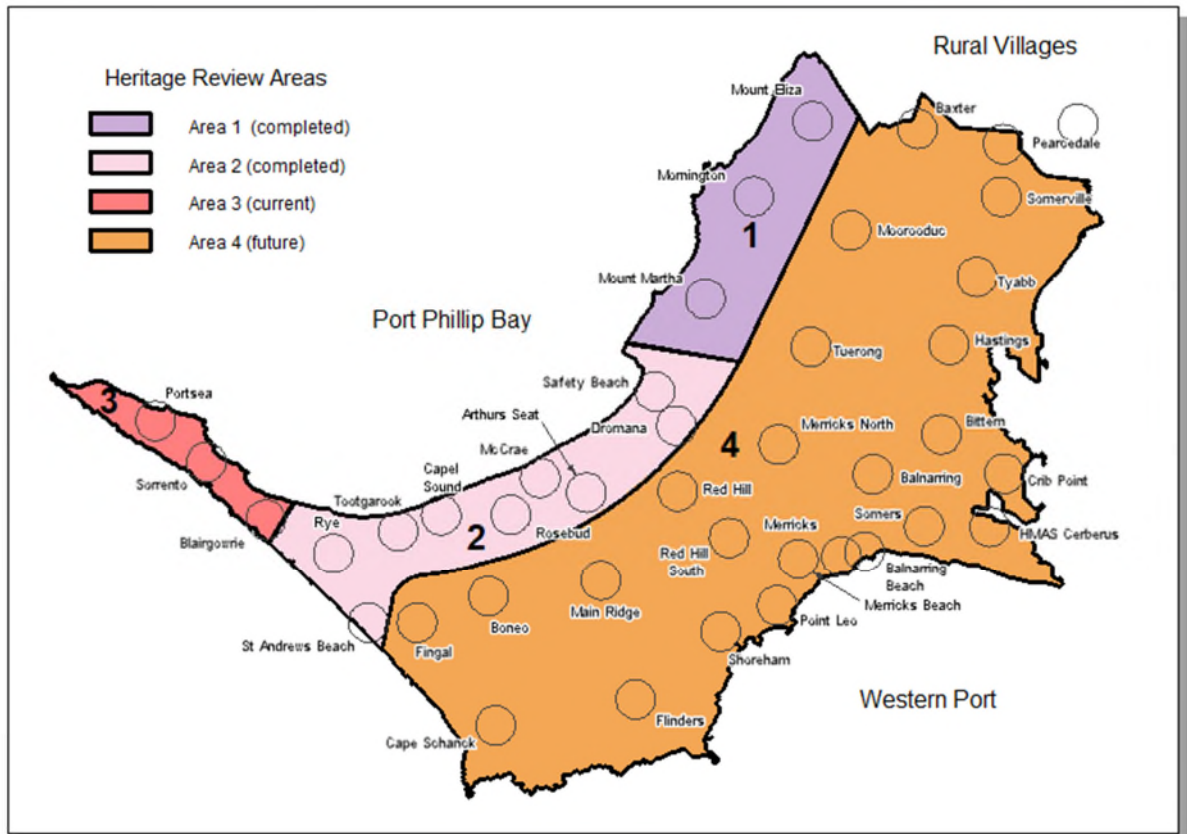


Figure 1 Location plan of Heritage Review Areas 1, 2, 3 and 4 (Source: Mornington Peninsula Shire Council)

In 2006 Graeme Butler and Associates undertook a desk-top review of the Shire's heritage management, which recommended a Thematic History be undertaken and each study to be made compliant with DELWP Planning Practice Note 1. The review also recommended that a progressive program of checking, surveying and assessing the whole of the Shire to identify previously unidentified places and review those on the Heritage Overlay.

In order to keep an eye on places of potential significance, Council created a GIS watchlist and agreed to

break the Shire into four areas or stages for future heritage reviews.

The study area for this current review is defined by the Council brief as Area 3, Sorrento, Portsea and Blairgowrie. Areas 1 and 2 have been the subject of previous Heritage Studies undertaken by Context Pty Ltd. Area 4 is the large area inland and west of Western Port Bay and it will be the subject of a future heritage review.

Area 3 includes the suburbs of Portsea, Sorrento and Blairgowrie. Sites inside the Point Nepean National Park and at Police Point, Portsea, were not included in this review as they are listed on the Victorian Heritage Register (VHR). Other sites listed on the VHR were also excluded from the review, such as The Continental Hotel, Delgany, The Athenaeum, Ilyuka Limekiln, The Anchorage and the Collins Settlement Site.

1.2 Brief

The brief for the project formed part of Council quotation CN2215: Heritage Study Review - Stage 3.

The project aims for the brief were:

- To identify, research, assess and document all heritage places in the study area in accordance with current best practice, and to at least the standard, format, typical volume and content (as appropriate) of Heritage Review, Area 2.
- To ensure that appropriate examples of places adequately representing the Shire's historic themes, contained in the Thematic History, are recommended for heritage overlay status.
- To ensure that key places representing the history of recognised localities in the study area are assessed and possibly recommended for heritage overlay protection.
- To provide a level of confidence to the Shire and the community that all reasonable steps have been taken to identify, research and assess every heritage place within the study area which should be protected for their local and/or Shire-wide significance, including for total coverage, progressively surveying, recording and mapping all streets, roads and areas in the study area consistent with this brief.
- To provide, within each citation, brief guidance about the extent, location and general nature of modifications that may be considered, and the design principles that should be applied in designing works and determining planning applications.

Council provided the consultants with lists of places to be assessed. These included 222 places on a Council GIS watchlist, 69 existing HOs and approximately 117 places within HO1, in addition to any places identified during fieldwork.

The project was broken into stages based on the submission of three consecutive lists, being; Schedule A, Schedule B and Schedule C. (Also called List A, List B and List C)

A consultant team was formed from staff of Built Heritage Pty Ltd and heritage ALLIANCE, and were contracted to undertake the review in June 2017.

1.3 Limitations

The primary limitation of the study was the extensive fieldwork required to inspect and assess properties. The study area was broken into three parts; Area 3A and 3B and the remaining areas. Areas 3A and 3B were thoroughly surveyed by the consultants, street by street to determine places of potential heritage significance. The remaining areas were surveyed by Council's heritage officer and a table of potential places was given to the consultants to investigate further.

The consultants cross checked the GIS watch list with the Heritage Overlay schedule and the list provided by Council's heritage officer. Every site was then mapped on a planning scheme map and checked off as

they were inspected during field work. The number of places to be reinspected (approx. 186) and the number of potential places identified by the Council (approx. 222) plus places identified in fieldwork (approx. 70), created a much longer Schedule A, than Council had expected.

During the refinement of Schedule A to Schedule B, the number of places to be assessed was reduced to 227 places of which 38 places were included in two precincts and 46 identified as contributory to HO1.

Schedule C was the list of places recommended for inclusion on the Heritage Overlay. This was further reduced after prioritising and application of local thresholds, to 66 individual HOs and 38 places in two precincts. Sorrento Historic Precinct HO1, was reviewed separately and four precinct overlays were recommended.

Places were only inspected externally unless for some institutional or community buildings we were invited inside. External investigation was rendered very difficult for large numbers of cliff top properties in Sorrento and Portsea with limited access, and in the residential areas with deep house blocks and dense vegetation.

Community members of the reference group were keen to have the consultants review citations for a number of places listed on the Victorian Heritage Register, such as the Collins Settlement Site. Council agreed with the consultants that these were not a priority of the review, given the ample documentation that exists for those places and the sufficient protection they have under the *Heritage Act 2017*.

1.4 Study Team

The study team who prepared this report comprised:

Sera-Jane Peters -	heritage Alliance
David Wixted -	heritage Alliance
Simon Reeves -	Built Heritage Pty Ltd

1.5 Copyright

Copyright is held by heritage Alliance and Built Heritage Pty Ltd, December 2018

1.6 Acknowledgements

The study team would like to thank the following people for contributing to the information presented in this report:

Reference Group - representatives of the following community groups:

- National Trust – Mornington Peninsula Branch
- Nepean Ratepayers Association
- Nepean Historical Society
- Nepean Conservation Group

Mornington Peninsula Council Staff: Dale Kelly, Ana Borovic, Anne Grogan, Russell Smith and the Building and Records Team

1.7 Definitions

- *Place* means site, area, landscape, garden, building or other work, group of buildings or other works together with associated contents and surrounds.
- *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- *Social value* embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.
- *Fabric* means all the physical material of the *place*.

- *Conservation* means all the processes of looking after a place so as to retain its *cultural significance*. It includes maintenance and may according to circumstance include *preservation, restoration, reconstruction and adaptation* and will be commonly a combination of more than one of these.

2.0 APPROACH AND METHODOLOGY

2.1 Methodology

The current heritage review was prepared in accordance with the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* and the revised *Victorian Planning Provisions Practice Note No.1 "Applying the Heritage Overlay"*, August 2018 (PPN1).

PPN1 specifies the assessment criteria, how to write a Statement of Significance and guidelines for the new requirement to have Statements of Significance incorporated in the planning scheme for each heritage place included in the schedule to the heritage overlay after 31 July 2018.

Although not specified in the brief, the consultants were aware that the study area contained a large number of significant Post World War 2 houses, designed by eminent Australian modernist architects. The assessment and research tasks of the review were divided by the consultants into Pre and Post-WW2, to reflect the expertise required. Sera-Jane Peters of heritage ALLIANCE surveyed and assessed the Late Victorian, Federation and Inter War places and Simon Reeves of Built Heritage Pty Ltd surveyed and assessed the Post-war places.

The Stage 3 review was carried out generally in accordance with the Brief, however changes in council staffing saw a number of changes in priorities and methodology. A Reference Group was formed after fieldwork had begun and met thrice with the consultants.

After the production of Schedule B it was decided that the management recommendations that were specified in the brief were of limited use and were modified to allow for detailed assessment of more places and revision of some existing HO citations, as well as complete overhaul of HO1 – Sorrento Historic Precinct.

2.2 Fieldwork

Fieldwork was undertaken by heritage ALLIANCE and Built Heritage separately. Each place was photographed from whatever public space was available, including public walkways and views from public beaches. In some cases, the property was revisited, aerials were used or Council GIS images, if more detail was required on the fabric of the place.

Physical survey of the post-war places and pre-war places was undertaken with different criteria in mind. In both cases, an assessment of intactness and integrity was important to how the place was assessed as high, medium or low priority or noted as warranting an individual HO, contributory to a precinct or non-contributory. The degree of alteration of the fabric was noted and its contribution to the streetscape. However, in many cases for the pre-war places, these considerations might be secondary to a consideration of the historical or associative importance of a place, and in particular, local family associations, or any special qualities the place may have.

For post-war places, physical intactness could be considered with reference to contemporary documentation (where available) such as architect's drawings, vintage newspaper and magazine articles, or archival photographs. By their very nature as one-off commissions, post-war places were considered in isolation as individual specimens, so streetscape contribution was not necessarily a major factor in the assessment.

2.3 Limestone Buildings

One of these special qualities was the material of construction, in particular the local dune limestone. Ninety buildings made of limestone were identified in Blairgowrie, Sorrento and Portsea. This does not include outbuildings made of limestone, of which there are probably a large number, and it does not include kilns, walls or roads.

These buildings are considered to have special qualities, because they are made of locally sourced material and were made by builders who had to develop special skills to use the unique stone. Limestone buildings on the Nepean Peninsula have formed a unique vernacular tradition. By definition, vernacular building is the traditional and natural way by which communities house themselves. It is a continuing process including necessary changes and continuous adaptation as a response to social and environmental constraints. [ICOMOS Charter on the Built Vernacular Heritage (1999)]

Limestone was evidently sought after by local families who had access to limestone quarries or disused lime kilns or found the material attractive or cheap to source locally, rather than importing brick and timber from elsewhere. Others commissioned limestone buildings for public uses, such as lodging houses, shops, hotels and grand mansions to convey both a sense of the local and the grand. The limestone on the peninsula has two different forms, all-limestone and limestone and brick. These two forms of building co-existed and gave rise to two different styles with the addition of brick allowing greater flexibility in the form and style of the building and were probably quicker to construct with less labour required.

Reflecting its local significance, every limestone building identified during this review is either within an existing HO or has been recommended for a HO. Further research into the limestone tradition on the Peninsula is warranted.

