



# Portland Heritage Gaps Study

Glenelg Shire Council

Review and Recommendations Report

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## Portland Heritage Gaps Study

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## Executive Summary

### Background

Glenelg Shire commissioned Jacobs Group (Australia) Pty Ltd to undertake a Heritage Gaps Study (the Study) of the town of Portland, in southwest Victoria.

The Schedule to the Heritage Overlay in the Glenelg Planning Scheme contains heritage items and places recommended in previous heritage studies, and places listed on the Victorian Heritage Register (VHR). Despite this, Glenelg Shire Council has identified that there are likely to be gaps in the documentation, management and protection of heritage places in the study area.

The goal of the Heritage Gaps Study is to identify all post-contact places of potential heritage significance that are not currently afforded protection under the Heritage Overlay.

This Study aims to capture relevant information about places of potential cultural heritage significance, document this information in appropriate formats and assist Glenelg Shire Council in their statutory obligations for the protection and management of heritage places.

The Study comprises three stages, Stage 1 was the project inception, Stage 2 was the identification and review of places of potential heritage significance and Stage 3 will be the research, prioritisation and assessment of these places. This Review and Recommendations report documents Stage 2 of the Study and includes the aims, results of the desktop review, site inspections and the recommendations.

### Previous heritage studies

The first heritage study in Portland was conducted in 1981 by Wilson Sayer Pty Ltd. This study assessed places of architectural heritage value in Portland and surrounds. The study area included all land within ten kilometres of the Portland Town Hall. Some places in the immediate area of Portland considered to be of substantial historic and/or architectural importance were also investigated.

More recently, the *Glenelg Heritage Study* was undertaken; this was divided into Stage 1 (Environmental History) (2002) and Stage 2 (2006). Stage 1 was prepared by Amanda Jean (Heritage Architect, Gemray Pty Ltd), Carlotta Kellaway (Historian) and David Rhodes (Archaeologist, Terra Culture Pty Ltd). Stage 2 was prepared by Timothy Hubbard Pty and Annabel Neylon (Heritage Matters Pty Ltd).

Stage 1 comprised a scoping study to identify places of potential heritage significance within the Glenelg Shire. It was divided into three sections; a thematic history, community consultation, and desktop and field studies. The study area encompassed the entire Glenelg Shire and hence included Portland. The Stage 1 study identified approximately 500 places (in the entire Shire) which may potentially have some heritage significance to be further examined in Stage 2.

The study area for Stage 2 included the whole of Glenelg Shire, with the exclusion of Portland (as this area had been previously assessed in the 1981 study). Due to resource limitations, it was decided that Stage 2 should focus on 100 sites, including heritage precinct areas, which could be identified in the townships of the Shire. Stage 2 did not examine places in Portland.

### Community consultation

The aim of community consultation is to seek input from the community regarding places of potential heritage significance. The process is as important as the outcomes, as community engagement in heritage can engender a sense of ownership of public heritage places and improve the understanding of local government heritage management.

Targeted community consultation for the Study was undertaken with the following organisations:

- Gunditj Mirring Traditional Owners Aboriginal Corporation

- Portland Historical Society
- National Trust of Victoria (Portland Branch)
- Historic Buildings Preservation Committee (a community initiated committee)
- Maritime Discovery Centre at Portland

## Site inspections

Five days of site inspections was undertaken by Rose Overberg (Heritage Advisor, Jacobs) from 16 to 20 November 2015. For each place the location, setting, and a description were recorded. Photographs were taken where the places were easily visible from public areas.

## Gap analysis

An analysis of gaps in the Heritage Overlay was undertaken via thematic, geographic and chronological analysis. A notable gap in heritage places in Portland is places related to the role of Aboriginal people during the post-contact period, or places of significance to the Aboriginal people (outside the tangible places recorded on the VAHR). In considering the location of Portland, its early development and function as the only deep water port in south western Victoria; there is a lack of maritime, transport and industrial sites. Cemeteries are listed on the Heritage Overlay for other towns within the Glenelg Shire, but not in Portland. Another gap identified was intangible heritage and heritage landscapes, particularly post-contact heritage in Portland.

Gaps in geographic coverage have arisen because of the different definitions of the extent of Portland applied in previous studies. As a result there is a geographic band around Portland (Portland North, Portland West) which has not been assessed with the same rigour as the rest of the Glenelg Shire. Heritage places in this area are likely to consist of bluestone or timber houses (c1850-1890) on smaller farms, hotels or inns near main thoroughfares and agricultural, industrial or manufacturing sites

Gaps in chronological coverage in the Heritage Overlay are evident in the period after 1920 and especially in the post-WWII period.

## Prioritisation of places

Places of potential heritage significance have been prioritised based on a preliminary assessment against the HERCON criteria and a preliminary comparative assessment to substantiate the significance of each place.

A ranking system has been developed based on results from questions about rarity, importance and condition of each of the potential heritage places.

## Recommendations

Recommendations have been developed for consideration by Glenelg Shire Council through a process of research, community consultation and site inspections.

Recommendations include nominations for inclusion of places on the Heritage Overlay, nominations for places which could be considered for inclusion on the Heritage Overlay at a later stage, places already on the Heritage Overlay which require additional assessment and lastly the research required to refine and re-evaluate the existing heritage precinct (HO165).

## Abbreviations

CRG	Community Reference Group
EPHC	Environment Protection and Heritage Council
ICOMOS	International Council on Monuments and Sites
HERCON	Conference on heritage common assessment criteria
The Heritage Act	Heritage Act 1995
HSBC	Historic Buildings Preservation Committee
HV	Heritage Victoria
OAAV	Office of Aboriginal Affairs Victoria
PCG	Project Control Group
The Study	The Heritage Gaps Study
VAHR	Victorian Aboriginal Heritage Register
VHR	Victorian Heritage Register
VHI	Victorian Heritage Inventory
VPP	Victorian Planning Provisions

## 1. Introduction

### 1.1 Background

Glenelg Shire commissioned Jacobs Group (Australia) Pty Ltd to undertake a Heritage Gaps Study (the Study) of the town of Portland, in southwest Victoria.

The Schedule to the Heritage Overlay in the Glenelg Planning Scheme contains heritage items and places recommended in previous heritage studies, and places listed on the Victorian Heritage Register (VHR). Despite this, Glenelg Shire Council has identified that there are likely to be gaps in the documentation, management and protection of heritage places in the study area.

The existing Portland heritage precinct (HO165) was created to reflect this area of special significance as identified in the *Portland Urban Conservation Study* (Wilson Sayer Pty Ltd 1981) and has not been modified by subsequent studies. The *Portland Urban Conservation Study* (Wilson Sayer Pty Ltd 1981) identified approximately 245 properties or heritage precincts in Portland with potential cultural significance, of these 132 properties or precincts are now protected under the Glenelg Planning Scheme.

This current Heritage Gaps Study is limited to post-contact heritage places within the Portland area. Consideration of Aboriginal cultural heritage places (covered under the *Aboriginal Heritage Act 2006*) is not included in this study, unless the places relate to the post-contact period.

### 1.2 Aims

The goal of the Heritage Gaps Study is to identify all post-contact places of potential heritage significance that are not currently afforded protection under the Heritage Overlay.

This Study aims to capture relevant information about places of potential cultural heritage significance, document this information in appropriate formats and assist Glenelg Shire Council in their statutory obligations for the protection and management of heritage places.

Throughout this Study, the project team are committed to acting ethically, consulting broadly and communicating honestly with Glenelg Shire Council and the wider community.

### 1.3 Methodology

The Study comprises three stages, Stage 1 was the project inception, Stage 2 was the identification and review of places of potential heritage significance and Stage 3 will be the research, prioritisation and assessment of these places. This Review and Recommendations report documents Stage 2 of the Study and includes the aims, results of the desktop review, site inspections and the recommendations.

The methodology for Stage 2 of this Study involved the following tasks:

- Background analysis including review of existing heritage registers, the Heritage Overlay and existing thematic studies and reports in the area. This included an audit of places from previous studies.
- Development of a Stakeholder Engagement Strategy and Project Plan (SESPP), in consultation with Glenelg Shire Council. This SESPP details the consultation and project management activities at different stages of the project.
- Preliminary consultation with identified stakeholders. The aim of the consultation at this stage was to seek input from the community regarding places of potential heritage significance.
- Identification of gaps in the existing Heritage Overlay, via thematic, geographic and chronological analysis.
- Site inspections of places of potential heritage significance.
- Preliminary significance assessment and comparative assessment to facilitate prioritisation of places.

- The documentation of the methods and results of these tasks into this Review and Recommendations report.

#### **1.4 Study area**

The study area is shown in Figure 1.1 and includes the extent of Portland. This area was excluded from the *Glenelg Shire Heritage Study, Stage Two (a)* (Hubbard and Neylon 2006).

Figure 1.1 : Study area for the Portland Heritage Gaps Study

## 1.5 Project management and governance

A Project Control Group (PCG) was established at the start of the project with membership of the comprising representatives of the Glenelg Shire Council. The PCG is responsible for the management of the project from the Glenelg Shire Council perspective. The Glenelg Shire Project Manager is Matthew Berry (Planning Manager) and the Project Coordinator is Liz Regent (Strategic Planner).

The Jacobs Project Manager is Rose Overberg. Rose is a Heritage Advisor, with a background in archaeology and geology, and extensive project management experience in heritage consulting.

## 1.6 Heritage management and assessment guidelines

In heritage management it is critical that we learn from past experience and seek advice from those more experienced. As such this study defers to the following heritage guidelines when required:

- The values to be used in the identification and assessment of places are historic, scientific, aesthetic, social and spiritual values (as articulated in the Burra Charter) published as *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013). Available from <http://australia.icomos.org/publications/charters/>
- Where a place of potential cultural heritage significance is identified, a coherent and coordinated assessment against the HERCON criteria is required. The HERCON criteria are published in *A Guide to Heritage Listing in Australia* (Environment Protection and Heritage Council (EPHC) 2008). Available from <http://www.environment.gov.au/heritage/publications/guide-heritage-listing-australia>
- *Victoria's Framework of Historical Themes*. Available from <http://www.dtpli.vic.gov.au/heritage/researchand-publications/framework-of-historical-themes>
- Heritage landscapes will be assessed with reference to Heritage Victoria's *Landscape Assessment Guidelines* (2007). The aim of the Guidelines is to improve the assessment of culturally significant landscapes in Victoria. Available from [http://www.dpcd.vic.gov.au/\\_data/assets/pdf\\_file/0017/133730/Landscape-Assessment-Guidelines.pdf](http://www.dpcd.vic.gov.au/_data/assets/pdf_file/0017/133730/Landscape-Assessment-Guidelines.pdf)
- Statements of heritage significance will be developed using the Heritage Victoria format of 'What is Significant?'; 'How is it significant?' and 'Why is it significant?' This allows for a cohesive, succinct and relevant statement of the rationale behind the heritage listing for a place.
- The planning scheme documentation will be prepared in accordance with *Victorian Planning Provisions (VPP) Practice Note 1- Applying the Heritage Overlay*. Available from [http://www.dtpli.vic.gov.au/\\_data/assets/pdf\\_file/0009/238689/PN01-Applying-the-heritage-overlaypublished-1-Oct-2012.pdf](http://www.dtpli.vic.gov.au/_data/assets/pdf_file/0009/238689/PN01-Applying-the-heritage-overlaypublished-1-Oct-2012.pdf)

## **2. Legislative context**

### **2.1 Heritage Act 1995**

The *Heritage Act 1995* (the Heritage Act) is administered by Heritage Victoria (HV), Department of Environment, Land, Water and Planning. The main purpose of the Heritage Act is to 'provide for the protection and conservation of places and objects of cultural heritage significance and the registration of such objects'. The Heritage Act protects all categories of cultural heritage relating to the non-Aboriginal settlement of Victoria including shipwrecks, buildings, structures, objects and archaeological sites.

There are two categories of listing provided for under the Heritage Act:

- Victorian Heritage Register (Section 18), and;
- Victorian Heritage Inventory (Section 120).

#### **2.1.1 Victorian Heritage Register**

This category provides protection for those places, objects, relics or shipwrecks assessed as being of outstanding cultural significance within the State of Victoria. The Heritage Act establishes a Heritage Council, an independent statutory authority which determines which heritage places/objects are included on the Victorian Heritage Register (VHR). Nominations to the VHR can be made to the Executive Director (Heritage Victoria) who will review the nomination and make recommendations to the Heritage Council for inclusion on the VHR.