2.4 Schedule A

In order to confirm Schedule A, heritage ALLIANCE and Built Heritage did a number of visits to the Peninsula to photograph and inspect properties from the street. Data was then entered onto an excel spreadsheet with an accompanying photo. A number of fields were created to record fabric details and description, probable dates and notes on the context. In the office, details such as any known history or previous research from Flinders Heritage Study or the Thematic History was added.

Fieldwork identified that 50 places, identified in the GIS or the Flinders Heritage Study, had been demolished or radically altered.

Schedule A identified 222 places:

- Two potential precincts, one in East Sorrento and one along Back Beach Road, Portsea (38 Places).
- Contributory properties in HO1 (75 places) and non-contributory (10 places).
- Thirty-eight places were identified as having the potential to be listed on the Heritage Overlay Schedule.
- Seventy Post-War places identified from fieldwork and a database, were graded as high, medium or low priority for assessment.

Schedule A was then further refined by Council staff and the reference group who checked addresses and added places identified by community members and staff. Places already listed in the Heritage Overlay Schedule were deemed a low priority for review, unless the mapping or information contained in the Schedule was incorrect.

2.5 Schedule B

Schedule B consisted of places to be further researched and assessed. Schedule B was then presented to the reference group on 21 May 2018.

Further refining of Schedule B occurred as fieldwork and historical research identified important associations between places, owners and local historical events. Extra research was done on the limestone building tradition on the Peninsula.

Schedule B went through four revisions before the final list of 125 places to be investigated was finalised. Schedule B identified:

- 97 places to be assessed for individual citations, including Post-War places.
- 38 places proposed to be included in two precincts.
- 46 places identified as contributory to HO1.
- 26 places were listed as maybes, pending further information or assessment.

2.6 Research

Prior to the fieldwork survey, consultants prepared contextual histories of the three localities based on research gleaned from secondary sources and the Thematic History of the Area 1 Heritage Review, undertaken by Graeme Butler & Associates and Context in 2012. This covered the main historical themes, important dates in regard to settlement patterns and any distinctive themes to each locality.

Each place citation includes an abbreviated locality history, and longer versions have been included here as Appendix E for future reference.

The Thematic History was used extensively for the history of community facilities, churches, schools, guesthouses and tourist developments. The history of each place was researched using Council planning and building files, rates records, land title certificates, family history files provided by the Nepean Historical Society, Hollinshed's "Pioneers" index, and information from the Flinders Heritage Study.

At the beginning of the research process the Nepean Historical Society was asked if they had files on a large number of properties, that were expected to be included on schedule B. The society has been very generous with sharing its information and members have been prompt in their response to queries about local history and the mysterious inter-connectedness of local families.

In order to better understand and trace the development of the vernacular limestone tradition of building on the Peninsula, a table was compiled which attempts to date each building and the name of the builder where known. This has assisted in looking at the limestone buildings comparatively and determining the better examples of the tradition. Many buildings have dates which cannot be confirmed and as further information comes to light, this table should be updated and edited to maintain its accuracy. This is included as Appendix F.

2.7 Sources

A wide variety of sources were consulted and if no history of a place could be located this reduced its chances of meeting the threshold for listing on Schedule C unless it was of architectural, scientific or social significance.

Sources included:

- Flinders Heritage Study, 1992 & 1997 and the Thematic History, 2012
- Hollinshed, 1982, Lime Land and Leisure
- Municipal Rate Books in the PROV

- Public Building files in the PROV
- Parish plans at the SLV
- Trove newspaper searches
- Certificates of Title for individual properties
- Births Deaths and Marriages online
- Other historic photos, aerials, plans and images from the SLV
- Nepean Historical Society files, photos, maps and images.

For post-war places, a number of more specific sources were consulted:

- Database of Post-War Australian Architecture, held by Built Heritage Pty Ltd
- Property files, held by Shire of Mornington Peninsula
- Architectural drawings, held by Picture Collection, State Library of Victoria
- Research files on individual architects, held by Built Heritage Pty Ltd

2.8 Citation preparation

Citations were prepared for most places listed on Schedule B. In some cases, once a citation was started it became clear that the place did not meet the threshold for inclusion on the Heritage Overlay. This could be due to a lack of history of the place or once it was compared to other examples it was considered to not be representative or not of a quality to justify listing on the HO.

In all cases, if a date for a place could not be gleaned from the records it was given an approximate date range, based on stylistic features; ie Late Victorian 1870-1900, Federation 1900-1920, Interwar 1920-1940, Post-War 1940-1960, and Late Twentieth Century 1960-1990.

For each of the places nominated in Schedule C a citation was prepared, which contained:

- A description that summarised what could be seen from a public place, nature of walls, roof, windows, doors, chimneys and any distinctive features.
- A short history that outlined any pertinent themes, its ownership history, subdivision and settlement patterns, and a brief history of the associated landowners or families.
- Comparative places with thematic or historical links, stylistic similarities or the same builder/designer.
- A statement of significance was prepared which complied with the PPN1 format.

The PPN1 outlines how to write a statement of significance:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden plantings ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? - Using the heritage criteria above, a sentence should be included to the effect that a place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and /or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The

relevant criterion reference should be inserted in brackets after each point or paragraph, for example (Criterion G).

2.9 Precincts

Schedule B and C recommended two precincts be created, one along Back Beach Road, Portsea and another in the East Sorrento area, centred around Newton Avenue and Hiskens Street. HO1, Sorrento Historic Precinct was re-examined and it was decided to split the HO into four separate areas; Foreshore, Commercial, Residential and Cliff-top. It is proposed that these become stand-alone precinct overlays and citations have been prepared for them. This is a greater refinement of the areas identified in Clause 22.17 Sorrento Historic Precinct Policy. The review of HO1 draws on work in the Flinders Heritage Study and the design assessment work of HLCD Pty Ltd work on the Sorrento Historic Precinct Commercial Area.

East Sorrento precinct contains a large percentage of intact residential properties of interesting or representative character, from the 1880s to 1980s. There is a mix of housing styles, building materials and an intact streetscape character. The setback of the houses, the remnant vegetation and the subdivision pattern are all significant.

Back Beach Road precinct contains the oldest housing subdivision in Portsea, retains the alignment of the original track from the Ford farm on Farnsworth Avenue to the pier and contains interesting and representative examples of intact housing in a mix of styles, materials and character from the 1880s to the 1960s.

Places within precincts are identified as Individual HO, contributory and non-contributory. Precincts are mapped to restrict the number of non-contributory properties.

2.10 Mapping

Mapping of individual places and places within precincts was undertaken in accordance with the PPN1. The PPN1 states under the heading Curtilages and Heritage Overlay Polygons, that;

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

PPN1 goes on to state under Mapping heritage places, that;

In each case, care should be taken to ensure that there is an accurate correlation between the Heritage Overlay schedule and the Heritage Overlay map.

The need for care is exemplified by the fact that the Heritage Overlay map will be the determining factor in any dispute as to whether a control applies (for example, in cases where there is conflict between the Heritage Overlay map and the property description or address in the Heritage Overlay schedule).

Councils are encouraged to review their planning schemes to ensure that all heritage places are correctly mapped and that there are no discrepancies between how places are identified in the Heritage Overlay schedule and Heritage Overlay maps.

This report has recommended that both individual places and precincts be included on the Heritage Overlay schedule. Most individual places will be mapped to the extent of the property boundary. Council's GIS team will map these on the basis of street address which has been previously verified by council staff.

A number of places have been recommended with a reduced overlay and this is outlined in the statement of significance and recommendation. This is due to the properties being on double blocks or large land parcels or being within an area that includes non-contributory or individually significant properties. Council's GIS team will map these and the maps might then be verified with aerial photos. The following places have reduced overlays; 1-17 Constitution Hill Road, Sorrento, 115 Hemston Avenue, Sorrento, 178 Ocean Beach Road, Sorrento, 849 Melbourne Road, Sorrento, 1 Esplanade, Sorrento, 32 Kerferd Avenue, Sorrento, 3073 Point Nepean Road, Sorrento.

Six precincts have been recommended and these cover a large number of properties that are defined as contributory, individually significant or non-contributory. The Statement of Significance for each precinct contains a table which lists those that are contributory and individually significant. Mapping of the precincts was carried out by Council staff. Individually significant buildings have an existing or proposed HO number and a full citation. Contributory buildings have information gathered as part of the List B spreadsheet, which provides basic data on fabric, history and streetscape contribution.

Individually significant buildings make a contribution to the significance of the precinct and have heritage significance independent of its context.

2.11 HERMES

Once the citations have been adopted by Council, the citations will be entered into the HERMES database, administered by Heritage Victoria. The PPN1 states that all statements of significance should be securely stored in the HERMES heritage database.



Figure 2 Stringers Stores, Sorrento



Figure 3 Masonic Temple, Sorrento

3.0 KEY FINDINGS

The key findings of the Heritage Review, Area 3 are:

- Schedule A (List A) found 222 places to be assessed, including 70 Post-war places.
- Schedule B (List B) found 125 places to be assessed, including two precincts.
- There are no new places of State significance.
- There are 66 new individual places assessed as having local significance and recommended for the Heritage Overlay schedule.
- There are two new precincts assessed to be of local significance and recommended for the Heritage Overlay schedule.
- HO1 is proposed to be split into four separate precincts, with individual citations and with amended mapping.
- There is one existing HO schedule place, HO43, which requires amendment of the mapping and schedule.
- There is one place, HO47 which has a new statement of significance which will require amendment of the HO schedule.
- There is one place, HO203, which requires amendment of the HO schedule
- Amend HO schedule HO255(VHR H1050) to include a new HO within the existing VHR extent, at 3098 Point Nepean Road.
- 50 places, previously identified in a heritage study or by Council as having heritage significance, had been demolished or significantly altered.

Schedule A (List A) and Schedule B (List B) are included in Appendices B and C.

3.1 Threshold of Significance

A total of 66 individual places were found to meet the threshold for local significance when assessed against the HERCON criteria as required by PPN1 and are recommended for inclusion on the schedule to the Heritage Overlay.

These places are listed in Appendix A.

A total of 6 precincts were found to meet the threshold for local significance when assessed against the HERCON criteria, and are recommended for inclusion on the schedule to the Heritage Overlay.

These precincts are listed in Appendix A.

A total of 59 places from List B were found to fall below the threshold for local significance when assessed against the HERCON criteria. This was due to a number of factors including:

- Alterations which reduce the building's architectural values or where the original fabric cannot be recognised.
- Places where the historic values cannot be demonstrated to a level which would warrant a heritage overlay.
- Places which may be representative of a type but where other better examples exist.

3.2 Policy and Planning Scheme

The brief for this Review did not include a review of Council's Local Planning Policies in regard to heritage. The Mornington Peninsula Planning Scheme did have two local policies at Clause 22.04 and 22.17 which apply to the area under Review.

These two policies were deleted in the Planning Policy Framework review which was approved in July 2021 under Amendment C279morn to the Mornington Peninsula Planning Scheme.

This study steps away from the previous study by finding that the Sorrento Historic Precinct Heritage Overlay 1, should be reduced in overall size by removing the recreation reserve area and some areas of vacant land and non-contributory properties, creating four separate precincts which reflect the same broad themes of the Flinders Heritage Study and the previously existing policy at 22.17.

The four proposed precincts are:

- Sorrento Historic Precinct, Commercial Area
- Sorrento Historic Precinct, Foreshore Area
- Sorrento Historic Precinct, Cliff-top Area
- Sorrento Historic Precinct, Residential Area

Each precinct has a citation which contains a table indicating contributory or individually significant properties. The mapping of each precinct reflects the statement of significance for each precinct. It is recommended that a new policy applies to all six proposed precincts, and to support existing objectives and policies with more specific recommendations and requirements for each of the six precincts recommended in this Review.

Council also has a Design and Development Overlay DDO28, Ocean Beach Road Commercial Precinct. This overlay ensures new development respects the values and character of the Sorrento historic area and is currently being reviewed. It is recommended that the findings of this Review are considered in the development of the design objectives for the historic area.

This review and its recommendations should be reflected in the development of new overlays and local policy and Volume 1 of this Review be included in the planning scheme as a background document (previously called reference documents). Volume 3 of this Review is a compilation of all Statements of Significance at the date of adoption. The individual Statement of Significance documents will become incorporated documents in line with PPN1.



Figure 4 Dalwhinnie, Sorrento



Figure 5 St Mary's Presbytery, Sorrento

4.0 RECOMMENDATIONS

4.1 Adoption

It is recommended that the Mornington Peninsula Shire Council formally adopt the Mornington Peninsula Heritage Review Area 3 (2019), which comprises:

- Volume 1 - Key Findings and Recommendations
- Volume 2 - Citations
- Volume 3 - Compilation of all Statements of Significance at the date of adoption

Volumes 1 and 2 should be included as Background Documents in the Mornington Peninsula Shire Planning Scheme and be referred to in any local planning policy dealing with the heritage of Sorrento, Blairgowrie and Portsea.

4.2 Implementation

It is recommended that the Mornington Peninsula Shire Council implement the recommendations of this Heritage Review by preparing an amendment to the planning scheme:

- Introduce 66 individual places listed in Appendix A, to the Schedule of the Heritage Overlay.
- Introduce 6 precincts listed in Appendix A, to the Schedule of the Heritage Overlay
- Amend mapping of HO43
- Amend schedule of HO43, HO203 and HO255.
- Introduce a new incorporated plan- Statement of Significance for HO47
- Amend the Schedule to Clause 72.04 to include all new Statement of Significance documents.
- Make Volume 1 and 2 Background Documents in the Planning Scheme.

4.3 Further work

-
- Regular review of places on Schedule B, which should replace Council's GIS Watchlist.
- Further research into the limestone buildings on the Nepean Peninsula.
- Future review of places listed on the Heritage Overlay Schedule that have citations that are non-compliant with PPN1.

5.0 PLANNING SCHEME AMENDMENT C262MORN

The Mornington Peninsula Shire Council adopted Volumes 1 and 2 of the *Mornington Peninsula Heritage Review Area 3* on 19 August 2019.

The findings of the report were implemented in Amendment C262morn to the Mornington Peninsula Planning Scheme. The amendment was exhibited in June-July 2020 and Council considered submissions at its meeting on 14 December 2020.

Council resolved that Amendment C262morn be split into three parts, namely:

- Part 1: Adopt places where no objecting submissions were received or where submissions have been resolved.
- Part 2: Refer unresolved submissions to an independent Planning Panel.
- Part 3: Abandon the proposed heritage overlay to these places that have been assessed as no longer meeting the threshold for heritage significance.
 - 2-4 Elizabeth Road Portsea

- 10 Esplanade Sorrento
- 6 King Street Sorrento
- 42-46 Ozone Avenue Sorrento

The Planning Panel for Amendment C262morn Part 2 was convened in February 2021. The Planning Panel's report recommended changes to some citations and did not recommend a Heritage Overlay for:

- 10 MacGregor Avenue, Portsea
- 3039 Point Nepean Road Sorrento

Amendment C262morn Part 2 was adopted by Council on 15 June 2021. In addition to the two places recommended to be removed by the Planning Panel, Council resolved to remove the following places from the heritage overlay:

- 3720 Point Nepean Road, Portsea
- 15 Newton Avenue, Sorrento – from the East Sorrento Precinct
- Units 1 and 2, 3482 Point Nepean Road, Sorrento
- Several non-contributory places in the Sorrento Commercial Precinct:
 - 53 to 163 Ocean Beach Road, Sorrento
- Several non-contributory places in the Sorrento Cliff Top Precinct:
 - 1, 2, 7, 9, 11 and 13 Cooper Grove
 - 2 and 4 Ruth Avenue
 - 3378 Point Nepean Road
- Several non-contributory places in the East Sorrento Precinct:
 - 9, 13 and 17 Newton Avenue, Sorrento

On 1 May 2022, the Minister for Planning approved Amendment C262morn Part 2 with changes to include the following properties within the Heritage Overlay contrary to the Council's decision above:

- 3720 Point Nepean Road, Portsea
- 9 and 13 Newton Avenue, Sorrento – non-contributory places from the East Sorrento Precinct
- Units 1 and 2, 3482 Point Nepean Road, Sorrento



Figure 6 Portsea Hotel, Portsea



Figure 7 Limestone shopfront, Portsea

- Appendix A - Places Recommended for Heritage Overlay (List C)**
- Appendix B - Schedule A (List A)**
- Appendix C - Schedule B (List B)**
- Appendix D - List of Post-War Places**
- Appendix E - Locality Histories**
- Appendix F - Limestone Buildings on the Nepean Peninsula**

Appendix A: Places Recommended for Heritage Overlay (List C)

Citation number	Property Name	Street Number	Address	Township	Recommendation
1C	Woodlands	12	Derrick Street	BLAIRGOWRIE	Individual HO
8B	House	15	The loop	BLAIRGOWRIE	Individual HO
10	Paterson House (former)	4	Tallarook St	BLAIRGOWRIE	Individual HO
11	Longford Cottage	1	Brooke Crescent	BLAIRGOWRIE	Individual HO
205	Jensen House (former)	26	Back Beach Rd	PORTSEA	Individual HO
211	House	100	Back Beach Rd	PORTSEA	Individual HO
215	House	21-23	Blair Rd	PORTSEA	Individual HO
222	House	33	Campbells Rd	PORTSEA	Individual HO
224	Cove House	14	Cove Ave	PORTSEA	Individual HO
226 ¹	House	2	Elizabeth Rd	PORTSEA	Individual HO
140	The Dairy	53	Franklin Rd	PORTSEA	Individual HO
232	Brasch House (former)	11	Grosvenor Court	PORTSEA	Individual HO
237A	McIntosh House (former)	6	Merrylands Ave	PORTSEA	Individual HO
237B	Nicholas House (former)	8	Merrylands Ave	PORTSEA	Individual HO
238	The Paton House	10	McGregor Ave	PORTSEA	Individual HO
256	St Thomas Catholic Church	3715	Point Nepean Rd	PORTSEA	Individual HO
257	House	3720	Point Nepean Rd	PORTSEA	Individual HO
260A	Portsea shopfronts	3750-3752	Point Nepean Rd	PORTSEA	Individual HO
262	Portsea pier general store/cafe and dive shop	3770-3772	Point Nepean Rd	PORTSEA	HO203 to be amended

¹ Council resolution 14 December 2020 to abandon – Amendment C262morn Part 3

Citation number	Property Name	Street Number	Address	Township	Recommendation
263B	Farfor Flats	3804	Point Nepean Rd	PORTSEA	HO47 to be amended
264	Watkins House (former)	3808	Point Nepean Rd	PORTSEA	Individual HO
271	House	3861-3	Point Nepean Road	PORTSEA	Individual HO
272	Relph Avenue Cypress Grove		Relph Avenue	PORTSEA	Individual HO
302	Sorrento House servant's quarters	11	Boroondara Rd	SORRENTO	Individual HO
309	St Joseph's Primary School	1 to 17	Constitution Hill Rd	SORRENTO	Individual HO
309A	St Mary's Presbytery and Mission House	1 to 17	Constitution Hill Rd	SORRENTO	Individual HO
309B	St Marys Star of the Sea Church	1 to 17	Constitution Hill Rd	SORRENTO	Amend HO 43
317B	Vermont	27	Coppin Rd	SORRENTO	Individual HO
318	House	29	Coppin Rd	SORRENTO	Individual HO
327	Linlithgow	36-38	Darling Rd	SORRENTO	Individual HO
333	Former Mornington Hotel	1	Esplanade	SORRENTO	Individual HO
332	Dalwhinnie	17	Esplanade	SORRENTO	Individual HO
339	House	115	Hemston Ave	SORRENTO	Individual HO
348	Sorrento Hotel	5-7	Hotham Rd	SORRENTO	Individual HO
349	Former Sorrento Police Station	12	Hotham Rd	SORRENTO	Individual HO
354	(former) Hurstwood	92	Hurstwood Rd	SORRENTO	Individual HO
360	Brumby House (former)	11	James St	SORRENTO	Individual HO

Citation number	Property Name	Street Number	Address	Township	Recommendation
363	Sorrento Primary School	32	Kerferd Ave	SORRENTO	Individual HO
364	St Andrew's Presbyterian Church and Ellen Grant Hall	39-41	Kerferd Ave	SORRENTO	Individual HO
367²	House	6	King St	SORRENTO	Individual HO
372	Former Mechanics Institute	827	Melbourne Rd	SORRENTO	Individual HO
373	House	849	Melbourne Rd	SORRENTO	Individual HO
374	Hill Holme	855-865	Melbourne Rd	SORRENTO	Individual HO
383	Eastcliff	881	Melbourne Rd	SORRENTO	Individual HO
387	Riley House (former)	4	Morgan st	SORRENTO	Individual HO
388	The Haven	4-6	Netley Ave	SORRENTO	Individual HO
389	Mendes House (former)	8	Netley Ave	SORRENTO	Individual HO
399	Sorrento Cemetery	78	Normanby Rd	SORRENTO	Individual HO
400	Stringers Stores	2-8	Ocean Beach Road	SORRENTO	Individual HO
402	Former Sorrento Post and Telegraph Office	10-16	Ocean Beach Road	SORRENTO	Individual HO
403	Former Oriental Coffee Palace	18-24	Ocean Beach Road	SORRENTO	Individual HO
522	Watts cottage	165	Ocean Beach Road	SORRENTO	Individual HO
451	Whitehall	235	Ocean Beach Road	SORRENTO	Individual HO
455	Prangeville	34-36	Ossett St	SORRENTO	Individual HO
458³	House	42-46	Ozone Ave	SORRENTO	Individual HO

² Council resolution 14 December 2020 to abandon – Amendment C262morn Part 3

³ Council resolution 14 December 2020 to abandon – Amendment C262morn Part 3

Citation number	Property Name	Street Number	Address	Township	Recommendation
461 ⁴	Newberry Hill	3039	Point Nepean Rd	SORRENTO	Individual HO
463	The Sisters	3073	Point Nepean Rd	SORRENTO	Individual HO
466 ⁵	House	3098	Point Nepean Rd	SORRENTO	Individual HO
476	North Esk	3251	Point Nepean Rd	SORRENTO	Individual HO
483	Sorrento Masonic Centre	3385	Point Nepean Rd	SORRENTO	Individual HO
484	Sorrento Foreshore and Bandstand		Sorrento Foreshore off Point Nepean Road	SORRENTO	Individual HO
487	Former Anglican Vicarage	3399	Point Nepean Rd	SORRENTO	Individual HO
488	Sorrento House	3409	Point Nepean Rd	SORRENTO	Individual HO
491	Old Butchers Shop	3421	Point Nepean Rd	SORRENTO	Individual HO
496	Ferndale Cottage	3461	Point Nepean Rd	SORRENTO	Individual HO
498	House	3482	Point Nepean Rd	SORRENTO	Individual HO
499	Pararoo	3489	Point Nepean Rd	SORRENTO	Individual HO
514	St Pauls Road General Store	69	St Pauls Rd	SORRENTO	Individual HO
515	Former Dairy	71	St Pauls Rd	SORRENTO	Individual HO
	Sorrento Commercial Precinct:			SORRENTO	Precinct HO501
	Sorrento Foreshore Precinct:			SORRENTO	Precinct HO502
	Sorrento Cliff-top Precinct:			SORRENTO	Precinct HO503
	Sorrento Residential Precinct:			SORRENTO	Precinct HO504

⁴ Council resolution 15 June 2021 to remove from Amendment C262morn Part 2

⁵ Removed from proposed Amendment C262morn, as a condition of Ministerial authorisation, dated 16 April 2020

Citation number	Property Name	Street Number	Address	Township	Recommendation
	East Sorrento Precinct			SORRENTO	Precinct HO488
	Back Beach Road Portsea Precinct			PORTSEA	Precinct HO470