Under Section 64 of the Heritage Act it is an offence to remove, demolish, damage, despoil, develop, alter or excavate a place or object on the VHR, unless a Permit is granted under Section 67 of the Heritage Act. Permit applications must be submitted to the Executive Director for consideration and determination of the matter. There is an appeal process through the Heritage Council. Fees for permits to carry out works to a registered place or object are detailed in Section 11 of the Regulations and range in scale depending on the nature and costs of the works involved.

#### **2.1.2 Victorian Heritage Inventory**

The Victorian Heritage Inventory (VHI) includes all known historical archaeological sites, places and relics in Victoria that are 50 years or older, regardless of their level of cultural heritage significance. Under Section 127 of the Heritage Act it is an offence to deface, damage, disturb or excavate relics and sites whether they are included on the VHI or not.

The VHI classification is applied to those historical archaeological sites, places and relics where the level of cultural heritage significance is low to high. Consent is required from the Executive Director for works or activities, including excavation, in relation to a listed site.

##### **2.1.2.1 'D' listing**

Heritage Victoria has introduced a 'D' classification in the VHI for places that don't meet the criteria for inclusion in the VHI as an archaeological site or those with no cultural heritage significance. There is no requirement to obtain Consent from HV for removal or damage to relics or sites provided with a 'D' classification although HV request they are notified in writing.

##### **2.1.2.2 Archaeological relics**

A person who undertakes an investigation or survey of any land for the purposes of finding an archaeological site or relic must:

- a) Notify the Executive Director of his or her intention to undertake an investigation or survey prior to the commencement of the investigation or survey; and
- b) Provide all site documentation collected in the investigation or survey to the Executive Director.

Under Section 132 of the Heritage Act any person discovering or uncovering an archaeological relic is required to report the discovery to the Executive Director of Heritage Victoria. An archaeological relic is defined by the Heritage Act as:

- Any archaeological deposit
- Any artefact, remains or material evidence associated with an archaeological deposit which relates to the non-Aboriginal settlement or visitation of Victoria and is more than 50 years old.

## **2.2 Planning and Environment Act 1987**

The study area is located within the Glenelg Shire local government area. In accordance with the *Planning and Environment Act 1987*, the Glenelg Shire Council has developed a Planning Scheme and as part of their Planning Scheme, has produced a Schedule to the Heritage Overlay, which identifies heritage places. The purpose of the Heritage Overlay and Schedule is to conserve and enhance places of natural or cultural significance and those elements which contribute to their significance (both historical and Aboriginal heritage places).

The Glenelg Planning Scheme also has Clause 52.37 (post boxes and dry stone walls), which states that planning approval is required to demolish, remove or alter a dry stone wall (if it was constructed before 1940) or a post box (if it was constructed before 1930).

## **2.3 Aboriginal Heritage Act 2006**

In 2006, the Victorian Parliament passed the *Aboriginal Heritage Act 2006*, which came into operation on 28 May 2007. The *Aboriginal Heritage Act 2006* is the principal piece of legislation dictating Aboriginal cultural heritage management in Victoria and sets out the requirements for cultural heritage management plans (CHMP).

A CHMP is a legally binding document that includes cultural heritage assessment, consultation with Aboriginal Stakeholders and management recommendation/contingencies put in place to protect Aboriginal cultural heritage. A CHMP is designed to manage Aboriginal cultural heritage issues specific to an activity for a specified area, called an 'activity area'. An approved CHMP also acts like a permit and if followed correctly protects the Sponsor of the CHMP against prosecution under the Act.

Regulation 6 of the *Aboriginal Heritage Regulation 2007* (the Regulations) prescribes that a CHMP is required for an activity if:

- a) All or part of the activity area is defined as an area of cultural heritage sensitivity (CHS; see regulation 4 for definitions); and
- a) All or part of the activity is a high impact activity (see regulation 4 for definitions)

If only part of a project includes high impact activities and only part of the activity area is within an area of CHS, a CHMP is required. A CHMP is also required for an activity, regardless of points a) and b) if any part of the activity requires an Environmental Effects Statement.

A CHMP is not required for an activity if the entire activity area has been subject to significant ground disturbance. Significant ground disturbance is defined in regulation 4 as disturbance by machinery in the course of grading, excavating, digging, dredging or deep ripping, but does not include ploughing (other than deep ripping) of the topsoil or surface rock layer of the ground, or a waterway.

### **3. Desktop review**

#### **3.1 Heritage registers and inventories**

A large number of registers and inventories were consulted during the desktop review stage of the Study. Relevant registers and inventories included:

- Victorian Heritage Register
- Victorian Heritage Inventory
- National Trust of Australia (Victoria) register
- Australian Heritage Database (incorporating the National Heritage List, the Commonwealth Heritage List and the Register of the National Estate),
- Office of Aboriginal Affairs Victoria (OAAV) Victorian Aboriginal Heritage Register (VAHR)
- Glenelg Shire Council Heritage Overlay
- Engineering Heritage Victoria Register.

The results of these register searches were collated into a list of places for inspection and consideration.

#### **3.2 Relevant previous heritage studies**

##### **3.2.1 Portland Urban Conservation Study (Wilson Sayer 1981)**

The first heritage study in Portland was conducted in 1981 by Wilson Sayer Pty Ltd. This study assessed places of architectural heritage value in Portland and surrounds. The study area included all land within ten kilometres of the Portland Town Hall. Some places in the immediate area of Portland considered to be of substantial historic and/or architectural importance were also investigated.

The historical background information and the identification of types and characteristics of Portland architecture provided in this report are comprehensive.

##### **3.2.2 Glenelg Shire Heritage Study, Stage 1 (Environmental History) (Jean, Kellaway and Rhodes 2002)**

More recently, the *Glenelg Heritage Study* was undertaken; this was divided into Stage 1 (Environmental History) (2002) and Stage 2 (2006). Stage 1 was prepared by Amanda Jean (Heritage Architect, Gemray Pty Ltd), Carlotta Kellaway (Historian) and David Rhodes (Archaeologist, Terra Culture Pty Ltd). Stage 2 was prepared by Timothy Hubbard and Annabel Neylon (Heritage Matters Pty Ltd).

Stage 1 comprised a scoping study to identify places of potential heritage significance within the Glenelg Shire. It was divided into three sections; a thematic history, community consultation, and desktop and field studies. The study area encompassed the entire Glenelg Shire and hence included Portland. The Stage 1 study identified approximately 500 places (in the entire Shire) which may potentially have some heritage significance to be further examined in Stage 2.

##### **3.2.3 Glenelg Shire Heritage Study, Stage Two (a) (Hubbard and Neylon 2006)**

The study area for Stage 2 included the whole of Glenelg Shire, with the exclusion of Portland (as this area had been previously assessed in the 1981 study). Due to resource limitations, it was decided that Stage 2 should focus on 100 sites, including heritage precinct areas, which could be identified in the townships of the Shire. Stage 2 did not examine places in Portland.

### **3.3 Community consultation**

#### **3.3.1 Approach**

The aim of community consultation is to seek input from the community regarding places of potential heritage significance. The process is as important as the outcomes, as community engagement in heritage can engender a sense of ownership of public heritage places and improve the understanding of local government heritage management.

Targeted community consultation for the Study was undertaken with the following organisations:

- Gunditj Mirring Traditional Owners Aboriginal Corporation
- Portland Historical Society
- National Trust (Portland)
- Historic Buildings Preservation Committee (a community initiated committee)
- Maritime Discovery Centre at Portland

Glenelg Shire Council notified the wider community (via newspaper and internet) of the aims and objectives of the Study and provided an opportunity for input via social media, email or in person at a community meeting. The community meeting was held on 18 November 2015 at the Glenelg Shire Library. Ten members of the local community attended this meeting and several suggestions of places for consideration in this Study were identified.

Individual emails or phone calls with a request for nominations for potential heritage places were sent to the Art Deco Society of Melbourne, Clinton Krause (Architect and columnist for Bluestone Magazine) and the Cinema and Theatre Historical Society of Australia Inc.

#### **3.3.2 Community Reference Group**

A Community Reference Group (CRG) was established by Glenelg Shire Council at the start of this project. The CRG comprises a representative from Glenelg Shire Council Heritage Advisory Committee, members of the local community and business representatives. For this Study the purpose of the CRG is to:

- Assist in guiding the development of the Heritage Gaps Study
- Act as a conduit between Heritage Gaps Study outcomes and key stakeholders and the wider community
- Assist the Glenelg Shire Council in developing and implementing the consultation strategy to ensure the Study outcomes are readily accessible to the community.

#### **3.3.3 Findings of the community consultation**

The community consultation process resulted in the nomination of several places for consideration in the Study. These findings are summarised in the following sections.

##### **3.3.3.1 Gunditj Mirring Traditional Owners Aboriginal Corporation**

An email to Mr Damien Bell, the CEO of Gunditj Mirring Traditional Owners Aboriginal Corporation advised the nature and scope of the project (expressly post-contact heritage places). Damien advised that the Gunditjmara community would appreciate the opportunity to have input into the Heritage Overlay of Portland. Damien will take the request for information to their next full committee meeting on 5 February 2016 and recommendations from that meeting will be incorporated into later phases of the Heritage Gaps Study.

##### **3.3.3.2 Portland Historical Society**

The Portland Historical Society was invited to submit nominations for places for consideration under the Study. Mrs Gwen Bennett provided a list of heritage places for consideration.

### **3.3.3.3 National Trust of Victoria (Portland Branch)**

Information was requested from the Portland Branch of the National Trust. A meeting was held in Portland with Mr Gordon Stokes from the National Trust. This meeting was very useful at the early stages of the project and we are indebted to Gordon for his advice and knowledge of local heritage in Portland.

### **3.3.3.4 Historic Buildings Preservation Committee (HBPC)**

Contact was made with the HBPC at the early stages of the project to request nominations for consideration in the Study. Some members of the HBPC attended the community meeting and provided valuable input about specific places for consideration.

### **3.3.3.5 Maritime Discovery Centre at Portland**

A meeting with Mr Mike Risk, Curator, at the Maritime Discovery Centre was very useful in informing the history and nature of maritime activities in the port and the types of maritime sites which could be considered under the Heritage Overlay.

## **4. Site inspections**

Sites inspections were undertaken as part of the Heritage Gaps Study. The intent of the site inspections was to:

- Visit and record the external condition of places identified during desktop research and community consultation.
- Survey the Portland area for other places of potential heritage value.
- Gather evidence to support and interpret the heritage significance of these places.

Five days of site inspections was undertaken by Rose Overberg (Heritage Advisor, Jacobs) from 16 to 20 November 2015. For each place the location, setting, and a description were recorded. Photographs were taken where the places were easily visible from public areas.

## 5. Gaps analysis

A thematic history was prepared as part of the *Glenelg Shire Heritage Study, An Environmental History, Part One* (Kellaway and Rhodes 2002). This history was developed for the entire Glenelg Shire (including Portland) with reference to the Australian Heritage Commission (AHC) historical themes (AHC 2001). This thematic history was not intended to be a complete social or political history of the Glenelg Shire, but rather a contextual guide to the nature and likelihood of different types of heritage places within the Shire. The key historical themes relevant to Portland are presented in Table 5.1. The *Glenelg Shire Heritage Study, An Environmental History, Part One* (Kellaway and Rhodes 2002) utilised the theme groups from AHC framework, however the themes are not exactly the same, and were tailored to be specific to the Glenelg Shire.

The heritage places on the Heritage Overlay (HO) as of December 2015 for Portland (not the wider Glenelg Shire) are also presented in Table 5.1 for each theme. Some heritage places are relevant to more than one historical theme. Changes to the heritage places proposed under the C57 Amendment to the Glenelg Shire Planning Scheme (in process as of December 2015) are not shown in this table.