Appendix B: List A

Individual HO	Potential HO	Contributory to HO1
235-7 Ocean Beach Road, Sorrento	1 Rose Street, Sorrento	12 Darling Road, Sorrento
3409 Point Nepean Road, Sorrento	23 Ossett Street, Sorrento	16 Darling Road, Sorrento
5-7 Hotham Road, Sorrento	7 York Street, Sorrento	18 Darling Road, Sorrento
12 Hotham Road, Sorrento	27 Coppin Road, Sorrento	15 Darling Road, Sorrento
3421 Point Nepean Road, Sorrento	29 Coppin Road, Sorrento	19 Darling Road, Sorrento
3425 Point Nepean Road, Sorrento	7 Rose Street, Sorrento	27 Darling Road, Sorrento
11 Boroondara Road, Sorrento	60 St Pauls Road, Sorrento	36-38 Darling Road, Sorrento
4-6 Netley Avenue, Sorrento	6 Hiskens Street, Sorrento	21 Darling Road, Sorrento
14 Constitution Hill Road, Sorrento	40 Back Beach Road, Portsea	229 Ocean Beach Road, Sorrento
17 Esplanade, Sorrento	3 Lentell Avenue	230 Ocean Beach Road, Sorrento
41-43 Kerferd Avenue, Sorrento	3489 Point Nepean Road, Sorrento	228 Ocean Beach Road, Sorrento
2-8 Ocean Beach Road	7 The Heights, Sorrento	222 Ocean Beach Road, Sorrento
1-5 Constitution Hill Road, Sorrento	3461 Point Nepean Road, Sorrento	217 Ocean Beach Road, Sorrento
10-16 Ocean Beach Road, Sorrento	3039 Point Nepean Road, Sorrento	218 Ocean Beach Road, Sorrento
18-24 Ocean Beach Road, Sorrento	3069-3073 Point Nepean Road, Sorrento	216 Ocean Beach Road, Sorrento
23-25 Ocean Beach Road, Sorrento	3642 Point Nepean Road, Portsea	214 Ocean Beach Road, Sorrento
26-36 Ocean Beach Road, Sorrento	3-6 Erlandsen Avenue, Sorrento	205 Ocean Beach Road, Sorrento
855-865 Melbourne Road, Sorrento	3079 Point Nepean Road, Sorrento	212 Ocean Beach Road, Sorrento
881 Melbourne Road, Sorrento	57 Hughes Road, Blairgowrie	210 Ocean Beach Road, Sorrento
3251 Point Nepean Road, Sorrento	37 Ridley Street, Blairgowrie	208 Ocean Beach Road, Sorrento
3770 Point Nepean Road, Portsea	34 Ossett Street, Sorrento	209A Ocean Beach Road, Sorrento

Individual HO	Potential HO	Contributory to HO1
3752 Point Nepean Road, Portsea	15 Hiskens Street, Sorrento	206 Ocean Beach Road, Sorrento
41 Back Beach Road, Portsea	9 Hiskens Street, Sorrento	197 Ocean Beach Road, Sorrento
3642 Point nepean Road, Portsea	9 St Pauls Road, Sorrento	202 Ocean Beach Road, Sorrento
4-6 Netley Avenue, Sorrento	32 Bowen Road, Sorrento	200 Ocean Beach Road, Sorrento
Point King Road, Portsea cairn	27 Bowen Road, Sorrento	191 Ocean Beach Road, Sorrento
3752 Point Nepean Road, Portsea	44 St Pauls Road, Sorrento	197 Ocean Beach Road, Sorrento
8 Rose Street, Sorrento	23 Croad Street, Sorrento	198 Ocean Beach Road, Sorrento
15 Hiskens Street, Sorrento	64 Hotham Road, Sorrento	187 Ocean Beach Road, Sorrento
1 Mendes Avenue, Sorrento	3465 Point Nepean Road, Sorrento	194 Ocean Beach Road, Sorrento
71-73 St Pauls Road, Sorrento	11 Kemp Road, Sorrento	183 Ocean Beach Road, Sorrento
3715 Point Nepean Road, Portsea	3862 Point Nepean Road, Portsea	188 Ocean Beach Road, Sorrento
15 Allan Street, Blairgowrie		186 Ocean Beach Road, Sorrento
26 Back Beach Road, Portsea	768 Melbourne Road, Sorrento	178 Ocean Beach Road, Sorrento
30 Back Beach Road, Portsea	3211 Point Nepean Road, Sorrento	3399 Point Nepean Road, Sorrento
100 Back beach Road, Portsea	3079 Point Nepean Road, Sorrento	3415 Point nepean Road, Sorrento
101 Back beach Road, Portsea	14 Ocean Road, Blairgowrie	8 Boroondara Road, Sorrento
106 Back beach Road, Portsea	3630 Point Nepean Road, Portsea	20 and 20A George Street, Sorrento
21-23 Blair Road, Portsea	19 Franklin Road, Portsea	25 Hotham Road, Sorrento
33 Campbells Road, Portsea	57 Back Beach Road	38 Hotham Road, Sorrento
2 Elizabeth Road, Portsea	55 Blair Road, Portsea	856 Melbourne Road, Sorrento
3-5 Godwin Street, Blairgowrie	49 Blair Court, Portsea	858 Melbourne Road, Sorrento
11 Grosvenor Court, Portsea	68 Blair Court, Portsea	849 Melbourne Road, Sorrento

Individual HO	Potential HO	Contributory to HO1
16-18 Hiskens Street, Sorrento	15 Back Beach Road, Portsea	27 Kerferd Avenue, Sorrento
7 Kildrummie Court, Sorrento	13-15 Ossett Street, Sorrento	46 Kerferd Avenue, Sorrento
10 McGregor Avenue, Portsea	62 Coppin Road, Sorrento	10 Constitution Hill Road, Sorrento
6 Merrylands Avenue, Portsea	7 Dark Parade	12 Constitution Hill Road, Sorrento
4 Morgan Street, Sorrento	12-14 Hiskens Street, Sorrento	6 Coppin Road, Sorrento
8 Netley Avenue, Sorrento		10 Coppin Road, Sorrento
44 Ozone Avenue, Sorrento		3380 Point Nepean Road, Sorrento
2853 Point Nepean Road, Blairgowrie		1 Cooper Grove, Sorrento
3055 Point Nepean Road, Sorrento		25-29 Ocean Beach Road, Sorrento
3098 Point Nepean Road, Sorrento		31-33 Ocean Beach Road, Sorrento
3482 Point Nepean Road, Sorrento		35 -37 Ocean Beach Road, Sorrento
3683 Point Nepean Road, Portsea		39-47 Ocean Beach Road, Sorrento
3720 Point Nepean Road, Portsea		50 Ocean Beach Road, Sorrento
3808 Point Nepean Road, Portsea		54-56 Ocean Beach Road, Sorrento
3840 Point Nepean Road, Portsea		80-98 Ocean Beach Road, Sorrento
50 St Pauls Road, Sorrento		104 -106 Ocean Beach Road, Sorrento
19 St Pauls Road, Sorrento		148 Ocean Beach Road, Sorrento
4 Tallarook Street, Blairgowrie		154 -164 Ocean Beach Road, Sorrento
8 Wrights Close, Sorrento		142-146 Ocean Beach Road, Sorrento
19 Bowen Road, Sorrento		128 - 136 Ocean Beach Road, Sorrento
Sorrento Cemetery		44 Donalda Avenue, Sorrento

Individual HO	Potential HO	Contributory to HO1
3861 Point Nepean Road, Portsea		885 Melbourne Road, Sorrento
36 Delagany Avenue, Portsea		879 Melbourne Road, Sorrento
24 St Pauls Road, Sorrento		877 Melbourne Road, Sorrento
34 Back Beach Road, Portsea		875 Melbourne Road, Sorrento
38 St Pauls Road, Sorrento		871 Melbourne Road, Sorrento
41 Back Beach Road, Portsea		3245 Point Nepean Road, Sorrento
40 St Pauls Road, Sorrento		3247 Point Nepean Road, Sorrento
66 Blair Court, Portsea		3287 Point Nepean Road, Sorrento
1 Ivanhoe Street, Sorrento		3289 Point Nepean Road, Sorrento
57 Back Beach Road, Portsea		3385 Point Nepean Road, Sorrento
12 Hill Street, Sorrento		7 Esplanade, Sorrento
3189 Point Nepean Road, Sorrento		166 Ocean Beach Road, Sorrento
35 Bowen Road, Sorrento		143 Ocean Beach Road, Sorrento
25 Bowen Road, Sorrento		887 Melbourne Road, Sorrento
60 St Pauls Road, Sorrento		873 Melbourne Road, Sorrento
115 Hemston Avenue, Sorrento		Bandstand on foreshore
92 Hurstwood Road, Sorrento		165 Ocean Beach Road, Sorrento
30 Boroondarra Road, Sorrento		Coppins Track, Sorrento
3439 Point nepean Road, Sorrento		32 Kerferd Avenue, Sorrento
3489 Point nepean Road, Sorrento		
3459 Point Nepean Road, Sorrento		
76 St Pauls Road, Sorrento		
6 King Street, Sorrento		

Individual HO	Potential HO	Contributory to HO1
3199 Point Nepean Road, Sorrento		
3069-3073 Point Nepean Road, Sorrento		
3039 Point nepean Road, Sorrento		
20 Newton Avenue, Sorrento		
19 Newton Avenue, Sorrento		
5 Newton Avenue, Sorrento		
3 Newton Avenue, Sorrento		
12 Newton Avenue, Sorrento		
14 Newton Avenue, Sorrento		
15 Newton Avenue, Sorrento		
7 Newton Avenue, Sorrento		
827 Melbourne Road, Sorrento		

Appendix C: List B

Citat. No	Property Name	Street number	Full Address	Township	Post WW2	Comments
1		15	Allan St	Blairgowrie	WW2	Individual HO
3		3	Godwin St	Blairgowrie	WW2	Maybe?
4		20	Macfarlan Ave	Blairgowrie	WW2	no
5		14	Ocean Rd	Blairgowrie		Maybe?
6		2853	Point Nepean Road	Blairgowrie	WW2	No
9		2	Sussex St	Blairgowrie	WW2	No
10	Paterson House (former)	4	Tallarook St	Blairgowrie	WW2	Individual HO
203		15	Back Beach Rd	Portsea		Precinct HO
205	Jensen House (former)	26	Back Beach Rd	Portsea	WW2	Individual HO
206		30	back Beach Rd	Portsea	WW2	Precinct HO
207	Glasnevern	34-36	Back Beach Rd	Portsea		Precinct HO
208		41	Back Beach Rd	Portsea		Precinct HO
210		57	Back Beach Rd	Portsea		Precinct HO
211		100	Back Beach Rd	Portsea	WW2	Individual HO
212		101	Back Beach Rd	Portsea	WW2	Maybe?
213		106	Back Beach Rd	Portsea	WW2	Maybe?
214		3	Bass Rd	Portsea	WW2	Maybe?
215		21-23	Blair Rd	Portsea	WW2	Individual HO
220	Killade	66	Blair Court	Portsea		Precinct HO
221		55	Blair Rd	Portsea		Precinct HO
222		33	Campbells Rd	Portsea	WW2	Individual HO
223		72	Campbells Rd	Portsea	WW2	No
224	Cove House	14	Cove Ave	Portsea		Individual HO
224		3852	Point Nepean Rd	Portsea		No
225		2	Dicksons Lane	Portsea	WW2	No
226		2	Elizabeth Rd	Portsea	WW2	Individual HO
227		56	Elizabeth Rd	Portsea	WW2	No
229		19	Franklin Rd	Portsea		No
230		118	Franklin Rd	Portsea	WW2	Maybe?
231		10	Grosvenor Crt	Portsea	WW2	No
232	Brasch House (former)	11	Grosvenor Court	Portsea		Individual HO
233		10	Janet Court	Portsea	WW2	No
234		2	London Bridge Rd	Portsea	WW2	No
235		16-18	London Bridge Rd	Portsea	WW2	Maybe?
238	The Paton House	10	McGregor Ave	Portsea	WW2	Individual HO
242	Merthon	3522	Point Nepean Road	Portsea		
244	Mayrah	3569	Point Nepean Road	Portsea		HO192

Citat. No	Property Name	Street number	Full Address	Township	Post WW2	Comments
247	Cox House	3598	Point Nepean Rd	Portsea	WW2	no
249	Tarilta	3642	Point Nepean Rd	Portsea		Maybe?
253		3696B	Point Nepean Rd	Portsea	WW2	No (Future watchlist)
256	St Thomas Catholic Church	3715	Point Nepean Rd	Portsea		Individual HO
257		3720	Point Nepean Rd	Portsea	WW2	Individual HO
262	Portsea pier general store/cafe and dive shop	3770-3772	Point Nepean Rd	Portsea	WW2	existing HO to be amended
264		3808	Point Nepean Rd	Portsea	WW2	Individual HO
265		3840	Point Nepean Rd	Portsea	WW2	Maybe?
267	Malabar	3852	Point Nepean Rd	Portsea		Maybe?
271	The Dolphins	3863	Point Nepean Road	Portsea		Individual HO
272	Portsea golf club entrance trees	3831	Point Nepean Road	Portsea		Maybe?
273		22-24	Relph Ave	Portsea	WW2	No
274		5	Cypress Court	Portsea	WW2	No
301	Maroondah	8	Boroondara Rd	Sorrento		HO1
302	Sorrento House servant's quarters	11	Boroondara Rd	Sorrento		Include in HO for 3409
303	Darks store	35	Bowen Rd	Sorrento		Precinct HO
305		27	Bowen Rd	Sorrento		Precinct HO
307		19-21	Bowen Rd	Sorrento		Precinct HO
309	St Josephs primary school	1 to 15	Constitution Hill Rd	Sorrento		Individual HO
310	Nairn	10	Constitution Hill Rd	Sorrento		
311	Kinver	12	Constitution Hill Rd	Sorrento		HO1
312	Former Continental Hotel Ballroom	14	Constitution Hill Rd	Sorrento		Maybe?