Table 5.1 : Key historical themes and associated heritage places for Portland (Kellaway and Rhodes 2002)

Theme group	Theme	Potential heritage place types	Represented in HO (in Portland)
Glenelg Natural Environment	The environment at the time of European settlement	Remnant natural native vegetation, scenic landscapes	-
	Assessment of the natural environment	Landscapes	-
	Altering the environment	Pastoral and agricultural sites, depletion of forest resources, drainage of swamps, acclimatisation (introduction of pest species)	-
	Appreciating the natural wonders	Sanctuaries, National Parks, wildlife reserves, timber reserves, beauty spots, unique trees or landscapes, geological heritage sites	HO126 Olea Europaea, SSP Europaea, Olive (1 in No.) St Stephens Anglican Church, Portland HO127 Prunus Dulcis (Mill) D.A. Webb, Almond (1 in No.) Site of the Portland Immigration Depot Glenelg Street HO128 Araucaria araucana (Salisb.) France, Norfolk Island Pine (14 No.) Cliff Street North Side – between Gawler and Glenelg Streets HO129 Phoenix Canariensis Hort. Ex Chabaud Island Date Palm (3 in No.) Public Purpose Reserve (between Gawler Street and Portland Bay)
Peopling the land	The Indigenous People of Glenelg	Artefact sites, culturally modified trees, fish traps, sacred places	-
	European contact	Conflict sites, massacre sites, missions	-

Theme group	Theme	Potential heritage place types	Represented in HO (in Portland)
	Sealers and whalers	Sealing or whaling sites, remnant equipment, whale bones, temporary camp sites	HO124 Sealing activities (no structures) Blacknose Point, Beach on North Side
	Early European exploration	Places associated with early exploration	HO119 Windsor Cottage, Harbour Road
	Overstraiters and overlanders	Places associated with overstraiters such as the Hentys	HO64 Offices and Shop (former Henty Wool Store), 8-12 Julia Street HO65 Restaurant (former Henty Wool store) 6 Julia Street HO99 Burswood HO26 Residence "Claremont" 65 Julia Street HO114 Richmond Henty Hotel complex, including stone wall and outbuildings (Bentinck, Richmond and Julia Streets)
	Immigrating to the Shire	Boats, shipwrecks, immigration facilities, memorials	HO127 Prunus Dulcis (Mill) D.A. Webb, Almond (1 in No.) Site of the Portland Immigration Depot Glenelg Street
	Squatters and Selectors	Homesteads, landscapes, pastoral stations, fences and dry stone walls,	-
	Fighting for the land	Places of conflict between Aboriginals and Europeans, missions	-
Developing local and regional economies	Exploiting natural resources	Sealing, whaling, commercial fishing, wharf, harbours, boat building, Forestry sites such as timber mills, roads, equipment and machinery, Quarry sites,	-
	Primary production	Wool industry sites such as wool stores, wool washes, , Beef and dairy sites such as butchers, sale yards, processing plants and infrastructure, dairies and creameries Orcharding such as apple and pear orchards	HO17 Portland Club (originally auction rooms and wool warehouse), 35 Percy Street HO14 Residence & Store (former Flower & Must Warehouse), 57A Bentinck Street HO19 Brick Store, 27a Percy Street HO62 Portland Citizens Bandroom (former warehouse) 58A Julia Street HO64 Offices and Shop (former Henty Wool Store), 8-12 Julia Street HO65 Restaurant (former Henty Wool store) 6 Julia Street
	Manufacturing and industry	Manufacturing and export facilities	-

Theme group	Theme	Potential heritage place types	Represented in HO (in Portland)
Building towns	Town surveys	Survey marks, blazed trees, early houses, landscapes,	HO114 Richmond Henty Hotel complex, including stone wall and outbuildings, (Bentinck, Richmond and Julia Streets) HO115 North Bluff, Bentinck Street HO120 Bluestone Gutters, Julia Street
	Orcharding towns	Farms, homesteads, remnant trees, fences	-
	Fishing towns	Wharfs, jetties, harbours, and other infrastructure	HO114 Richmond Henty Hotel complex, including stone wall and outbuildings (Bentinck, Richmond and Julia Streets)
	Frontier port town	Early trade sites, whaling and sealing, wool stores, marine navigation sites,	HO14 Residence and Store (former Flower and Must Warehouse), 57A Bentinck Street HO19 Brick Store, 27a Percy Street HO39 Rocket Shed, Cliff Street HO64 Offices and Shop (former Henty Wool Store), 8-12 Julia Street HO65 Restaurant (former Henty Wool store) 6 Julia Street HO96 Lighthouse, Whalers Point HO97 Former Lighthouse Keepers Cottage, 4 Whalers Crescent HO114 Richmond Henty Hotel complex, including stone wall and outbuildings (Bentinck, Richmond and Julia Streets)
	Towns as district service centres	Service infrastructure sites such as post offices banks, water and sewerage sites and electricity and gas infrastructure	HO63 Former ANZ Bank, 44 Percy Street HO35 Council Offices (former Post Office) corner. Gawler and Bentinck Streets HO79 Bank of N.S.W. 51 Julia Street
	Town centres	Residential and commercial buildings	<b>Residential</b> HO1 Residence, 4 Blair Street HO2 Residence, 67 Gawler Street HO3 Residence, 65 Gawler Street HO4 Residence, 53 Gawler Street HO5 Residence, 5 Percy Street HO6 Residences, 6 Percy Street HO9 Residences, 9-11 Bentinck Street HO10 Residence, 19 Bentinck Street HO27 Residence, 70 Julia Street HO43 Dwelling 8 Glenelg Street HO24 Residence, "Lindah", 46 Gawler Street HO25 Residence, 60 Gawler Street HO28 Residence, 72 Julia Street HO29 Residence, 38 Hurd Street HO30 Residence, 40 Hurd Street HO42 Residence, 23 Bentinck Street HO44 Residence, 10 Glenelg Street HO45 Residence, 16 Glenelg Street HO49 Residence, 19 Gawler Street

Theme group	Theme	Potential heritage place types	Represented in HO (in Portland)
			<p>HO51 Residence (ruined stone cottage and stone stables) Rear of 21 Hurd Street</p> <p>HO52 Residence, 25 Hurd Street</p> <p>HO53 Residence, 81 Julia Street</p> <p>HO84 Residence, 9 Tyers Street</p> <p>HO84A (HO265) Residence, 11 Tyers Street</p> <p>HO91 Residence, 8 Barkly Street</p> <p>HO92 Residence, 6 Jones Street</p> <p>HO93 Residence, 74 Finlay Street</p> <p>HO103 Residence, 32 Otway Street</p> <p>HO104 Residence, 87 Hurd Street</p> <p>HO105 Shop, 137 Percy Street</p> <p>HO106 Residence, 22 Otway Street</p> <p>HO107 Residence, 16 Fern Street</p> <p>HO108 Residence, 6 Fern Street</p> <p>HO110 Cottage, 77 Palmer Street</p> <p>HO113 Residence, 2 Pattersons Lane</p> <p><b>Commercial</b></p> <p>HO21 Jays Laundry, 23 Percy Street (formerly Benjamin's Store)</p> <p>HO31 Portland Bakery, 79-81 Percy Street</p> <p>HO32 Shops and Premises corner Percy &amp; Henty Streets</p> <p>HO33 Shop, 58-60 Percy Street</p> <p>HO46 Residence (former shop) 16 Gawler Street</p> <p>HO47 Residence (former shop) 14 Gawler Street</p> <p>HO59 Campbell's store, residence and stables (former), 57 Percy Street, Portland</p> <p>HO60 Campbell's Drapery (incl. outbuildings, well, pump etc.) 57 Percy Street</p> <p>HO68 Shop (Thorpe &amp; Co Farm Supplies) 3 Julia Street</p> <p>HO69 Restaurant (Canton Palace) 9 Julia Street</p> <p>HO70 Shops, 13-15 Julia Street</p> <p>HO71 Shop, 17 Julia Street</p> <p>HO72 Shop Premises 19-21 Julia Street (former Union Hotel)</p> <p>HO73 Warehouse, rear 19-21 Julia Street</p> <p>HO74 Shop (Hairdresser) 27-29 Julia Street</p> <p>HO167 Cottage and shop , 15-17 Gawler Street</p> <p>HO75 Shop (Shoe shop), 31 Julia Street</p> <p>HO76 Shop (Frosts Newsagency) 37 Julia Street</p> <p>HO77 "Glasgow House" 39 Julia Street</p> <p>HO78 Shops (Dress shop and Building Society) 41-43 Julia Street</p> <p>HO111 Shop and rear outbuildings, 98 Percy Street</p>
Transport and communications	The mail and telegraph service	Telegraph offices, Cobb and Co or transport depots	-

Theme group	Theme	Potential heritage place types	Represented in HO (in Portland)
	Shipping and coastal traffic	Lighthouses, beacons, rescue facilities	HO22 Cape Nelson Lighthouse HO39 Rocket Shed, Cliff Street HO96 Lighthouse, Whalers Point HO97 Former Lighthouse Keepers Cottage, 4 Whalers Crescent
	Roads	Early roads and routes	-
	Bridges	Bridges, culverts	-
	Tramways	Tramways	-
	Railways	Railways, culverts, bridges, cuttings, signals (pre 1873), railways stations	HO115 North Bluff, Bentinck Street HO123 Railway Cutting and Bridge Foreshore
	Motor transport	Moveable heritage such as vehicles, also garages	-
	Air transport	Airports and associated infrastructure	-
Governing	Local government.	Town halls,	HO38 Former Portland Town Hall, 75 Cliff Street HO35 Council Offices (former Post Office) corner Gawler & Bentinck Streets
	Law and order	Court house, gaols, Customs facilities, police residences, watch houses.	HO40 Portland Court House HO36 Customs House, 95 Cliff Street HO37 Tourist Information Centre (former Watch House), Cliff Street HO41 Residence (former Police Quarters), Bligh Street HO118 Gaol, Charles Street
	Defence	Batteries and defences, drill halls, gun sheds, army training sites	HO89 Portland Battery and gun (80 Pounder), Victoria Parade HO170 Drill Hall and gun shed, Bentinck Street
Educating	Schools	Schools, teachers residences,	HO54 Former National School, 45 Palmer Street HO56 Portland Primary School (1930s), 45 Palmer Street, Portland HO82 Christian Community College (former Loreto Convent) 117 Bentinck Street HO80 St Stephens Church and School, 39-41 Percy Street HO100 Former Hills School 33-35 Fitzgerald Street
	Boarding schools	Schools	HO7 Former Portland Inn, 4 Percy Street HO26 Residence "Claremont" 65 Julia Street
	Mechanics' Institutes	Buildings	-
Cultural life	Holidaying in the Shire / Tourism	Guest houses, motels, beaches, restaurants	HO70 13-15 Julia Street (former Ozone Coffee House) HO83 Victoria House, 5-7 Tyers Street HO95 Stanton Drew, former Wando Vale, 89 Wellington Road HO101 Maretimo, 8-28 Daniel Street HO61 Residence "Annesley", 60 Julia Street

Theme group	Theme	Potential heritage place types	Represented in HO (in Portland)
	Seaside resorts		HO101 Maretimo, 8-28 Daniel Street
	Hotels and guest houses	Houses and hotels	HO7 Former Portland Inn, 4 Percy Street HO12 Former Steam Packet Hotel, 33 Bentinck Street HO13 Mac's Hotel, corner Bentinck & Gawler Streets HO50 Former Builders Inn, 25 Gawler Street HO61 Residence "Annesley", 60 Julia Street HO66 London Inn, Bentinck Street HO67 Premises (former London Hotel Assembly Room) Julia Street HO72 Shop Premises 19-21 Julia Street (former Union Hotel) HO70 13-15 Julia Street (former Ozone Coffee House) HO86 Royal Hotel, corner Tyers and Percy Streets HO83 Victoria House, 5-7 Tyers Street HO95 Stanton Drew, former Wando Vale, 89 Wellington Road HO101 Maretimo, 8-28 Daniel Street
	The Shire's finest homes.	Houses, gardens and other infrastructure	HO18 "Sandilands" (former residence), 33 Percy Street HO26 Residence "Claremont" 65 Julia Street HO61 Residence "Annesley", 60 Julia Street HO87 Residence, 35-37 Henty Street HO88 "Kingsley" Bancroft Street HO90 Residence, (The Corney House), 61 Bancroft Street HO98 Prospect, 3 Prospect Court HO99 Burswood, 15 Cape Nelson Road HO101 Maretimo, 8-28 Daniel Street HO161 Blair Mona, 37 Malings Road HO171 Briery, 83 Bridgewater Road
	Sport and public recreation	Gardens, sporting clubs, ovals, public facilities, meeting rooms	HO169 Portland Botanical Gardens HO62 Portland Citizens Bandroom (former warehouse) 58A Julia Street
	Churches and cemeteries	Churches, schools, halls, significant trees, cemeteries	HO80 St Stephens Church and School, 39-41 Percy Street HO58 Uniting Church (former Wesleyan Church) 59-61A Percy Street HO15 Baptist Church (former Freemasons Hall), 36 Percy Street HO16 St Stephens Hall (former Episcopalian Church), 39 Percy Street HO81 All Saints Roman Catholic Church 115 Bentinck Street HO82 Christian Community College (former Loreto Convent) 117 Bentinck Street HO85 Uniting Church, 17 Tyers Street

Figure 5.1 : Heritage Overlay places in Portland

## 5.1 Gaps identified in thematic coverage

Gaps were identified in certain types of places, based on an analysis of historic themes in Table 5.1. A notable gap in heritage places in Portland is places related to the role of Aboriginal people during the post-contact period, or places of significance to the Aboriginal people (outside the tangible places recorded on the VAHR). In considering the location of Portland, its early development and function as the only deep water port in south western Victoria; there is a noticeable lack of maritime, transport and industrial sites. Cemeteries are listed on the Heritage Overlay for other towns within the Glenelg Shire, but not Portland. Another gap identified was intangible heritage and heritage landscapes, particularly post-contact heritage in Portland.

This thematic analysis combined with community consultation and research resulted in the identification of 16 places of potential heritage significance in Portland. These places are presented in Table 5.3.

Table 5.2 : Places of potential heritage significance identified from thematic gaps analysis

Themes with gaps in place types in HO	Place types	Places of potential heritage significance	
		Place name	Address
The environment at the time of European settlement	Remnant natural native vegetation, scenic landscapes	No places of such type identified in Study area	
Assessment of the natural environment	Landscapes	Portland Foreshore Ploughed Field and North Bluff	
Altering the environment	Pastoral and agricultural sites, depletion of forest resources, drainage of swamps, acclimatisation (introduction of pest species)	Re-routing of canal from Fawthrops Lagoon in 1950s (during port construction)	
The Indigenous People of Glenelg	Artefact sites, culturally modified trees, fish traps, sacred places	These places are registered on VAHR	
European contact	Conflict sites, massacre sites, missions	TBA after consultation with Gunditj Mirring	
Squatters and Selectors	Homesteads, landscapes, pastoral stations, fences and dry stone walls,	Residence Residence, "Murrells" Residence, "Caxton" Residence, "Midwood" Residence, "Lightbodys" Residence	"Fairfield", 697 Henty Highway 85 Kobo Creek Road 481 Portland-Nelson Road 216 Princes Highway 195 Wilson Road 41 Caledonian Hill Road
Fighting for the land	Places of conflict between Aboriginals and Europeans, missions	TBA after consultation with Gunditj Mirring	
Exploiting natural resources	Sealing, whaling, commercial fishing, wharf, harbours, boat building sites. Forestry sites such as timber mills, roads, equipment and machinery. Quarry sites Tannery sites	Fisherman's Wharf (1890s) Tannery sites (1) original Tannery on Cliff St (Birmingham 1853) and (2) 1874-1938 Tannery corner Otway and Browning Streets.	Portland harbour Cliff Street Corner Otway and Browning Streets
Orcharding towns	Farms, homesteads, remnant trees, fences	Remnant pear trees	In IGA Supermarket car park at rear of Former State Savings Bank.

Themes with gaps in place types in HO	Place types	Places of potential heritage significance	
		Place name	Address
Manufacturing and industry	Manufacturing and export facilities	Brick Wool store Borthwicks Meatworks Portland Powerhouse Water Tower The Corkscrew (1959)	109 Learmonth Street Cashmore Road 23 Glenelg Street Wade Street Portland harbour
The mail and telegraph service	Telegraph offices, Cobb and Co or transport depots	No places of such type identified in Study area	
Roads	Early roads and routes	No places of such type identified in Study area	
Tramways	Tramways	No places of such type identified in Study area	
Motor transport	Motor transport	No places of such type identified in Study area	
Mechanics' Institutes	Buildings	No places of such type identified in Study area	
Churches and cemeteries	Churches, schools, halls, significant trees, cemeteries	Portland South cemetery Portland North cemetery	229 Cape Nelson Road 632 Henty Highway

Further discussion and recommendations relating to each of these places is included in the summary tables (Table 7.2, Table 7.3 and Table 7.4).

## 5.2 Gaps identified in geographic coverage

Previous heritage studies in the Glenelg Shire have had different geographic coverage. The Portland Urban Conservation Study (Wilson Sayer 1981) primarily assessed the town of Portland. The Stage 1 Heritage Study (Kellaway and Rhodes 2002) considered the entire Glenelg Shire and the Stage Two (a) Heritage Study (Hubbard and Neylon 2006) assessed the Glenelg Shire, with the exclusion of Portland itself.

Gaps in geographic coverage have arisen because of the different definition of the town of Portland applied by Wilson Sayer (1981) and Hubbard and Neylon (2006). As a result there is a thin geographic band around Portland (Portland North, Portland West) which has not been assessed with the same rigour as the rest of the Glenelg Shire. Heritage places in this area are likely to consist of bluestone or timber houses (c1850-1890) on smaller farms, hotels or inns near main thoroughfares and agricultural, industrial or manufacturing sites.

Research, community consultation and recommendations from Glenelg Shire Council resulted in the identification of the 17 places of potential heritage significance within this geographic band. These places are presented in Table 5.3.

Table 5.3 : Places of potential heritage significance identified from geographic gaps analysis

Place name	Address
Residence	42 Bridgewater Road\
Residence	33 Cashmore Road
Residence	"Fairfield", 697 Henty Highway
Residence	125 Hurd Street
Residence, Former Barleycorn Inn	221 Hurd Street
Residence, "Murrells"	85 Kobo Creek Road
Residence	9 Parker Road
Residence, "Caxton"	481 Portland-Nelson Road
Residence	126 Princes Highway
Residence, "Midwood"	216 Princes Highway
Former Head Teacher House	School Road
Residence, "Lightbodys"	195 Wilson Road
Residence	170-172 Browning Street
Residence	41 Caledonian Hill Road
Brick Wool store	109 Learmonth Street
Borthwicks Meatworks	Cashmore Road
Residence	28 Avonmore Avenue

Further discussion and recommendations relating to each of these places is included in the summary tables (Table 7.2, Table 7.3 and Table 7.4).

### 5.3 Gaps identified in chronological coverage

Portland is renowned for associations with early settlement and prominent early settlers. These associations have weighted historical heritage management and protection towards earlier time periods.

The township of Portland was established in the 1830s to 1850s, during these early years emphasis was on the development of agricultural, pastoral and whaling industries. Goods such as wool, wheat, vegetables and whale oil were exported from the developing town. Houses were small and modest and constructed of whatever materials were available. Timber for building was imported from Tasmania ready for construction. Early houses were unadorned and functional (Wilson Sayer 1981). Wool and trade stores were constructed from bluestone or brick or a combination of materials.

By the 1850s to 1860s Portland was consolidated as a major port and regional town. Wealth and investment flowed into the town, and major civic and public works buildings were constructed during this period. These buildings were generally constructed of local bluestone in classical style.

The construction of lighthouses, jetties, wharves and maritime infrastructure from the 1870s is essential to the character of Portland. These places ensured that the successful functions of the port.

A residential building period in the late Victorian/ early Edwardian period (1880s -1910s) resulted in the majority of timber building stock in the streets of central Portland (Wilson Sayer 1981).

Maritime trade in Victoria expanded during the post-WWII period. Portland as the only deep sea port between Port Phillip Bay and Adelaide, had a massive upgrade from 1949, with the construction of new bulk storage and improved road and railway infrastructure (Wixted, Zahra and Reeves 2008).

Gaps in chronological coverage in the Heritage Overlay are evident in the period after 1920 and especially in the post-WWII period. There are only two places listed on the Heritage Overlay after the 1920s; HO56 Portland Primary School (1930s), 45 Palmer Street and HO79 Bank of New South Wales (c1950).

The chronological gaps analysis has resulted in the identification of 8 places of potential heritage significance. These places are presented in Table 5.4.

Table 5.4 : Places of potential heritage significance identified from chronological gaps analysis

Period	Place name	Address
1920-1930	Residence	31 Gawler Street
1930-1940	Star Cinema and adjacent shop (1930s) Former Murrells Butcher Shop (1934)	40 Julia Street 57 Bentinck Street (1934)
1940-1950	Former State Savings Bank (1940) Brick wool store (1946)	30 Percy Street 109 Learmonth Street
1950-1960	Pre-decimal MacRobertson's Chocolates advertising Ruth Martin Memorial Centre (1951)	47 Julia Street (internal) 34 Julia Street
1960-1980	Residence (1960s)	27 Avonmore Avenue
1970-1980	-	-
1980+	Glenelg Shire Council Municipal Building (1983)	71 Cliff Street

Further discussion and recommendations relating to each of these places is included in the summary tables (Table 7.2, Table 7.3 and Table 7.4).

## 5.4 Heritage places nominated by the community

Community members nominated several items of potential heritage significance. These are summarised below, further detail of these places and their potential heritage significance is included in the summary tables (Table 7.2, Table 7.3 and Table 7.4).

- Maritime sites such as the "Corkscrew" at the entrance to the Portland Harbour (1959) and the Fisherman's Wharf (1890s).
- Landscape heritage sites such as North Bluff and the Ploughed Field.
- Significant trees, such as avenues of Norfolk and Cypress Pines.
- Industrial sites such as Borthwicks meat processing plant.
- Community art and sculpture, such as the Vida Goldstein seat.

## 6. Prioritisation of places

### 6.1 Preliminary significance assessment

Heritage criteria are commonly used to structure and organise the heritage assessment process. A set of common criteria (the HERCON criteria) were adopted by the Environment Protection and Heritage Council (EPHC) of the Australia and State/Territory Governments in April 2008, these criteria are detailed below:

- Historical – Importance to the course or pattern of our cultural or natural history.
- Rarity – Possession of uncommon rare or endangered aspects of our cultural or natural history.
- Research – Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Representative – Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Aesthetic – Importance in exhibiting particular aesthetic characteristics.
- Creative or technical – Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Association (Cultural) – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
- Association (Individual) – Special association with the life or works of a person, or group of persons, of importance in our history.

A preliminary assessment against the HERCON criteria is presented in Table 7.2, Table 7.3 and Table 7.4. A detailed statement of significance in accordance with Heritage Victoria format will be undertaken for priority places under the next stage of the project.

### 6.2 Preliminary comparative assessment

A preliminary comparative assessment has been undertaken to substantiate the significance of each place. This assessment compared places against those of similar nature within the wider Glenelg Shire, or Victoria if not present elsewhere in the shire.

The aim of this preliminary comparative assessment is to prioritise each of the places nominated for inclusion on the Heritage Overlay. This process aims to provide the Glenelg Shire Council with a priority list of places for consideration and nomination for the next stage of the project.

The following questions were posed during this assessment (based on guidance from *Protecting Local Heritage Places* (Australian Heritage Commission 1998)):

- How many other places like this are there in the Portland area?
- How important is this place compared to similar places in the Portland area or other areas in Victoria?
- How important is this place to the community compared to similar places in the Portland area?
- What is the physical condition of the place relative to other similar places?

A ranking system has been developed for this project utilising the results from these questions. A score is developed based on the answers to these questions for each place, and a priority ranking (1 to 3) allocated according to that score. A total score from Table 6.1 of 4 to 6 is a ranking 3, a score of 7 to 9 is a ranking 2 and 10 to 12 is a ranking 1 (Table 6.1).

Table 6.1 : Development of priority ranking system

Question	Answers		
How many other places like this are there in the Portland area?	1 = Many	2 = Some	3 = None
How important is this place compared to similar places in the Portland area of other areas in Victoria?	1 = Moderate	2 = High	3 = Very High
How important is this place to the community compared to similar places in the Portland area?	1 = Moderate	2 = High	3 = Very High
What is the physical condition of the place relative to other similar places?	1 = Poor	2 = Good	3 = Excellent

For those places where there is insufficient information available at this stage to properly assess significance, a priority ranking of 2 has been applied. It should be noted that irrespective of the priority ranking applied to each place, each of the places identified in this Heritage Gaps Study has potential heritage significance and should be considered in future assessments.