Citat. No	Property Name	Street number	Full Address	Township	Post WW2	Comments
313	Bide-a-Wee	6	Coppin Rd	Sorrento		HO1
314		10	Coppin Rd	Sorrento		HO1
315		19	Coppin Rd	Sorrento	WW2	Individual HO
317		62	Coppin Rd	Sorrento		No
318		29	Coppin Road	Sorrento		Individual HO
319	Dark Ridge	7	Dark Parade	Sorrento		No
320		12	Darling Rd	Sorrento		HO1
320		18	Darling Rd	Sorrento		HO1
321		15	Darling Rd	Sorrento		HO1
322	Neuilly	16	Darling Rd	Sorrento		HO1
324		19	Darling Rd	Sorrento		HO1
325		21	Darling Rd	Sorrento		HO1
327	Linlithgow	36-38	Darling Rd	Sorrento		HO1
330	Kiaora	44	Donalda Ave	Sorrento		HO1
331	Sorrento Tramway	3176	Point Nepean Rd	Sorrento		Maybe?
332	Dalwhinnie	17	The Esplanade	Sorrento		Individual HO
333	Koonya Hotel	1 to 5	The Esplanade	Sorrento		Individual HO
334	Morgans	7	Esplanade	Sorrento		HO1
336		7-9	Fawkner Ave	Sorrento	WW2	No
337		20	George St	Sorrento		HO1
339		115	Hemston Ave	Sorrento		Individual HO
341	Palm Cottage	6	Hiskens St	Sorrento		No
342		9	Hiskens St	Sorrento		Precinct HO
343		10-12	Hiskens St	Sorrento		Precinct HO
344	Cottage	15	Hiskens St	Sorrento		Precinct HO
345	Harmelin	18	Hiskens St	Sorrento	WW2	Precinct HO
346		1	Holyrood Ave	Sorrento	WW2	Maybe?
347		16	Holyrood Ave	Sorrento	WW2	Maybe?
348	Sorrento Hotel	5-7	Hotham Rd	Sorrento		Individual HO
349	Sorrento Police Station (former)	12	Hotham Rd	Sorrento		Individual HO
350		25	Hotham Rd	Sorrento		HO1
351		38	Hotham Rd	Sorrento		HO1
352		64	Hotham Rd	Sorrento		Maybe?
354	(former) Hurstwood	92	Hurstwood Rd	Sorrento		Individual HO
358	Poets Cottage	1	Ivanhoe st	Sorrento		No

Citat. No	Property Name	Street number	Full Address	Township	Post WW2	Comments
360	Brumby House (former)	11	James St	Sorrento	WW2	Individual HO
361	Sandaze	11	Kemp Rd	Sorrento		No
362	Ainslie	27	Kerferd Ave	Sorrento		HO1
363	Sorrento Primary School	32	Kerferd Ave	Sorrento		Individual HO
364	St Andrew's Presbyterian Church and Ellen Grant	41-43	Kerferd Ave	Sorrento		Individual HO
365		46	Kerferd Ave	Sorrento		HO1
366	Carnegie House	7	Kildrummie Crt	Sorrento	WW2	Maybe?
367		6	King St	Sorrento		Individual HO
373		849-851	Melbourne Rd	Sorrento		Individual HO
374	Hill Holme	855-865	Melbourne Rd	Sorrento		Individual HO
375		856	Melbourne Rd	Sorrento		HO1
376	Carinya cottage	858	Melbourne Rd	Sorrento		HO1
377		871	Melbourne Rd	Sorrento		HO1
378		873	Melbourne Rd	Sorrento		HO1
379	Theo Cottage	875	Melbourne Rd	Sorrento		HO1
380	Pembroke	877	Melbourne Rd	Sorrento		HO1
381	Narbeth	879	Melbourne Rd	Sorrento		HO1
383	Eastcliff	881	Melbourne Rd	Sorrento		Individual HO
385	Springville	885	Melbourne Rd	Sorrento		HO1
387	Riley House (former)	4	Morgan st	Sorrento	WW2	Individual HO
388	The Haven	4-6	Netley Ave	Sorrento		Individual HO
389	Mendes House (former)	8	Netley Ave	Sorrento	WW2	Individual HO
390		3	Newton Ave	Sorrento		Precinct HO
391	Ultima II	5	Newton Ave	Sorrento		Precinct HO
392	Roseneath	7	Newton Ave	Sorrento		Precinct HO
394		12	Newton Ave	Sorrento		Precinct HO
395		14	Newton Ave	Sorrento		Precinct HO
396		15	Newton Ave	Sorrento		Precinct HO
397		19	Newton Ave	Sorrento		Precinct HO

Citat. No	Property Name	Street number	Full Address	Township	Post WW2	Comments
398		20	Newton Ave	Sorrento		Precinct HO
399	Sorrento Cemetery	78	Normanby Rd	Sorrento		Individual HO
400	Stringer's Stores	2-8	Ocean Beach Road	Sorrento		Individual HO
402	Former Sorrento Post and Telegraph Office	10-16	Ocean Beach Road	Sorrento		Individual HO
403	Oriental Coffee Palace (former)	18-24	Ocean Beach Road	Sorrento		Individual HO
404	Morleys General Store	23-25	Ocean Beach Road	Sorrento		HO1
405	Shop	25-29	Ocean Beach Road	Sorrento		HO1
406	Shop	31-33	Ocean Beach Road	Sorrento		HO1
408	Wilsons butcher shop	35-37	Ocean Beach Road	Sorrento		HO1
409	Shops	39-47	Ocean Beach Road	Sorrento		HO1
410	Surfshop	50	Ocean Beach Road	Sorrento		HO1
411	Shop	54-56	Ocean Beach Road	Sorrento		HO1
412	Hardware	80-98	Ocean Beach Road	Sorrento		HO1
413	Restaurant	102	Ocean Beach Road	Sorrento		HO1
414	Kay and Burton Real Estate	104	Ocean Beach Road	Sorrento		HO1
415	Gannawarra	128-136	Ocean Beach Road	Sorrento		HO1
416	Antrim	142-146	Ocean Beach Road	Sorrento		HO1
417	Sandarne	141-145	Ocean Beach Road	Sorrento		HO1
418	Shop	148	Ocean Beach Road	Sorrento		HO1
419	Restaurant	154-164	Ocean Beach Road	Sorrento		HO1
420	Medical Centre	166	Ocean Beach Road	Sorrento		HO1
424	Woodstock	186	Ocean Beach Road	Sorrento		HO1
425		188	Ocean Beach Road	Sorrento		HO1
426	Ellerslie	187	Ocean Beach Road	Sorrento		HO1
427	Waverley	191	Ocean Beach Road	Sorrento		HO1
428		194	Ocean Beach Road	Sorrento		HO1
429	Sommerset House	197	Ocean Beach Road	Sorrento		HO1
430		198	Ocean Beach Road	Sorrento		HO1

Citat. No	Property Name	Street number	Full Address	Township	Post WW2	Comments
431		200	Ocean Beach Road	Sorrento		HO1
433		202	Ocean Beach Road	Sorrento		HO1
434		205	Ocean Beach Road	Sorrento		HO1
435		206	Ocean Beach Road	Sorrento		HO1
436	Pretoria	208	Ocean Beach Road	Sorrento		HO1
438	Annandale	210	Ocean Beach Road	Sorrento		HO1
439	Mindi	212	Ocean Beach Road	Sorrento		HO1
451	Whitehall	237	Ocean Beach Road	Sorrento		Individual HO
454		23	Ossett St	Sorrento		maybe?
455	Prangeville	34	Ossett St	Sorrento		Individual HO
458		42-46	Ozone Ave	Sorrento	WW2	Individual HO
461	Newberry Hill	3039	Point Nepean Rd	Sorrento	WW2	Individual HO
462		3055	Point Nepean Rd	Sorrento	WW2	Individual HO
463	Ivanhoe & Other	3069	Point Nepean Rd	Sorrento		Individual HO
466		3098	Point Nepean Rd	Sorrento	WW2	Individual HO
469	Ellambee	3199	Point Nepean Rd	Sorrento		Precinct HO
471		3211	Point Nepean Rd	Sorrento		Precinct HO
474	Chatanooga	3245	Point Nepean Rd	Sorrento		No
476	North Esk	3251	Point Nepean Rd	Sorrento		Individual HO
477	The Anchorage	3273	Point Nepean Rd	Sorrento		HO 258
483	Masonic centre	3385	Point nepean Road	Sorrento		Individual HO
484	Bandstand and foreshore	3278	Point Nepean Road	Sorrento		Individual HO
487	Former Anglican Manse	3399	Point Nepean Rd	Sorrento		individual HO
488	Sorrento House	3409	Point Nepean Rd	Sorrento		Individual HO
490	Landfall?	3419	Point Nepean Rd	Sorrento		Maybe?
491	Old Butchers Shop	3421	Point Nepean Rd	Sorrento		Individual HO
492	Yaringa	3425	Point Nepean Rd	Sorrento		Maybe?
494	Standon	3439-3441	Point Nepean Rd	Sorrento		No
496	Ferndale Cottage	3461	Point Nepean Rd	Sorrento		Maybe?
498		3482	Point Nepean Rd	Sorrento	WW2	Individual HO
499		3489	Point Nepean Rd	Sorrento		Individual HO

Citat. No	Property Name	Street number	Full Address	Township	Post WW2	Comments
502	Rose Cottage	7	Rose St	Sorrento		Precinct HO
503	Pine Cottage	12	Rose St	Sorrento		Precinct HO
506		19	St Pauls Rd	Sorrento	WW2	Precinct HO
507		21	St Pauls Rd	Sorrento		Precinct HO
508		24	St Pauls Rd	Sorrento		Precinct HO
509	Cottage	38	St Pauls Rd	Sorrento		Precinct HO
510	Olinda	40	40 St Pauls Rd	Sorrento		Precinct HO
512		50	St Pauls Rd	Sorrento	WW2	Precinct HO
513	Attanagh	60	St Pauls Rd	Sorrento		Precinct HO
514	St Pauls Road General Store	69	St Pauls Rd	Sorrento		Individual HO
515	Former Dairy	71	St Pauls Rd	Sorrento		Individual HO
516		76	St Pauls Rd	Sorrento		Maybe?
518	The Heights	10	The Heights	Sorrento	WW2	No
519		6	Wrights Close	Sorrento	WW2	Future watchlist
520	Cox house	8	Wrights Close	Sorrento	WW2	Maybe?
522	Watts cottage	165	Ocean Beach Road	Sorrento		Maybe?
524		4	Skelton Place	Sorrento		Maybe?
194B	Hindson House	3440	Point Nepean Road	Sorrento		
1C	Woodlands	12	Derrick Street	Blairgowrie		Individual HO
224A		13-15	Delgany Avenue	Portsea	WW2	Precinct HO
224B		36	Delgany Avenue	Portsea		Precinct HO
237A	McIntosh House (former)	6	Merrylands Ave	Portsea	WW2	Individual HO
237B	Nicholas House (former)	8	Merrylands Ave	Portsea	WW2	Individual HO
260A	Portsea shopfronts	3750-3752	Point Nepean Rd	Portsea		Individual HO
309A	St Mary's Star of the Sea presbytery	1 to 15	Constitution Hill Rd	Sorrento		Individual HO
309B	St Mary's Star of the Sea Church	1 to 15	Constitution Hill Rd	Sorrento	WW2	Individual HO
317B		27	Coppin Rd	Sorrento		Individual HO