The ranking results are presented in Table 7.2 and Table 7.3.

## 7. Recommendations

### 7.1 Recommendations for heritage places

Recommendations for consideration by Glenelg Shire Council have been developed through a process of research, community consultation and site inspections. Recommendations are presented in the following tables:

- Table 7.2 nominates places for inclusion on the Heritage Overlay.
- Table 7.3 presents places which could be considered for inclusion on the Heritage Overlay. These places could possibly be considered for inclusion on the HO during this Study or at a later stage. For some of these places further research needs to be undertaken to better understand their potential heritage significance.
- Table 7.4 identifies places already included on the Heritage Overlay for which further assessment or research is required in order to update the statements of significance. These places are currently listed on the Heritage Overlay but do not have appropriate detailed documentation to support their listing.
- These tables include the following information:
  - The name and address of the place
  - The Heritage Overlay details for the place (if any)
  - Details of the place based on research and site inspections
  - Preliminary HERCON assessment
  - Priority ranking of places on a scale of 1 to 3 based on preliminary comparative assessment and HERCON assessment
  - Recommendations for further assessment and inclusion on the HO
  - Photographs from site inspections and relevant historical photographs.

### 7.2 Recommendations for Stage 3 of the project

The next phase (Stage 3) of the Heritage Gaps Study will take the agreed recommendations arising from this report and undertake additional research, prioritisation and assessment for the agreed places of heritage significance. This will include:

- Preparation of a detailed citation for each of the agreed places of potential heritage significance for inclusion on the Heritage Overlay.
- Preparation of draft ordinance provisions and amendment documentation (including planning scheme base maps). These documents will be prepared in accordance with the VPP Practice Note – Applying the Heritage Overlay, to allow the Glenelg Shire Council to request authorisation from the Minister for Planning to commence the planning scheme amendment process in order to implement the necessary statutory controls for the identified properties.
- Preparation of planning scheme base map(s), showing the location of all identified places of cultural heritage significance (marked with a polygon) which are recommended for statutory protection.
- A community information session, whereby interested members of the public and owners of properties identified as having heritage significance will be given an opportunity to book a session with a Council Planner and the Jacobs Heritage Consultant..
- An additional two days of site inspections. The objective of the site inspections is to visit any places identified after the initial site inspections and to meet with any stakeholder who require additional support or of potential significance (identified in the previous tasks), take photographs and record the nature and condition of each place to inform the Stage 2 Review and Recommendations report.
- Entering all the relevant heritage place information into the HERMES database.

### 7.3 Recommendations for heritage precincts

Heritage precincts are utilised in planning schemes in Victoria as a means of identifying and protecting an area where the heritage value relates not only to individual buildings or items, but rather the collective group of buildings, items and their surrounds. In the wider Glenelg Shire, heritage precincts have been identified in several locations, predominantly townships.

In Portland, there is currently one heritage precinct, HO165, the Portland heritage precinct. HO165 covers most of the area assessed in detail in the *Portland Urban Conservation Study* (Wilson Sayer 1981).

Overall, the existing Portland heritage precinct (HO165) serves its purpose as a heritage protection measure during the statutory planning assessment process. However, the some refinements of HO165 are recommended. Wilson Sayer (1981) proposed several sub-precincts within Portland. Most of these recommendations remain relevant, although require some refinement.

The recommendations relating to heritage precincts are presented in Table 7.1.

Table 7.1 : Recommendations for heritage precincts

Key recommendation	Details
Heritage Precinct HO165	<p>Extend boundary of HO165 to include:</p> <ul style="list-style-type: none"> <li>• 84 Gawler Street</li> <li>• 30 Glenelg Street</li> <li>• Parts of Cameron Street and Blair Street (details to be confirmed)</li> <li>• 42 and 44 Tyers Street</li> </ul> <p>Include Statement of Significance within the precinct for specific items / places, including:</p> <ul style="list-style-type: none"> <li>• Gun (68 Pounder, in forecourt of Council building)</li> <li>• Council Building</li> <li>• Norfolk Island Pines in Percy and Gawler Streets</li> <li>• Remnant structures at 53C Percy Street (including macadamised cart track and well)</li> <li>• Bluestone gutters (Julia, Hurd and Tyers Street)</li> <li>• Vida Goldstein seat</li> <li>• Pioneer Women monument (1936)</li> </ul>
Define extents and refine properties for inclusion in sub-precincts within HO165	<p>Public Buildings Precinct, to include extent of the triangle bounded by Bentinck, Cliff and Glenelg Streets (details to be confirmed)</p> <p>Julia Street Commercial Precinct, to extend from “Annesley” at 60 Julia Street, east along Julia Street to Bentinck Street</p> <p>Gawler Street Early Development Precinct, to extend from 13 Gawler Street, west to Percy Street</p> <p>Hurd Street Residential Precinct, to be extended beyond the four buildings proposed by Wilson Sayer (1981)</p> <p>Percy Street Residential Precinct (along Percy Street south of Gawler Street intersection)</p> <p>Percy Street Commercial Precinct (along Percy Street from Gawler Street to Tyers Street)</p>
Exclude some existing sub-precincts	<p>Glenelg Street sub-precinct was recommended by Wilson Sayer (1981), however as it consists of three buildings, each of which is individually listed on the Heritage Overlay, the provisions of HO165 should serve to protect against inappropriate development on this street.</p> <p>Wesleyan Church Precinct – the intent of this precinct was to protect the community green generated by the boundaries of a cohesive group of buildings; Campbell’s Drapery, the Manse and the Wesleyan Church. This area would be better served by being part of a Percy Street Commercial Precinct.</p>

Key recommendation	Details
Prepare or revise statements of significance for sub-precincts	Public Buildings Precinct
	Julia Street Commercial Precinct
	Gawler Street Early Development Precinct
	Hurd Street Residential Precinct
	Percy Street Residential Precinct
	Percy Street Commercial Precinct
Prepare Local Planning Policy for HO165	To include: <ul style="list-style-type: none"> <li>• Policy basis</li> <li>• Overall statement of significance for HO165</li> <li>• Statement of significance for each sub-precinct.</li> <li>• Contributory and non-contributory buildings for each sub precinct</li> </ul>

Table 7.2 : Places nominated for inclusion on Heritage Overlay

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Residence, 27 Avonmore Avenue	None	Tag Walter designed 1960s home. Sympathetically restored and maintained. W.J.T. (Tag) Walter, Warrnambool's most important 20 <sup>th</sup> -century architect.  Priority Ranking: 1	Research Representative Aesthetic Creative / Technical Association (Individual)	Nominate for HO. Prepare significance assessment	2014  (Photo credit: Clinton Krause, 2014)
Residence, 28 Avonmore Avenue	None	Grand Victorian stone residence in garden setting on large property. Further research required. Priority Ranking: 1	Research Aesthetic Creative / Technical Association (Individual)?	Nominate for HO. Prepare significance assessment	 (Photo credit: Domain.com, 2007)

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
55 Bentinck St, Portland	Under HO165	<p>Good example of original two story double shop front. Brick upper façade. Upper storey balcony is original but has replacement railings. Verandah in original configuration with newer materials. Chimneys and roofline original. Internal not inspected.</p> <p>Priority Ranking: 2</p>	<p>Historical                      Representative                      Aesthetic                      Association (Individual?)</p>	<p>Nominate for HO.                      Prepare significance assessment</p>	 <p>(Photo: Rose Overberg 2015)</p>  <p>1914</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Murrells, Former Butcher, 57 Bentinck Street	Under HO165	<p>Murrells Butcher shop. Built 1934. Associated with Murrell Family. Intact example of 1930s shop front.</p> <p>Priority Ranking: 2</p>	<p>Historical Representative Aesthetic Association (Individual)</p>	<p>Nominate for HO. Prepare significance assessment</p>	<p>1950</p>   <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
<p>Gordon Hotel , 63 Bentinck Street</p>	<p>Under HO165</p>	<p>Iconic in the streetscape of Bentinck Street. Was originally the Commercial Hotel.                      Portico added at a later date (c1920).                      Front of building is brick and stone (rendered) and rear buildings are timber.                      A site visit and internal inspection should be carried out in order to prepare a detailed significance assessment.</p> <p>Priority Ranking: 1</p>	<p>Historical                      Rarity                      Research                      Aesthetic                      Creative/ Technical                      Associative (Individual)</p>	<p>Nominate for HO.                      Prepare significance assessment</p>	 <p>Gordon Hotel pre 1928 (Glenelg Shire Council)</p>  <p>Gordon Hotel post 1928 (Glenelg Shire Council)</p>  <p>Gordon Hotel 2015 (Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Shop, 67 Bentinck Street	Under HO165	<p>Stone front of shop and timber upper parapet (c1890s) placed in front of original timber shop front (1850s), which is still largely intact within. Original shop was draper or tailor. Shop includes laneway "infill" building which is an unusual building type.</p> <p>The "shop within a shop " concept is really interesting in this example.</p> <p>Priority Ranking: 1</p>	<p>Rarity Research Aesthetic Creative / Technical</p>	<p>Nominate for HO. Prepare significance assessment</p>	 <p>Timber original shop front (green wall) (Photos: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Shop, 83 Bentinck Street	Under HO165	<p>c1930s tiles at the front of shop represent columns. Repairs required to tiles on one side. Tiles postdate shop front. Top altered for balcony access. Upper façade not original.</p> <p>Priority Ranking: 2</p>	Historical Research	Nominate for HO. Prepare statement of significance	 <p>(Photo: Rose Overberg 2015)</p>
Shops, 85-89Bentinck Street	Under HO165	<p>Very early shop (c1840-1850 ) and wall. Shop roof evident from street and old photo (c1886). 89 Bentinck St has interesting fire surround, simple in design and form and typical of an early development period. Material evidence of early foundations (beach stones at base topped with yellow brick)</p> <p>Priority Ranking: 1</p>	Historical Rarity Research	Nominate for HO. Prepare statement of significance	 <p>(Photo: Google Maps 2015)</p>
Residence, 42 Bridgewater Road	none	<p>Associated with the Parkers who owned Portland Brick Company. Built entirely of these bricks. Decorative timber on verandah. Mature orchard trees, well maintained. Prominent location.</p>	Historical Research Aesthetic Associative (Individual)	Nominate for HO. Prepare statement of significance	

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
		<p>Priority Ranking: 1</p>			 <p>(Photo: Google maps 2010)</p>
<p>Portland South Cemetery, 229 Cape Nelson Road</p>	<p>none</p>	<p>Large cemetery. Significant features include entrance gates, two cottages, layout, important associations, setting and dramatic nature of landscape.</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity (buildings) Research Aesthetic Associative (Individual) Associative (Cultural)</p>	<p>Nominate for HO. Prepare statement of significance</p>	

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
					 <p data-bbox="1592 1129 1883 1155">(Photos: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Residence, 33 Cashmore Road	none	<p>Small bluestone cottage and timber garage. Original and intact from external appearances. Excellent example of simple c1850s construction.</p> <p>Priority Ranking: 1</p>	<p>Historical Research Representative Aesthetic</p>	<p>Nominate for HO. Prepare statement of significance</p>	 <p>(Photos: Rose Overberg 2015)</p>
Former Portland Gaol waste water tunnel, beneath Cliff Street	Within HO165	<p>Underground tunnel running from location of the former Portland Gaol to the foreshore. Very important infrastructure at early stage of Portland's development. Built in 1858 by John Burrow (Architect Surveyor for Portland). Original maps show location. Interesting to document the evolution of community myths around this feature as well (i.e. escape route for prisoners).</p> <p>Priority Ranking: 1</p>	<p>Historical Research Aesthetic Creative / technical Associative (Cultural) Associative (Individual)</p>	<p>Nominate for HO. Prepare statement of significance</p>	

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
					 <p>(Photos: Rose Overberg 2015)</p>
Fisherman's Wharf	none	<p>The Fisherman's Wharf and Breakwater was constructed in the late 1880s, to a design by Sir John Coode, involving 'an early use of mass concrete in wharf construction'. The original timber viaduct at the base of the wharf has been lost but remnants of the spray wall may remain, as may some original handrails and decking, and two early timber cranes. Any remaining features will have significant heritage value.</p> <p>Site inspection will be required. National Trust will have research information as the item was nominated for inclusion on the VHR in 1990s.</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Representative Aesthetic Creative / technical Associative (Cultural)</p>	<p>Nominate for HO. Prepare statement of significance</p>	 <p>(Photo: National Trust, <a href="http://vhd.heritage.vic.gov.au/search/nattrust_result_detail/64904">http://vhd.heritage.vic.gov.au/search/nattrust_result_detail/64904</a>)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Portland Foreshore	none	<p>Significant tangible and intangible heritage places on the foreshore include:</p> <ul style="list-style-type: none"> <li>• Henty landing site – between Gawler and Julia Streets, location of first landing site by Edward Henty in the Thistle, resulting in establishment of first permanent settlement in Victoria.</li> <li>• Bluestone wall – remains of early walls associated with the development of the Port. Two phases evident in this wall. Associated with second jetty (1858) and the ocean pier (1902).</li> <li>• Foreshore infrastructure – includes foreshore access ramps associated with the former Portland Railway Station and painted mural on wall.</li> <li>• Locations of foreshore baths in the landscape and the cultural significance of these.</li> </ul> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Representative Aesthetic Creative / technical Associative (Cultural) Associative (Individual)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photos: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Residence, 31 Gawler Street	Within HO165	<p>Timber house, Edwardian Arts and Crafts c1920. Corner of Percy Street. Recently renovated. Leadlight windows.</p> <p>Priority Ranking: 2</p>	<p>Representative Aesthetic</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photos: Rose Overberg 2015)</p>
Former stables or warehouse, 34 Gawler Street	Within HO165	<p>Bluestone warehouse or stables. Currently being renovated for use as residence. Refer planning permit information. National Trust file will contain additional information. Significance assessment needs to be updated.</p> <p>Priority Ranking: 2</p>	<p>Historical Research Representative Aesthetic</p>	<p>Nominate for HO Prepare statement of significance</p>	<p>December 2015</p>  <p>(Photo : Rose Overberg, 2015) May 2015</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
					 <p data-bbox="1592 740 1850 764">(Photo : Asset Real Estate)</p>
<p>Portland Powerhouse, 23 Glenelg Street</p>	<p>Within HO165</p>	<p>Further research need to confirm whether the structure is in its original. Located adjacent to Fawthrop Lagoon. Research history and significance.</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Representative Creative / technical Associative (Cultural)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p data-bbox="1592 1158 1872 1182">(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Warehouse, 3 Henty Street	Within HO165	<p>Polychrome brick warehouse, with interesting brick date motif on parapet. C1879. Front entrance has been altered.</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Representative Creative / technical</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
House stables and outbuildings, 13 Henty Street	Within HO165	<p>House is timber, double fronted. Stables, timber iron-clad at rear of property were built in 1896. Assess interior o stables and include on heritage listing. Fabric demonstrates original use. Associated with Thomas Hickey, Stable keeper, who owned 13 Henty Street.</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Representative Creative / technical</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Residence, 14 Henty Street	Within HO165	<p>Double storey residence, brick and bluestone. Third floor is renovated. Built for William Corney (1816-1898). It was built in the 1850s (?). Has been a wool warehouse and shop.</p> <p>Priority Ranking: 2</p>	<p>Historical Creative / technical Associative (Individual)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>
Bluestone wall, 19 Henty Street	Within HO165	<p>Large bluestone wall and arches within building (Jedore Beauty) at this address. Research original building use, function and owner.</p> <p>Priority Ranking: 2</p>	<p>Historical Rarity Research Creative / technical Aesthetic</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Portland North Cemetery, 632 Henty Highway	none	<p>Significant heritage place for location, landscape, trees, associations, graves, cultural / social and age of site.</p> <p>Priority Ranking: 1</p>	<p>Historical Research Aesthetic Associative (Individual) Associative (Cultural)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>
Fairfield, 697 Henty Highway	none	<p>Single storey bluestone house, painted white, 1850s. House not visible from road.</p> <p>Priority Ranking: 1</p>	<p>Historical Research</p>	<p>Nominate for HO Prepare statement of significance</p>	<p>No photograph</p>
Residence, 17 Hurd Street	Within HO165	<p>Timber house (c1889) with interesting entrance. Unique example in Portland. Block fronted. Refer to National Trust file for detail. (The notable decorative timber work dates rebuilding in 1917). Built for Thomas McGuinness (refer VHI).</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Aesthetic Associative (Individual)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Residence, 125 Hurd Street	none	Bluestone cottage. Built for W Robb.  Priority Ranking: 1	Historical Representative Aesthetic Associative (Individual)	Nominate for HO Prepare statement of significance	 <p data-bbox="1592 767 1980 791">(Photo credit: homehound.com.au, 2015)</p>
Residence, Former Barleycorn Inn, 221 Hurd Street	none	Bluestone house, former Barleycorn Inn. C1850s.  Priority Ranking: 1	Historical Rarity Representative Aesthetic Associative (Individual)	Nominate for HO Prepare statement of significance	 <p data-bbox="1592 1187 1872 1211">(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Star Cinema and adjacent Shop	Within HO165	<p>Star Cinema is a unique building in Portland, and represents one of a few Art Deco public buildings within the Shire.</p> <p>Interior is typical of 1930s Art Deco. The Star Cinema opened in the 1930's, with 991 seats located in orchestra and balcony levels. Small shop to the east has original and interesting features.</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Aesthetic Associative (cultural)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo : Rose Overberg 2015)</p>
Shop, 5 Julia Street and bluestone buildings at rear of 3 and 5 Julia	Within HO165	<p>Currently Lido Larder Café. Polychrome brick on side elevation.</p> <p>Bluestone store building at rear possibly older and need assessment</p> <p>Priority Ranking: 2</p>	<p>Historical Research Aesthetic</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
<p>MacRobertson's advertising in shop, 47 Julia Street</p>	<p>Within HO165</p>	<p>The shop has three panels of advertising (pre-decimal ) for MacRobertson's chocolates. HO listing to include this fabric only.</p> <p>Priority Ranking: 1</p>	<p>Rarity Research Aesthetic Association (Individual)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photos: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Well, 66 Julia Street	Within HO165	<p>Location of well associated with Mary MacKillop's family and early days of Portland. Located at the northern end of 66 Julia Street at the rear of Quest Apartments. HO should just be location of well and a reasonable curtilage.</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Creative / technical Associative (Individual)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>
Murrells house, 85 Kobo Creek Road	none	<p>Small two storey bluestone residence, painted yellow. Iron roof. C1860. Dormer windows. Appears intact and original from external inspection. Clear photo not possible from road.</p> <p>Priority Ranking: 1</p>	<p>Historical Rarity Research Representative Associative (Individual)</p>	<p>Nominate for HO Prepare statement of significance</p>	<p>No photograph</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
<p>Brick Wool store, 109 Learmonth Street</p>	<p>none</p>	<p>c1946. Massive timber pole and beam construction clad in red brick walls. Representative of post-war industrial development in Portland Associated with wool selling centre at 120 Learmonth (dates to 1960s)  Priority Ranking: 1</p>	<p>Historical Rarity Research Aesthetic</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photos: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Martell Building, 81 Bentinck Street	Under HO165	<p>Large stone parapet, which has had some alterations. Large bluestone wall on northern boundary runs through restaurant and into rear yard. Research age and original function.</p> <p>Priority Ranking: 2</p>	Aesthetic Historical	Nominate for HO Prepare statement of significance	 <p>(Photo: Rose Overberg 2015)</p>
Residence, 170-172 Browning Street	none	<p>Property also fronts onto Valmai Avenue. Victorian stone (?) cottage set back from street. Some alterations have been made. Further investigation required as not clearly visible from the street.</p> <p>Priority Ranking: 2</p>	Historical Aesthetic	Nominate for HO Prepare statement of significance	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Residence, 41 Caledonian Hill Road	none	<p>Large Victorian timber house. Mature plantings including large palm tree.</p> <p>Further assessment including site visit required.</p> <p>Priority Ranking: 2</p>	<p>Historical Aesthetic</p>	<p>Possibly for HO</p>	 <p>(Photo: Rose Overberg 2015)</p>
Residence, 9 Parker Street	none	<p>Brick house, Portland brick. Define construction date. Good example of early brick cottage made from local materials.</p> <p>Priority Ranking: 1</p>	<p>Historical Representative Aesthetic Creative / Technical</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Soldiers Memorial Clubrooms, 23 Percy Street	Within HO165	1923. Brick with rendered front and sides. Good condition external.  Priority Ranking: 1	Historical Aesthetic Creative / Technical Associative (cultural)	Nominate for HO Prepare statement of significance	 (Photo: Rose Overberg 2015)
Former State Savings Bank, 30 Percy Street	Within HO165	Former State Savings Bank (c1940), possibly built over 19 <sup>th</sup> C structure. Investigate further and research original buildings. Internal inspection required. Include historic pear trees at rear of this property.  Priority Ranking: 1	Historical Aesthetic Representative Creative / Technical Associative (cultural)	Nominate for HO Prepare statement of significance	

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
					 <p data-bbox="1594 751 1888 775">(Photos: Rose Overberg 2015)</p>
<p data-bbox="125 794 293 879">"Caxton" 481 Portland –Nelson Road</p>	<p data-bbox="331 794 387 818">None</p>	<p data-bbox="555 794 1048 951">c1850 single storey stone homestead. Mentioned in C78 Amendment. Viewed, photo taken, but access didn't permit detailed assessment. Portland-Nelson Road opposite Westlakes Road intersecton.</p> <p data-bbox="555 1002 734 1026">Priority Ranking: 1</p>	<p data-bbox="1084 794 1279 895">Historical Representative Creative / Technical</p>	<p data-bbox="1368 794 1547 887">Nominate for HO Prepare statement of significance</p>	 <p data-bbox="1594 1174 1877 1198">(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Residence, 126 Princes Highway	None	Large bluestone house with two mature palm trees  Priority Ranking: 1	Historical Aesthetic Creative / Technical	Nominate for HO Prepare statement of significance	 <p>(Photo: Rose Overberg 2015)</p>
Residence "Midwood", 216 Princes Highway,	None	Bluestone house. Location confirmed. Access did not allow detailed photos. On Treloar Roses property.  Priority Ranking: 2	Historical Aesthetic Creative / Technical	Nominate for HO Prepare statement of significance	No photograph
Residences, 19-27 Richmond Street	Within HO165	Five bungalows with concrete lintels c1910-1920. Unusual in Portland. Important streetscape. Nominate as a group for HO.  Priority Ranking: 1	Historical Rarity Aesthetic Creative / Technical	Nominate for HO Prepare statement of significance	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
					 <p>(Photo credit: Google maps, 2010)</p>
Former Head Teachers House, School Road	None	Building c1870. HO to only include extent of Head Teachers residence and reasonable curtilage. Source a better photo.  Priority Ranking: 1	Historical Rarity Research Aesthetic Associative (Cultural)	Nominate for HO Prepare statement of significance	 <p>(Photo: Rose Overberg 2015)</p>
Presbyterian School Hall, 15 Tyers Street	None	C1901. Red brick Federation style. Excellent external condition.  Priority Ranking: 1	Historical Aesthetic Associative (Cultural)	Nominate for HO Prepare statement of significance	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
Water Tower, Wade Street	None	<p>Historic water tower. Research history and significance. Undertake detailed comparative analysis to determine significance. Refer to Conservation Management Plan for the tower</p> <p>The water tower was constructed in the 1930s due to developing water needs of the town. Prior to the water tower, water was supplied from wells, Fawthrop Lagoon and rainwater</p> <p>This water tower was used in the 1970s to 1980s. Historic Buildings Restoration Fund has more information.</p> <p>Priority Ranking: 1</p>	<p>Historical Representative Aesthetic</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo: Rose Overberg 2015)</p>
Residence, "Lightbodys", 195 Wilson Road	None	<p>Two storey bluestone house in middle of lot. Recommend HO listing for house and outbuildings, not entire Lot. C1850s. Associations with Lightbody family, early settlers and Methodist Minister. Also referred to as "Wattle Hill House". Property sighted but too far for photo.</p> <p>Priority Ranking: 1</p>	<p>Historical Aesthetic Creative / Technical Associative (Individual)</p>	<p>Nominate for HO Prepare statement of significance</p>	<p>No photograph</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
<p>Ploughed Field and North Bluff (including Cypress Trees)</p>	<p>Part HO115</p>	<p>Landscape significance.</p> <p>Document significance of Ploughed Field, North Bluff (recreational), Nuns Beach access, Cypress trees and their planting.</p> <p>Ploughed field site of first vegetables in Victoria and first export crop.</p> <p>Consider mention of "Portland Limestone" in this listing – geologically significant.</p> <p>Mention memorials in this area. Mapping is currently a star icon for HO115 (North Bluff), needs to be mapped properly.</p> <p>Priority Ranking: 1</p>	<p>Historical</p> <p>Rarity</p> <p>Research</p> <p>Aesthetic</p> <p>Associative (Cultural)</p>	<p>Nominate for HO</p> <p>Amend extent of HO115</p> <p>Prepare statement of significance</p>	