Citat. No	Property Name	Street number	Full Address	Township	Post WW2	Comments
318B		23	Croad Street	Sorrento		No
503B		8	Rose St	Sorrento		Precinct HO
8B	House	15	The loop	Blairgowrie		Individual HO
original no126 3B-1	Netley	3492	Point Nepean Road	Sorrento		already on HO
original no129 3B-1	Westbank	3510	Point Nepean Road	Sorrento		already on HO
original no139 3B-1	Nyland	8	Nyland Court	Portsea		already on HO
	Sorrento Pier		Sorrento forsehore	Sorrento		maybe?
		3683	Point Nepean Rd	Portsea		No
		40	Back Beach Rd	Portsea		Precinct HO
		70	Blair Court	Portsea		Precinct HO
	Elonara	1	Cooper Gve	Sorrento		HO1
		22	George St	Sorrento		HO1
	Kinneil	21	Kinneil Street	Sorrento		No
	Ilyuka	16	Point King Road	Portsea		already on HO
	Cliff Crest	3500	Point Nepean Road	Sorrento		already on HO
		1	Point King Road	Portsea		already on HO
		4	Sahara Crt	Portsea	WW2	Future watchlist

Appendix D: Post World War Two Places Recommended for Heritage Overlay

Citation	Place name	Address	P'code	Date Range
101	Paterson House (former)	4 Tallarook Street, Blairgowrie	3942	1957
205	Jensen House (former)	26 Back Beach Road, Portsea	3944	1953-54
211	Haysom House (former)	100 Back Beach Road, Portsea	3944	1985-86
215	O'Dwyer House (former)	21-23 Blair Road, Portsea	3944	1986-88
222	Osborne House (former)	33 Campbells Road, Portsea	3944	1960
226⁶	Watt House (former)	2-4 Elizabeth Road, Portsea	3944	1969-70
232	Brasch House (former)	11 Grosvenor Court, Portsea	3944	1974
237A	McIntosh House (former)	6 Merrylands Avenue, Portsea	3944	1984-86
237B	Nicholas House (former)	8 Merrylands Avenue, Portsea	3944	1984-86
238⁷	Paton House (former)	10 McGregor Avenue, Portsea	3944	1971
257	Harbour Gate Flats	3720 Point Nepean Road, Portsea	3944	1954
264	Watkins House (former)	3808 Point Nepean Road, Portsea	3944	1961-63
309B	St Mary, Star of the Sea, Church	1-15 Constitution Hill Road, Sorrento	3943	1962-63
360	Brumby House (former)	11 James Street, Sorrento	3943	1973-74
387	Riley House (former)	4 Morgan Street, Sorrento	3943	1960
389	Mendes House (former)	8 Netley Avenue, Sorrento	3943	1958
458⁸	Sayers House (former)	42-46 Ozone Avenue, Sorrento	3943	1966
462⁹	Ross House (former)	3055 Point Nepean Road, Sorrento	3943	1953-54
466¹⁰	Hubay House (former)	3098 Point Nepean Road, Sorrento	3943	1987-90
498	CP3 Pioneer project houses	3482 Point Nepean Road, Sorrento	3943	1969-70

⁶ Council resolution 14 December 2020 to abandon – Amendment C262morn Part 3

⁷ Council resolution 15 June 2021 to remove – Amendment C262morn Part 2

⁸ Council resolution 14 December 2020 to abandon – Amendment C262morn Part 3

⁹ Council resolution 19 August 2019 to not recommend a Heritage Overlay

¹⁰ Removed from proposed Amendment C262morn, as a condition of Ministerial authorisation, dated 16 April 2020

Appendix E: Locality Histories

Locality Histories

Sorrento

The land of which Sorrento is a part is Boon wurrung/Bunurong country. The Boon wurrung/Bunurong are a predominantly coastal people whose traditional lands encompass some 7,800 square kilometres of territory around Western Port Bay and the Mornington Peninsula. The Boon wurrung/Bunurong are members of the Kulin nation who have lived in and managed their country for thousands of years. The Boon wurrung/Bunurong traditional way of life was interrupted at the turn of the nineteenth century when they made contact with sealers from Van Diemens Land and then in 1802, British sailors on board the *Lady Nelson* who were exploring Port Phillip Bay. [Butler & Context, 2012:14-19]

In September 1836, under pressure from the number of illegal occupations and squatting which had occurred, the Port Phillip land district was proclaimed open for settlement, allowing for the sale of Boon wurrung/Bunurong lands, claimed by the Crown, to be sold at auction to Europeans. Sorrento was occupied by European settlers quarrying and burning lime, fishing and practising limited agriculture. The lime burning industry of the Nepean Peninsula was vital to the development of the Peninsula and Melbourne. In 1803 the settlers of Sullivan Bay used local lime to construct chimneys and were the first to recognise its potential. In June 1839, John Fawkner who had been at Sullivan Bay, was advertising Nepean lime for sale in Melbourne. [Port Phillip Patriot and Advertiser 22 July 1839.] Lime was transported on small lighters to boats moored out in the channel between Sorrento Pier and the Baths. Later it became common to build kilns on the foreshore where bagged processed lime could be run out on small jetties to lime craft. [Hollinshed, 1982:51]

Limestone was not only an important industry on the Nepean Peninsula it has also had a lasting impact on the heritage of the area with small cottages, large public buildings, schools, hotels and mansions built from local limestone. Nepean limestone is a vernacular tradition on the Nepean Peninsula with two distinct styles of limestone construction; all-limestone and limestone with red brick quoining. Local builders developed great skills and techniques in designing and building with the local limestone.

By the 1860s the Nepean Peninsula was recognised as not only a sublimely beautiful landscape with easy access to the Bay and the Ocean, but as a place for holidaying and respite from Melbourne. As early as 1868 George Selth Coppin (1819-1906) was planning to develop Sorrento township, foreshore and back beach as a place for tourists. He purchased 225 acres and subdivided it into small allotments for shops and houses. By 1874 he had established his own steamship company and later a steam tramway to transport visitors from Melbourne to his Ocean Amphitheatre at the back beach. Another influential developer of Sorrento was Charles Gavan Duffy (1816-1903), who developed 600 acres with his neighbour W.Cockburn, for gentleman's cliff-top villas, of which many still line the edge of the Bay. The *Bella Vista Estate* created the unusual alignment of Point Nepean Road and reserved Sorrento Park. [Butler & Context 2012:29-30]

By the 1890s Sorrento township and Ocean Beach Road had begun to develop with new facilities such as a Mechanics Institute and shops. On the west side of Ocean Beach Road, opposite the Continental Hotel was Stringers Stores, the Athenaeum Theatre, and the Oriental Coffee Palace. Between 1900 and 1910 a number of buildings were constructed on both sides of Ocean Beach Road, to provide accommodation and retail services. Along Melbourne Road, Hotham Road and in East Sorrento, a large number of permanent and holiday homes were constructed in this period, as were schools and businesses. [Lardner, 2015:21]

In the early 20th century, development of Sorrento was impacted by the closure of the steam tramway and steamer services and the rise of the motor car tourist. Construction of holiday homes and weekenders steadily increased in the Inter-war period and then again in the Post-World War Two years. A major

building wave began in the Inter-War period, with the replication of suburban styles in the streets of Sorrento and Portsea. The later part of this period, after World War Two, saw some modernist designs for holiday homes resulting in a new trend of modernist beach houses by innovative designers for a wealthy clientele. [Butler & Context, 2012:109-110]

The influence of modernist architecture in the Post-War period was felt not only among architects but influenced the local tradition of beach shacks through the 1960s, 70s and 80s. Even small fibro beach shacks borrowed design elements from architectural Modernism, to achieve a simplicity of living and relaxed form. They allowed their owners to live in 'place'; they generally sat on large blocks creating little disturbances to the surrounding topography or vegetation. [Butler & Context, 2012:111] By the 1980s and 1990s that had all changed and one of the marked elements of housing in the Peninsula since then is the development of very large suburban houses and apartments and battleaxe subdivisions which fit the entirety of the block and require the removal of most vegetation.

Portsea

The land of which Portsea is a part is Boon wurrung/Bunurong country. The Boon wurrung/Bunurong are a predominantly coastal people whose traditional lands encompass some 7,800 square kilometres of territory around Western Port Bay and the Mornington Peninsula. The Boon wurrung/Bunurong are members of the Kulin nation who have lived in and managed their country for thousands of years. The Boon wurrung/Bunurong traditional way of life was interrupted at the turn of the nineteenth century when they made contact with sealers from Van Diemens Land and then in 1802, British sailors on board the *Lady Nelson* who were exploring Port Phillip Bay. [Butler & Context, 2012:14-19]

In September 1836, under pressure from the number of illegal occupations and squatting which had occurred, the Port Phillip land district was proclaimed open for settlement, allowing for the sale of Boon wurrung/Bunurong lands, claimed by the Crown, to be sold at auction to Europeans. Portsea was occupied by European settlers quarrying and burning lime, fishing and practising limited agriculture. Settlers in this part of the Peninsula were practising a diverse primary industry, due mainly to their isolation from supplies and markets. The earliest European settlers were Daniel Sullivan 1840, James Sandle Ford 1846, John Devine 1844, Bunting Johnstone 1843 and Edward Skelton 1842. The isolation of the Nepean Peninsula between 1830 and 1870 and the porous, calcareous soils, reduced the economic viability of agriculture, but by combining small scale farming, fishing and lime burning, early settlers like James Sandle Ford, could make a good living. [Butler & Context, 2012:53-56]

Limestone was not only an important industry on the Nepean Peninsula it has also had a lasting impact on the heritage of the area with small cottages, large public buildings, schools, hotels and mansions built from local limestone. Nepean limestone is a vernacular tradition on the Nepean Peninsula with two distinct styles of limestone construction; all-limestone and limestone with red brick quoining. Local builders developed great skills and techniques in designing and building with the local limestone. The earliest limestone building on the Peninsula is known as the Shepherds Hut built by Dennis Sullivan who operated a lime kiln nearby.

In 1852 the northern shore of Point Nepean, which had been selected by the Sullivans, was resumed for a Quarantine Station. Jetties, a cemetery, a hospital, accommodation huts and fencing were constructed between 1852 and 1978. In the 1880s, fortifications and gun emplacements were built on the tip of Point Nepean to defend the heads. In the 1940s much of the Quarantine Station was taken over by an Officer Cadet School and the Army School of Health until they closed in circa 1980. Many Portsea residents worked at the Station and built houses in the surrounding areas. A school was established to educate the children of workers and inmates, and the Station's doctors provided valuable services to the local community. [Butler & Context 2012:120-122]

By the 1860s, Nepean Peninsula was recognized as not only a sublimely beautiful landscape with easy access to the Bay and the Ocean, but as a place for holidaying and respite from Melbourne. The first gentlemen owners on the Peninsula arrived in the 1870s and recognizing its potential began to build villas and hotels, acquire lime kilns and land for subdivision. The most prestigious coastal areas, as sites for gentlemen's villas extended from Sorrento to Portsea along the cliff top with views of the Bay, and many of these large nineteenth century homes still exist. [Butler & Context, 2012:26]

Portsea's origins as a place of limeburners and fishermen and then as a place for holiday makers, occasioned the need for a pier. The pier was crucial for Portsea's development and it is no coincidence that the shops and hotels of Portsea, and the earliest roads such as Back Beach Road lead to the Pier. Many local families had businesses servicing tourists or worked at the Quarantine Station or Fort Franklin. Quamby, 44 Blair Road was built for Edwin Dobie who worked at the Quarantine station, as was Glasneven, 34-36 Back Beach Road, for boatman Patrick Foran. Many residents did and probably still do, provide services to holiday makers. Some of the most prominent non-residential buildings in Portsea are associated with early tourist developments - such as Marlborough House and the Portsea Hotel.

In the 1870s, John Watson had built a six room limestone house on the beach near Point Franklin, as well as fishing huts on the foreshore. The land was compulsorily acquired in 1885. Fort Franklin was constructed between 1885 and 1889 and consisted of a series of gun emplacements, barracks and accommodation buildings. The Fort was operated by the Victorian Colonial Government until Federation when it was taken over by the Commonwealth. It was constructed along with Queenscliff and Point Nepean Forts to defend Port Phillip from Russian invaders, and protect the south channel shipping lanes. [Butler & Context, 2012:126]

The Fort was used during the Second World War as an observation post and then as a migrant camp after World War Two. It was then taken over as the Lord Mayors Camp providing holidays for underprivileged children. It continues to be a children's camp to this day. [Butler & Context, 2012:168]

A number of important individuals and their families have had an impact on the development of Portsea. John Farnsworth was a building contractor and designer from South Australia. He was commissioned to build the Sorrento Hotel and later he built the Nepean Hotel at Portsea for James Ford, whose children subdivided his farmland along Back Beach Road. Farnsworth built a large number of limestone houses along the cliff-top including, Mandalay, The Anchorage, St Aubins, and Seacombe. Farnsworth himself lived in the original small house beside the Nepean Hotel and later at Wannaeue on Point Nepean Road. He managed the Nepean Hotel for a time and later he was the Portsea postmaster. John James Farnsworth his grandson, started the Queenscliff-Sorrento ferry service and lived in Farnsworth Cottage an 1890s cottage built for Mrs McGrath, daughter of early settler, Dennis Sullivan. Local families inter-married and many have stayed on the Peninsula for generations. [Nepean Historical Society family history files - Farnsworth]

In the early 20th century, development of Portsea was impacted by the demise of steamer services, the declining use of the Quarantine Station and the rise of the motor car tourist. Construction of holiday homes and weekenders steadily increased in the Inter-war period and then again in the Post-World War Two years. Delgany Castle was designed by noted architect Harold Desbrowe Annear in 1925 for the Armytage family, and is the most elaborate of these buildings. Its size made it ideal to be used as an Army Camp Hospital in 1946 and then in 1947 was converted by the Dominican Sisters to a school for Deaf Children. It is now an exclusive residential estate and retreat. [Victorian Heritage Database - Delgany, Portsea]

A major building wave began in the Inter-War period, with the replication of suburban styles in the streets of Sorrento and Portsea. The later part of this period, after World War Two, saw some modernist designs for holiday homes resulting in a new trend of modernist beach houses by innovative designers for a wealthy

clientele. Some important Victorian villas and homes were replaced in this era by new modernist houses. [Butler & Context, 2012:109-110]

The influence of modernist architecture in the Post-War period was felt not only among architects but influenced the local tradition of beach shacks through the 1960s, 70s and 80s. Even small fibro beach shacks borrowed design elements from architectural Modernism, to achieve a simplicity of living and relaxed form. They allowed their owners to live in 'place'; they generally sat on large blocks creating little disturbances to the surrounding topography or vegetation. [Butler & Context, 2012:111] By the 1980s and 1990s that had all changed and one of the marked elements of housing in the Peninsula since then is the development of very large suburban houses and apartments and battleaxe subdivisions which fit the entirety of the block and require the removal of most vegetation.

Portsea has a limited population, only 446 residents in the 2011 census declared Portsea was their home. 87.8% of Portsea dwellings were unoccupied on census night. [Australian Bureau of Statistics, 2011 census data] This seasonal population has given rise to limited service provision in the town and a limited number of public or civic buildings. Portsea no longer has a school, St Thomas' church is only used for infrequent weddings and funerals and only one or two shops are permanently in use. With the closure of the Officer Cadet School and the Army School of Health, the absorption of Fort Nepean and the former Quarantine Station into the Point Nepean National Park, there are fewer facilities and services and an even stronger focus on tourism to sustain the town.

Blairgowrie

The land of which Blairgowrie is a part is Boon wurrung/Bunurong country. The Boon wurrung/Bunurong are a predominantly coastal people whose traditional lands encompass some 7,800 square kilometres of territory around Western Port Bay and the Mornington Peninsula. The Boon wurrung/Bunurong are members of the Kulin nation who have lived in and managed their country for thousands of years. The Boon wurrung/Bunurong traditional way of life was interrupted at the turn of the nineteenth century when they made contact with sealers from Van Diemens Land and then in 1802, British sailors on board the *Lady Nelson* who were exploring Port Phillip Bay. [Butler & Context, 2012:14-19]

In September 1836, under pressure from the number of illegal occupations and squatting which had occurred, the Port Phillip land district was proclaimed open for settlement, allowing for the sale of Boon wurrung/Bunurong lands, claimed by the Crown, to be sold at auction to Europeans. Blairgowrie was occupied by European settlers quarrying and burning lime, fishing and practising limited agriculture. The lime burning industry of the Nepean Peninsula was vital to the development of the Peninsula and Melbourne. In 1803 the settlers of Sullivan Bay used local lime to construct chimneys and were the first to recognise its potential. In June 1839, John Fawkner who had been at Sullivan Bay, was advertising Nepean lime for sale in Melbourne. [Port Phillip Patriot and Advertiser 22 July 1839.] Lime was transported on small lighters to boats, later it became common to build kilns on the foreshore where bagged processed lime could be run out on small jetties to lime craft. [Hollinshed, 1982:51] At Blairgowrie the Hughes family and the Cain family operated kilns around Hughes Road and St Johns Wood Road. Further to the south east were the kilns of Rye. Between Rye and Portsea there was a constant flow of lime burners and drays and many of the early roads developed near to these kilns. Owen Cain in particular, owned over 700 acres of land between Rye and Sorrento. Here he operated kilns and ran livestock and gave rise to a sprawling family who married into other local families. Cain's Blairgowrie kiln remained in operation until 1916 and was well preserved until the late 1930s. [Butler & Context, 2012:54]

By the 1860s the Nepean Peninsula was recognised as not only a sublimely beautiful landscape with easy access to the Bay and the Ocean, but as a place for holidaying and respite from Melbourne. Developments in Sorrento by Coppin and Duffy, brought wealthy gentlemen to the Peninsula and opened up more lands for subdivision. The most prestigious coastal areas, as sites for gentlemen's villas extended from Sorrento

to Portsea along the cliff top with views of the Bay with one notable exception on a hill in what is now Blairgowrie. [Butler & Context, 2012:29]

The name Blairgowrie came from Dr John Blair (1834-1887) who purchased the house and property Villa Maria in 1876. It had been built for Parliamentarian and founder of the catholic weekly, the Advocate, Michael O'Grady in 1872. [Butler & Context, 2012:31] Dr Blair was a well-known Melbourne doctor who had been seminal in the establishment of the Alfred Hospital. A description of his property was included in the Argus, in 1887. "A stone house, with wide verandah all round, erected by the late Hon M. O'Grady, containing in all eight rooms five thereof being large sized ones, well furnished, and ready for immediate occupation, with cellar, outhouses, stable, &c., also large underground tank...There are also valuable limestone deposits on estate which can be worked to great advantage." [The Argus, 5 November 1887, p.16.] Blairgowrie House continued to be owned by the Blair family until 1961 when it was sold to the National Trust, who then sold it circa 1991.

Dr John Blair was joined at Blairgowrie by two other doctors from Melbourne, Dr George Graham and Dr J.W Gunst. Graham and Gunst, both built wattle and daub and stone houses on their blocks between Melbourne Road and the Back Beach. Graham's house, known as Roseville and Gunst's known as Longford Cottage are still extant. [Hollinshed, 1982:44] Blairgowrie's development as a beachside suburb only occurred once the extensive lands of Blairgowrie House were subdivided and lime burning had moved to Rye. Some of the lands belonging to the Hughes and Cain families created other subdivisions.

The first major subdivision of 214 lots around Blairgowrie House was undertaken in the Inter-War period. [Blairgowrie Estate, Sorrento, subdivision plan, circa 1910-1930, State Library of Victoria] Between 1949 and 1954 Cain's Estate was being advertised between Canterbury Jetty and Macs Corner. In 1954 it was re-advertised as land for only a 5-pound deposit [The Argus 18 April 1949, 19 February 1954] In 1955, Wilsons Estate on the corner of Nepean Highway and St Johns Wood Road was advertised which included 18 shop sites and 39 home sites. [The Argus 28 Jan 1955] The lack of a commercial area and retail strip was rectified by this subdivision with the development of the Blairgowrie shopping strip along Point Nepean Road. Prior to this, a single shop and post office at Macs Corner had been the only business between Sorrento and Rye.

A major building wave began in the 1960s and 1970s in Blairgowrie. The earlier part of this period, after World War Two, saw some ground breaking modernist designs for holiday homes in other parts of the Peninsula, which resulted in a new trend of small, modernist, spare beach houses along the lines of the Small Homes Service, offered by The Royal Victorian Institute of Architects and The Age newspaper. [Butler & Context, 2012:109-110] Even small fibro beach shacks borrowed design elements from architectural Modernism, to achieve a simplicity of living and relaxed form. They allowed their owners to live in 'place'; they generally sat on large blocks creating little disturbances to the surrounding topography or vegetation. [Butler & Context, 2012:111] Blairgowrie's streets are well known for the remnant vegetation, dune topography and well treed blocks. By the 1980s and 1990s that had begun to change and one of the marked elements of housing in the Peninsula since then is the development of large suburban houses and subdivisions which fit the entirety of the block.

Appendix F: Limestone Buildings on the Nepean Peninsula

All-limestone buildings

Name	Address	Date	Builder	Comments
St Aubins	4 Leonard Court, Sorrento	1871	John Farnsworth	Oldest house in Sorrento?
Blairgowrie House	17 Scott Wynd Street, Blairgowrie	1872		Needs further information
Ford house and outbuildings	28 Farnsworth Avenue, Portsea	c.1873	John Farnsworth?? His sons later became owners of the property.	This was not the first house on the site, but the outbuildings might be earlier, circa 1850s.
St John's Church of England	3460 Point Nepean Road, Sorrento	1873, 1889	George Morce	
The Anchorage	3269-3273 Point Nepean Road, Sorrento	1873	John Farnsworth assisted by Mr Lenniker	Built for George Coppin
Continental Hotel	1-21 Ocean Beach Rd, Sorrento	1875	Thomas Anderson	VHD states it was Thomas Anderson (no source)
Former Mornington Hotel (also Koonya Hotel)	1 Esplanade, Sorrento	1876	George Morce 1876 John Watts 1913	Balcony added 1913 Watts family owned 3 Hiskens St
Mechanics Institute	827 Melbourne Rd, Sorrento	1877, 1891-95	George Morce	Fine example, and later extended by Morce again.
Commander's residence Portsea camp	3704 Point Nepean Road, Portsea	1878	?	Built for Frederick John Rose then used as part of Fort Franklin
Illabarook	3415 Point Nepean Road, Sorrento	1878	George Morce?	Not sure where information about Morce being builder came from but there are similarities to Eastcliff, Morce's own house.
North Esk	3251 Point Nepean Road, Sorrento	1880	?	