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
					 <p>(Photos: Rose Overberg 2015)</p>
<p>The Corkscrew, Portland Breakwater</p>	<p>None</p>	<p>Part sculpture, part public building, the Corkscrew was built as an icon for community with funds and materials left over from breakwater construction. Built during construction of the KS Anderson Wharf, c 1959.  <a href="http://glenelglibraries.vic.gov.au/historictreasures/stories/the-port-of-portland">http://glenelglibraries.vic.gov.au/historictreasures/stories/the-port-of-portland</a></p> <p>Priority Ranking: 1</p>	<p>Aesthetic Creative / Technical Associative (Cultural)</p>	<p>Nominate for HO Prepare statement of significance</p>	

Item name and address	Current HO	Details	HERCON Assessment	Recommendations	Photographs
					
<p>Ruth Martin Memorial Centre, 34 Julia Street</p>	<p>None</p>	<p>Building built in 1951 for the use of the community of Portland as a memorial for Mrs. Ruth Martin. A significant community space in the 1950s and 1960s, the building provided facilities for community use in a central location.</p> <p>The building provides a good an unusual example of its era.</p> <p>Priority ranking: 2</p>	<p>Aesthetic Associative (Individual) Associative (Cultural)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo credit: Google maps, 2010)</p>
<p>Masonic Lodge 157 Percy Street</p>	<p>None</p>	<p>Former Victoria Hotel altered to become the Masonic lodge in 1932. In 1932 the building was architecturally redesigned. The old weatherboard section was demolished, a new Lodge Room, foyer, kitchen and central corridor created, all constructed in red brick with the former bluestone Lodge Room ex Ball Room - 1855 – being present day Supper Room.</p>	<p>Historical Aesthetic Associative (Cultural)</p>	<p>Nominate for HO Prepare statement of significance</p>	 <p>(Photo credit: Google maps, 2010)</p>

Table 7.3 : Places possibly for nomination to the Heritage Overlay

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
45 Bancroft Street	none	<p>Mentioned in 1981 study. Hardiplank exterior. Internal structure contains Georgian (?) original house. Condition of this part of the item could not be assessed. Simple cottage with cement sheeting internal. Property for sale (Dec 2015).</p> <p>Priority Ranking: 3</p>	Representative	Possibly for HO	<p>2015</p>  <p>(Photo credit: Asset Real Estate, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
<p>Gardens at 3 Bentinck Street</p>	<p>Under HO165</p>	<p>Original house (c1858) at this location was relocated to rear of 40 Hurd Street. Gardens (16 m from footpath) was assessed by HV to be significant (Gordon Stokes Pers Comm).</p> <p>HV have not recorded of this on file, although a file will exist with the VHI as it is listed on the VHI. Commission heritage garden assessment. Assess significance.</p> <p>Currently associated with Fawthrop Community Centre.</p> <p>Priority Ranking: 2</p>	<p>Rarity Research Aesthetic</p>	<p>Possibly for HO</p>	<p>2015</p>  <p>(Image: Liz Regent 2015)</p>  <p>(Photo: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Shop, 47 Bentinck Street	Under HO165	<p>1940s-1950s. Interesting parapet and tiles on façade. Upper shop windows are interesting geometric design.</p> <p>Priority Ranking: 2</p>	Representative Aesthetic	Possibly for HO	 <p>(Photo credit: Dundas Real Estate)</p>
Shop, 59 Bentinck Street	Under HO165	<p>Good example of 1920s (?) tiles on façade. New upper façade (replica). Coloured glass on shop windows (Edwardian). Chimney at rear.</p> <p>Good representative example of Edwardian shop front.</p> <p>Further investigation and internal inspection would be required to determine if it meets criteria based on alterations.</p> <p>Priority Ranking: 2</p>	Representative Aesthetic	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 33 Blair Street	none	<p>Art deco residential building. Great use of thin bricks (similar to Portland Primary School) as decorative elements. Good condition.</p> <p>Priority Ranking: 2</p>	<p>Historical Representative Aesthetic Creative/ Technical</p>	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>
Residence, 32 Burvilles Road	none	<p>Timber cottage, c1860(?). New external timber cladding (dark brown), original brick chimney. Was recently sold and has since been renovated. Representative of early timber cottages in Portland, however not sure how much original fabric remains.</p> <p>Priority Ranking: 3</p>	<p>Historical Representative</p>	Possibly for HO	<p>Approx 2013</p>  <p>(Photo credit: Assets Real Estate)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
					 <p data-bbox="1594 759 1877 786">(Photo: Rose Overberg 2015)</p>
<p>Residence, 100 Cape Nelson Road (corner Edgar Street)</p>	<p>none</p>	<p>House c1880. Double gabled composition with enclosed verandah mentioned in 1981 PUC Study. Rear extension modern (1980s?). Large tree (Norfolk or Bunya pine) and former hotel lamp (provenance?) should be included in significance assessment.</p> <p>Priority Ranking: 3</p>	<p>Historical Representative Aesthetic</p>	<p>Possibly for HO</p>	 <p data-bbox="1594 1074 1989 1101">(Photo credit: <a href="http://www.realestate.com">www.realestate.com</a>, 2013)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 21 Clarke Street	none	<p>Small timber house at front (onto Clarke Street) tongue and groove external boards on side elevation. Chimney of Portland brick. Extension at rear c1890s.</p> <p>High fence so photograph not possible. Statement of significance should mention association with brickworks on Clarke St. Owned by Henry Deacon (brick maker).</p> <p>Priority Ranking: 3</p>	<p>Historical Associative (Individual)</p>	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>
Residence, 61 Cliff Street	Within HO165	<p>Large brick building in prominent Cliff street location. Functioned as a Guest House, then Mission to the Seafarers from 1962. Significant features include building layout, enclosed verandah, prominent location and cultural associations with the Port.</p> <p>Priority Ranking: 2</p>	<p>Historical Aesthetic Associative (Cultural)</p>	Possibly for HO	 <p>(Photo credit: Dundas Real Estate)</p>
Residence, 65 Cliff Street	Within HO165	<p>Timber house c1890, including a very early section. Early section associated with immigration depot. Mirrored gable added in 20<sup>th</sup> C (possibly east side-hard to discern). Important building as designed under NSW Government (pre-separation).</p> <p>Priority Ranking: 3</p>	<p>Historical Aesthetic Associative (Cultural)</p>	Possibly for HO	 <p>(Photo credit: Google maps, 2010)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 41 Fitzgerald Street	none	<p>House, timber double-front, hand hewn weatherboards c1870s.</p> <p>One of a few timber cottages remaining in North Portland.</p> <p>Priority Ranking: 2</p>	<p>Historical Rarity Representative</p>	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>
Portland North Railway Station, off Francis Street	none	<p>Includes two original platforms (southern side is bluestone), lights. North side has orange brick station building c1968.</p> <p>Priority Ranking: 2</p>	<p>Historical Representative Associative (cultural)</p>	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 48 Gawler Street	Within HO165	<p>House, timber and rough cast. Edwardian/Federation Arts and Crafts. Stained glass.</p> <p>Priority Ranking: 2</p>	Representative Aesthetic	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>
Salvation Army Citadel., 33 Henty Street	Within HO165	<p>Some alterations to front on left side. Detracts from building. There may be heritage value in remnant fabric, function and associations. Needs further assessment including internal inspection to assess.</p> <p>Priority Ranking: 2</p>	Historical Representative Associative (cultural)	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
					 <p data-bbox="1594 879 1809 903">(Home Beautiful 1948)</p>
<p>Residence, 42 Hurd Street</p>	<p>Within HO165</p>	<p>Large Victorian timber house, part enclosed verandah.</p> <p>Priority Ranking: 2</p>	<p>Aesthetic Creative/ technical</p>	<p>Possibly for HO</p>	 <p data-bbox="1594 1206 1917 1230">Photo credit: Google Maps, 2010)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 62 Julia Street	Within HO165	<p>Federation (?) brick house with large ornate stained glass windows and rough-cast finished verandah on two sides.</p> <p>Further research to find out about associations and heritage significance</p> <p>Priority Ranking: 2</p>	<p>Aesthetic Creative / technical</p>	Possibly for HO	 <p>(Photo credit: realesate.com.au, 2011)</p>
Residence, 13 Market Court	none	<p>House and garage, Portland Brick, large house, faces the sea (east), offset frontage to Bentinck Street.</p> <p>Some alterations to windows on east side.</p> <p>Research owner, builder and significance.</p> <p>Priority Ranking: 3</p>	<p>Aesthetic Creative / technical Associative (?)</p>	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 5 Market Court	none	House, timber, blocked front, late Victorian. Large. C1890.  Priority Ranking: 3	Research Representative Aesthetic	Possibly for HO	 <p data-bbox="1594 767 1877 794">(Photo: Rose Overberg 2015)</p>
Residence, 102 Palmer Street	none	Timber house c1850-1870s. Double front, gable end on right side is not original (but probably dates to Victorian times).  Priority Ranking: 2	Historical Rarity Representative	Possibly for HO	 <p data-bbox="1594 1058 1921 1085">(Photo credit: Google maps, 2010)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
3 Pattersons Lane	None	<p>Simple timber cottage. Has been restored. Mentioned in 1981 PUC Study( page 98). Contact VHI for full file.</p> <p>Priority Ranking: 2</p>	Historical	Possibly for HO	 <p>(Photo: Rose Overberg, 2015)</p>
Bluestone wall, boundary of 29 Percy Street	Within HO165	<p>Large bluestone wall on boundary between 29 and 31A Percy Street.</p> <p>Priority Ranking: 2</p>	Historical Aesthetic	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>
Bluestone wall, behind 37 Percy Street	Within HO165	<p>Behind Portland Club. Check against titles to confirm which property it is on. Confirm location.</p> <p>Priority Ranking: 2</p>	Historical Aesthetic	Possibly for HO	None available

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Shops, 53A Percy	Within HO165	<p>Large commercial brick building divided into 3 shops. C1880s. Original parapet in place but covered. Bricks are Portland Brick.</p> <p>3/53 Percy has well which has been covered with glass so is visible in shop.</p> <p>Priority Ranking: 2</p>	Historical	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>
Shop, 63 Percy Street	Within HO165	<p>Research and assess significance of shop front (Dutch gable style), Interesting detail from side view. Not assessed in Portland Urban Conservation Study 1981.</p> <p>Priority Ranking: 2</p>	Historical Rarity Aesthetic	Possibly for HO	 <p>(Photo: Rose Overberg 2015)</p>
Residence, 290 Princes Highway	None	<p>This is potentially the Former Caledonian Inn. Not visible from street. Further investigation and site visit required.</p> <p>Priority Ranking: 2</p>	Historical Aesthetic	Possibly for HO Further research and site inspection required.	None

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Borthwicks Meatworks, Cashmore Road	None	<p>Thomas Borthwick &amp; Sons (Australasia) P/L have been meat-growers, processors and exporters, located at Portland from the early 1900s.</p> <p>Several remaining buildings are present at the site, however condition appears poor.</p> <p>Priority Ranking: 3</p>	Creative / Technical Associative (Cultural)	Possibly for HO Further research and site inspection required.	 
Port Houses (1950s)	None	<p>Houses built during construction of the Port in the 1950s.</p> <p>Priority Ranking: 3</p>	Historical Associative (Cultural)	Possibly for HO Further research and site inspection required.	No photograph
South Portland Church (now Recreation Hall)	None	<p>Timber church and Hall</p> <p>Further research required on history and significance</p>	Historical Associative (Cultural)	Possibly for HO Further research and site inspection required.	No photograph

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
					 <p data-bbox="1594 651 1921 675">(Photo credit: Google maps, 2010)</p>

Table 7.4 : Places already on the Heritage Overlay requiring additional assessment

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
<b>Buildings</b>					
61 Bancroft Street	HO90	The Corney House. 1856 House built for prisoner grazier, William Corney. Significance assessment needs updating. Trees in front and rear gardens should be mentioned.	Historical Rarity Research Aesthetic Associative (Individual)	Retain on HO Revise significance assessment	
9-11 Bentinck Street	HO9	Significance assessment needs updating. Buildings at rear of 9, chimneys and other important elements to be mentioned.	Historical Research Representative Aesthetic	Retain on HO Revise significance assessment	 (Photo: Rose Overberg 2015)

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
19 Bentinck Street	HO10	Significance assessment needs updating. Should mention the elements about this place that are important, regular coursed basalt, fence, tiled verandah, stone outbuildings. Intact and well maintained.	Research Representative Aesthetic	Retain on HO Revise significance assessment	 <p>(Photo Rose Overberg 2015)</p>
All Saints Catholic Church, 115 Bentinck Street	HO81	Ensure significance assessment mentions former location of Mary MacKillop's Chapel, old bluestone cottage inside the Manse and the substantial fence along Bentinck Street.	Historical Research Representative Aesthetic Associative (cultural)	Retain on HO Revise significance assessment	<p>1886</p> 

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Richmond Henty Hotel Complex	HO114	<p>Ensure that significance assessment includes mention of important items – remnant walls, small stone cottage and symbolism of the site.</p> <p>This complex is mapped on Birmingham's 1853 Map. Map and record all heritage features at the site.</p>	<p>Historical Research Representative Aesthetic Associative (cultural)</p>	<p>Retain on HO Revise significance assessment Individual items of importance need to be identified</p>	 <p>(Photo: Rose Overberg 2015)</p>
Railway Bridge and cutting	HO123	<p>This is significant as one of the last remaining places associated with the Portland railway.</p> <p>HO mapped location does not match actual location of item.</p>	<p>Historical Research Rarity Representative Aesthetic</p>	<p>Retain on HO Revise significance assessment Revise HO map</p>	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Former Watch House, 85 Cliff Street	HO37	The Watch House was originally one room on each side, then extended back and became Keepers house. Around 1934 became Police residence and partitions and internal walls added. This is one of a few pre-Separation buildings therefore highly significant. Stone at front and timber at rear. Statement of significance needs to be revised to ensure that important fabric is identified.	Historical Research Representative Aesthetic Associative (Individual) Associative (cultural)	Retain on HO Revise significance assessment	 <p>(Photo: Rose Overberg 2015)</p>
Araucaria araucana (Salisb.) France, Norfolk Island Pine (14 in No.)	HO128	14 Norfolk Island Pines along Cliff Street. Individual locations should be mapped. Statement of significance should be revised.	Historical Aesthetic Associative (cultural)	Retain on HO Revise significance assessment Revise HO map	 <p>(Photo credit: Google maps, 2010)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 16 Fern Street	HO107	House (Portland Brick) built for retired clergy. Located on a hill facing the sea. First cemetery located on or adjacent to property. Needs further research into history and significance of the house and the possible cemetery location.	Historical Research Aesthetic Associative (cultural)	Retain on HO Revise significance assessment	 <p data-bbox="1592 778 1872 802">(Photo: Rose Overberg 2015)</p>
Former Hills School, 33-35 Fitzgerald Street	HO100	Double storey bluestone building. Reasonable condition. At risk of development. Further research required for history and ownership of property.	Historical Research Aesthetic Associative (cultural)	Retain on HO Revise significance assessment	 <p data-bbox="1592 1246 1872 1270">(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Bluestone store, rear of 3 and 5 Julia Street	Part HO68 and HO69, and part HO165	Bluestone store at rear (c1850s). Need to revise HO for these properties to ensure this building has HO protection.	Historical Research Aesthetic	Revise HO. Prepare statement of significance	 <p data-bbox="1592 751 1877 775">(Photo: Rose Overberg 2015)</p>
Former Henty Wool store, 6 Julia Street	HO65	Former Henty Wool store. Significance assessment needs more detail	Historical Research Representative Aesthetic	Retain on HO Revise significance assessment	 <p data-bbox="1592 1179 1921 1203">(Photo credit, Google maps, 2010)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Shops, 5A, 7 and 7A Julia Street	HO69	<p>Revise significance assessment to include mention and discussion for each of the three buildings (different in character and form). Obtain file from National Trust to inform this.</p> <p>Number 7A is a later laneway "in-fill" building.</p>	<p>Historical Research Aesthetic</p>	<p>Retain on HO Revise significance assessment</p>	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Shop, 35-37 Julia Street	HO76	Intact two storey bluestone building. Except for façade (c1950s). From side photos you can see how newer brick parapet has been tied in to bluestone building. Original doors on residence at rear.	Historical Aesthetic	Retain on HO Revise significance assessment	  <p data-bbox="1592 1437 1877 1461">(Photo: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Claremont, 65 Julia Street	HO26	Revise significance assessment to include mention of stone barn at rear (in original condition). Possibly at risk of development from caravan park.	Historical Rarity Research Aesthetic Associative (Individual)	Retain on HO Revise significance assessment	 <p data-bbox="1592 922 1883 948">(Photo: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 72 Julia Street	HO28	<p>Built by stonemason John Jones for his personal residence. Amend significance assessment to include reference to carved stone faces above fireplace, these are said to represent the Jones family.</p> <p>Hipped roof and tall chimneys were removed at some point.</p> <p>Also mention stone walls in garage area.</p>	<p>Historical                      Research                      Representative                      Aesthetic                      Associative (Individual)</p>	<p>Retain on HO                      Revise significance assessment</p>	

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Whalers Bluff Lighthouse, Lighthouse Avenue	HO96	Current statement of significance has insufficient detail. Refer to National Trust file for detail.	Historical Research Representative Creative / technical Associative (cultural)	Retain on HO Revise significance assessment	 <p data-bbox="1592 900 1827 927">(Photo credit: Wikipedia)</p>
Windsor Cottage, 170 Must Street (Archaeological site)	HO119	House of Captain Fawthrop. Exact location needs to be mapped and curtilage developed for revised HO mapping. Statement of significance needs to be developed .	Historical Rarity Research Representative Associative (Individual)	Retain on HO Revise significance assessment Revise HO map	 <p data-bbox="1592 1321 1895 1348">(Photo credit: Heritage Victoria)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 22 Otway Street	HO106	Small timber commercial / residential cottage c1900s.	Aesthetic Creative / Technical	Retain on HO Revise significance assessment	 <p>(Photo credit: Dundas Coastal real estate)</p>
Residence, 32 Otway Street	HO103	Brick and stone house with rendered front with entablature and doric pilasters. Reasonable condition external. c1880. Significance assessment needs to be more detailed.	Aesthetic Creative / Technical	Retain on HO Revise significance assessment	 <p>(Photo: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Former National School, 45 Palmer Street	HO54	<p>The description for HO54 (on Victorian Heritage Database) is incorrect as it describes the Former National School at Cape Bridgewater.</p> <p>Detailed statement of significance on the VHR (listing H1627) should be used as a base to develop local statement of significance.</p>	<p>Historical Aesthetic Creative / technical Associative (Cultural)</p>	<p>Retain on HO Revise significance assessment Corrections to HERMES / VHD</p>	 <p>(Photo: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Portland School 489	HO56	<p>Revise significance assessment, mention important elements within grounds.</p> <p>Major parts of building (gables, slate roof and tower have been removed).</p>	<p>Historical Creative / technical Associative (Cultural)</p>	<p>Retain on HO Revise significance assessment</p>	<p>1925</p>  <p>(Photo credit: Museum of Victoria, item MM2583)</p>  <p>(Photo: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Portland Primary School	HO56	C1940s Art Deco. Revise significance assessment to document architectural significance and history of the building.	Historical Aesthetic Creative / technical Associative (Cultural)	Retain on HO Revise significance assessment	 <p>(Photo: Rose Overberg 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Brick Store, 27 A Percy Street	HO19	Update significance assessment to include reference to bluestone cottage joined to rear of brick store. New verandah and windows at front of Brick Store. Original windows at rear.	Historical Rarity Aesthetic Creative / technical	Retain on HO Revise significance assessment	 <p data-bbox="1592 1171 1890 1198">(Photos: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Campbell's Drapery including outbuildings, well, pump etc, 57 Percy Street	HO59	Site inspection confirms items are present. Well still on site. Revise significance assessment to ensure all items are mentioned (stables, outbuildings, well, pump, windows on bluestone, mature fruit trees, out kitchen etc)	Historical Rarity Research Aesthetic Creative / technical	Retain on HO Revise significance assessment Merge HO59 and HO60	 
Campbell's Store, residence and Stables, 57 Percy Street	HO60				

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Shop, 58-60 Percy Street	HO33	Bluestone two storey shop. Former Commercial Bank. Request file from National Trust. Revise significance assessment to fully assess this place.	Historical Research Aesthetic Creative / technical	Retain on HO Revise significance assessment	 <p data-bbox="1592 802 1917 826">(Photo credit: Google maps, 2010)</p>  <p data-bbox="1592 1303 1883 1327">(Photo credit: unknown, 1950s)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Uniting Church, former Wesleyan Church and Manse	HO58	Significance assessment needs to be revised to include Manse (Vicarage), and bluestone and timber building at the rear (west) of the church.	Historical Research Aesthetic Creative / technical Associative (Cultural)	Retain on HO Revise significance assessment	

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Shop, 78-82 Percy Street	HO32	<p>Art deco rendered shopfront overlying older bluestone structures. Thin dark brown bricks used as decoration. Rear buildings along this section may also have heritage significance. Research and assess significance.</p> <p>Interesting example of reuse of existing building.</p>	<p>Historical Rarity Research Aesthetic Creative / technical</p>	<p>Retain on HO Revise significance assessment</p>	 <p>(Photo credit: David Thomson 2011)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Shops, 98 Percy Street	HO111	Significance assessment should be updated to reflect different elements to protect in each place.	Historical Research Aesthetic Creative / technical	Retain on HO Revise significance assessment	 <p>(Image supplied by Glenelg Shire Council)</p>  <p>(Photo: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Royal Hotel , 113-119 Percy Street	HO86	Originally the Lamb Inn. Significance assessment should be updated	Historical Research Aesthetic Creative / technical Associative (Cultural)	Retain on HO Revise significance assessment	 <p>(Photos: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Building, 137 Percy Street	HO105	Two storey commercial bluestone building c1860. "Federal House" - get file from National Trust for more detail. Very good quality stone work. Investigate builder and architect.	Historical Research Aesthetic Creative / technical	Retain on HO Revise significance assessment	 <p data-bbox="1592 751 2069 775">(Photo credit: Colin Caldwell Collection, SLV, 1958)</p>  <p data-bbox="1592 1155 2069 1179">(Photo Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Residence, 9 Tyers Street	HO84	Considerable work has been done on restoring the house with original details. Excellent example of Conservation Management in local heritage. Statement of significance should be updated to include mention of significant internal features and fabric (see CMP)..	Historical Rarity Research Aesthetic	Retain on HO Revise significance assessment	 <p data-bbox="1592 762 1877 793">(Photo: Rose Overberg, 2015)</p>

Item name and address	Current HO	Details	HERCON Assessment	Recommendation	Photographs
Uniting Church, Former Presbyterian Church	HO85	Oldest stone church in Portland (1849) should have a detailed Statement of significance. National Trust file has more detail.	Historical Research Aesthetic Creative / technical Associative (Cultural)	Retain on HO Revise significance assessment	 <p data-bbox="1592 885 1881 912">(Photo: Rose Overberg, 2015)</p>  <p data-bbox="1592 1244 1921 1272">(Photo credit: Google maps, 2010)</p>

## **8. Constraints and limitations**

During this stage of the Study, the only constraints encountered related to access to private property. All site inspections were undertaken from public areas. No properties were accessed without express permission from owners/occupiers. As a result some properties could not be photographed with enough detail. Recommendations for further assessment have been made for some properties where this was the case.

## 9. References

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