Name	Address	Date	Builder	Comments
Killarney	2723 Point Nepean Road, Rye	1881	?	Built for Joseph and Annie Cain
Narbeth	879 Melbourne Rd, Sorrento	1884	William Skelton	Can see the change in style between Narbeth and Pembroke houses, from late Victorian to Federation. Can be model examples.
House	871 Melbourne Rd, Sorrento	1885	?	
Stringers Stores	2-8 Ocean Beach Rd, Sorrento	1886 -1895	???	
Oriental Coffee Palace (former)	18-24 Ocean Beach Rd, Sorrento	1887	??	Built for Hughes family
House	38 Hotham Rd, Sorrento	1887	?	
Lystra	5 St Pauls Road, Sorrento	1887	Owned by members of the Croad family.	Built by John Watson
St Andrews Presbyterian	41-43 Kerferd Ave, Sorrento	1888, 1906,1971	Charles Haslett 1906, W and A Croad 1971.	
Cliff Crest	3500-02 Point Nepean Road, Sorrento	1890-2	William Joseph Croad	House constructed for James Wright, altered by the Laycocks after WW2
The Haven	4-6 Netley Ave, Sorrento	1890-1910	?	
Sorrento House servant's quarters ¹	11 Boroondara Rd, Sorrento	c.1890-1910		Rendered need checking for fabric
Shop	3766 Point Nepean Road, Portsea	1890	Charles Harding?	Hardings owned and probably built it for shop
Portsea Camp Barracks	3704 Point Nepean Road, Portsea	1891-2	W.G Priddle	Only the South wing of the barracks is limestone, other areas are rendered brick

Name	Address	Date	Builder	Comments
Fairholme	3457 Point Nepean Road, Sorrento	1892	?	
The Heights	2-8 The heights, Sorrento	1892		
Weeroona	3846 Point Nepean Road, Portsea	1892	?	Original owner William Richardson?
Ono	5 Greenwood Ave, Sorrento	1893	?	
Shop	54-56 Ocean Beach Road, Sorrento	1893?	?	Owned by Erland Erlandsen
Wanda	3738 Point Nepean Road, Portsea	1894	?	Owned by Fords, built for Mary.
Narollah	15 St Pauls Road, Sorrento	1896	?	Built for Alexander Russell, limeburner
Merthon	3522 Point Nepean Road, Sorrento	1897	Designed by William Pitt built by ????	Later owned by Baillieus
Farnsworth	3790 Point Nepean Road, Portsea	1898?		Built for McGrath family, then owned by John Farnsworth after 1940
House	849-853 Melbourne Rd, Sorrento	1898	WJ Croad	His own house, next door to in-laws, the Spunners
Theo Cottage	875 Melbourne Rd, Sorrento	1898	?	Owned by W Hughes
Eastbourne	19 William Crescent, West Rosebud	1900	George Morce	
Maroondah	8 Boroondara Rd, Sorrento	1901	Morce?	Hiskens property, Illabarook at front might be built by Morce
Mayrah	3569 Point Nepean Road, Sorrento	1902	Builder not known	Owner John Kemp school teacher
Medical centre (Highgate)	166-168 Ocean Beach Road, Sorrento	1902	?	Built for George Porter
Pitstone	3795 Point Nepean Road, Portsea	1902	?	Owned and built by Philip Mardell
Linlithgow	36-38 Darling Road, Sorrento	1902	?	Owned by local shopkeepers

Name	Address	Date	Builder	Comments
House	94 Hurstwood Rd, Sorrento	1902		
House	3287 Point Nepean Road, Sorrento	1903		Built for R. Marsden as a holiday house for tenants.
House	3289 Point Nepean Road, Sorrento	1903		Built for C. Morgan and family.
Coose	98 Hurstwood Rd, Sorrento	1904		Owned by a Morce in 1912
Former Ballroom	14 Constitution Hill Rd, Sorrento	1904????	?	Probably same builder as sections of Continental Hotel
Dalriada (called Cliff Rest as well)	3662 Point Nepean Road, Portsea	1904-1907	?	Possibly designed and owned by architect Sydney Wilson
Kiaora	44 Donalda Ave, Sorrento	1905	George Morce	Was an outbuilding on his own property?
Antrim (Carmel)	142-146 Ocean Beach Road, Sorrento	1905	Ralph Marsden	Flinders heritage study
House	873 Melbourne Rd, Sorrento	?	?	Needs research
Shop	25-29 Ocean Beach Rd, Sorrento	?	?	
Kilvenny	3206 Point Nepean Road, Sorrento	unknown	unknown	House constructed in sections over many years.
Westbank	3510 Point Nepean Road, Sorrento	1910 or 1916	William Joseph Croad	James and Margaret Wright then Laycock, called Heathlawn and Westbank in Flinders heritage study.
House	96 Hurstwood Rd, Sorrento	1916		
Dundonald	3831 Point Nepean Road, Portsea	1917	?	Owned by Davidson family 70 years

Appendices

Name	Address	Date	Builder	Comments
Delgany	3809 Point Nepean Road, Portsea	1925	Is not constructed of local limestone, but Geelong limestone	Architect Harold Desbrowe-Annear
Morgans	7 Esplanade, Sorrento	1927?	?	Check date
Tyrone	Flinders Street Rye			Cain family

Limestone/brick and limestone/concrete buildings

Name	Address	Date	Builder	Comments
Budgery Gunyah	3179 Point Nepean Road, Sorrento	Context claim it is 1868 but this is unlikely	Charles Stonner claimed by Context, also unlikely	Date needs to be confirmed, but it is unlikely that it is earlier than 1870s.
Sorrento Hotel	5-7 Hotham Rd, Sorrento	1872	John Farnsworth	Is this the first example of limestone with brick quoining in Sorrento?
Seacombe /Hindson House	3440-3 Point Nepean Road, Sorrento	1873	John Farnsworth	Quoining to corners now rendered but was probably brick
Netley	3492-3 Point Nepean Road, Sorrento	1876	Donald Barry of Barry, Briggs and Fraser	Limestone section is at rear and sides
Former Vicarage	89 Hotham Road, Sorrento	1882		Owned by W. Hughes (continental hotel)
L'Ecole	3563 Point Nepean Road, Sorrento	1889	???? should be able to find the builder in records	Architect Mr Cohen
Cliff Crest	3502-3 Point Nepean Road, Sorrento	1890	William Joseph Croad	Built for James Wright, modified later in 1920s.
Eastcliff	881 Melbourne Rd, Sorrento	1889-1905	George Morce	His own house?
Gust	115 Hemston Ave, Sorrento	1890	George Watson?	
Franklin Hill	3702 Point Nepean Road, Portsea	1890?	Goss brothers????	Sorrento block quoining
Glencove	3732 Point Nepean Road	1892	?	Owned by Cain family
Police Station (former)	12 Hotham Rd, Sorrento	c. 1892-1920	George Morce	Dates need to be verified

Name	Address	Date	Builder	Comments
St Marks Church of England	273 Point Nepean Road, Dromana	1892	George Morce	
Athenaeum Theatre	26-36 Ocean Beach Rd, Sorrento	1894	Needs checking in Miles Lewis	
Kimberley	11 Newton Ave, Sorrento	1899		Look at similarity to Budgery Gunyah also house on OCB rd
House (Ellerslie)?	187 Ocean Beach Road, Sorrento	1896-99	Could be family built?	Sarah Ann Marsden
Bimblehurst	2519-2521 Point Nepean Road, Rye	1890s	Unknown very finely built.	Edwardian with fine features and elaborate quoining.
House(check name on gate)	218 Ocean Beach Road, Sorrento	1901	?	Ralph Marsden built
Marlborough House	8-10 Back Beach Road, Portsea	1902	WJ Croad	
Whitehall	231-23 Ocean Beach Road, Sorrento	1903	William Joseph Croad and Charles Johnson and William Goss builders	Designed by J.Gibbons?? Or Usher and Kemp??
Woodlands	12 Derrick Street, Blairgowrie	103-1904		Built for William Hughes Jnr?????
Morleys General Store(Sullivans bakery)	23-25 Ocean Beach Rd, Sorrento	1903	W.J. Croad	
Springville	885 Melbourne Rd, Sorrento	1903	?	Rear section is limestone
Gannawarra	120 Ocean Beach Road, Sorrento	1904		Built same time as Antrim, jointly owned
Carmel (formerly Antrim)	142 Ocean Beach Road, Sorrento	1904		Built with Gannawarra as jointly run guesthouse
Restaurant	154-156 Ocean Beach Road	1904	James Tayton	

Name	Address	Date	Builder	Comments
shop	148-152 Ocean Beach Road, Sorrento	1906	James Tayton	Also owned this and the one next door
Wilson butcher shop and residence	35 Ocean Beach Road, Sorrento	1905	WJ Croad	
Sunnyhurst	183 Ocean Beach Road, Sorrento	1908 or earlier?	Could be built by family members?	Home of Cr Ralph Marsden
Nyland	10 Somerset Drive, Sorrento	1908	Other citation for Lystra mentions Nyland as built by WJ Croad.	Built on site of CG Duffy residence, designed by Sydney Wilson, owner John Goodall
Hill Holme	855-865 Melbourne Rd, Sorrento	1907	W J Croad	Spinner was Croad's father in law
Pembroke	877 Melbourne Rd, Sorrento	1908	William Skelton	Can see the change in style between Narbeth and Pembroke, from late Victorian to Federation. Can be model examples.
Acton Hill	3380-3384 Point Nepean Road, Sorrento	1910	?	Mix of materials with lower level part stone and concrete
Shops	31-33 Ocean Beach Rd, Sorrento	1911	?	Was a pharmacy for Charles Thom
Mileura	3568 Point Nepean Road, Sorrento	1911	Bottom floor limestone with sorrento block quoining	Frederick P Willis first owner, later Laycocks. Second storey added 1932
Noorah	3688 Point Nepean Road, Portsea	1913		Limestone and concrete, built for Mrs Robina Adams Later additions by Annear

Name	Address	Date	Builder	Comments
Former Anglican Vicarage	3399 Point Nepean Road, Sorrento	1916	William Croad and William Goss	Incredible design detail and execution. Exemplar of the style.
House	1517 Point Nepean Road, West Rosebud	1916	William Joseph Croad	Built for David Cairns, unusual use of concrete block for quoining.
Sundorne	3433 Point Nepean Road, Sorrento	1923?	?	Concrete block and limestone

Information on local builders and sources, where known.

John Farnsworth - builder and designer from SA.

Thought to have built:

- Sorrento Hotel 1872.
- St Aubins 1871
- The Anchorage 1873 (built with help from Mr Lenniker)
- Hindson House (Seacombe) 1873

Hollinshed 1982:119

Context 1992, 1997:

Victorian Historical Magazine 112: December 1958 p.192

Peninsula Post 23 march 1923

Nat Trust file 2667

1987 Family history by Ford family member, Mary Reid from NHS. Farnsworth married Anne Ford.

George Morce (? – 1922) - Came from Cardiff, Wales with his brother Tom. Arrived in Qld in 1862 and moved to Williamstown before he arrived in Sorrento in 1873 to work on

- St Johns Anglican Church, Sorrento
- St Marks Church of England, Dromana
- Illabarook 3415-3417 PN Road,
- Sorrento Police Station (former), 8-12 Hotham Road
- Mechanics Institute built in 1877, extensions in 1895
- Eastcliff, 881 Melbourne Road, Sorrento (Morce's own house)
- Kiaora at 44 Donalda Ave, Sorrento (part of Morce's property)
- Eastbourne, West Rosebud.

Hollinshed p.115

Centenary History of Church of St John, Sorrento 1873-1973

C. Doery Poetry in Limestone Fine Arts thesis 1973

Building, Mining and Engineering Journal tenders 1892.

Bill Allen's 1986 research implies Illabarook was built by George Morce.

William Joseph Croad (1870-1934) Born in Warrenmang, near Avoca Vic. Before he arrived in Sorrento he built the George Hotel in St Kilda. (no references)

- Anglican Vicarage 1916, with William Goss.
- Marlborough House, 1902
- Nylands
- Cliff Crest
- Sullivans Bakery
- Chancel of St Johns 1908-11
- Heathlawn 1910
- Westbank 1916
- 1517 Point Nepean Road
- Whitehall
- 849-853 Melbourne Road, Sorrento (his own house)
- Hill Holme 855-865 Melbourne Road, Sorrento, rebuilt 1907(his in-laws' house)

Sources rate books and NHS

Hollinshed

William Skelton, (b.1849 –d.?) - Married Marcie Morce, daughter of George????

- Narbeth 179 Melbourne Road, Sorrento (his own home).
- Pembroke 877 Melbourne Road, Sorrento (his own home).

John Watts (1837-1912) was Limeburner, not a builder. Married to Jane Skelton, daughter of Edward Skelton. He had a limestone cottage at the Mornington Hotel and then moved to Holyrood Avenue. +

- Koonya Hotel 1913 - Check references for this.

Thomas Anderson

- Continental Hotel 1875

Ralph Marsden

- Antrim 1905

George Watson

- Gust 1890

Charles Haslett

- Built St Andrews Presbyterian 1906

Goss Brothers

- Whitehall
- Franklin Hill
- Former Anglican Vicarage

Phillip Mardell

- Pitstone

Charles Harding

- Shop in Portsea

James Tayton

- Shops Ocean Beach Road

Barry, Briggs and Fraser

- Netley

Mr Lenniker

- The Anchorage