

ALL SAINTS CHURCH, HALL AND FORMER VICARAGE



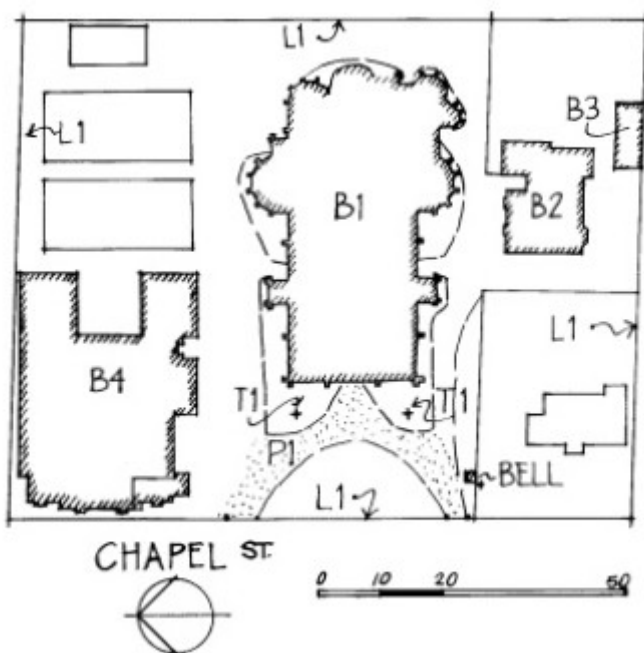
ALL SAINTS CHURCH,
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VICARAGE SOHE 2008



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1 all saints church hall &
former vicarage chapel street
east st kilda rear view of
church may1997



all saints church hall & former vicarage chapel street east st kilda plan

Location

2 CHAPEL STREET ST KILDA EAST, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1364

Heritage Overlay Numbers

HO80

VHR Registration

October 23, 1997

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 13, 1999

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

Work on All Saints' Church which is constructed of bluestone with freestone dressing, commenced in 1858 to the Early English design of Nathaniel Billing, the English-born architect and articulated student to the famous Gothic revivalist, George Gilbert Scott. The nave and triple-gabled Chapel Street facade were erected during this period, as well as a polychromed vicarage presumably also designed by Billings. In 1873 the church was extended by architect Frederick Wyatt. The design departed from Billings' model by the inclusion of an apsidal sanctuary and chancel. In 1882, some time after Wyatt's death the chancel aisles and vestry were added under the supervision of architects Terry and Oakden. Since then many ornate fixtures and fittings have been added to the church, notably the High Victorian style decoration in the sanctuary and chancel, the baptismal font, the war shrine, the rare west window, and the richly decorated Gothic blackwood screen of 1918 designed by architect Louis Williams. Work on the Gregory Memorial Hall commenced in 1908 to the design of architect, P. G. Fick. Constructed of red brick, the abstracted Gothic hall is influenced by the Arts and Crafts movement and was named after the founder of All Saint's Church, John Herbert Gregory (1827-1897).

All Saints' Church, former Vicarage, and Hall are of architectural, historic and aesthetic importance to the State of Victoria.

All Saints' Church, former Vicarage and Hall are architecturally important as an example of the complimentary work of several architects, notably Nathaniel Billing whose original model of the church remains in the north transept, Frederick Wyatt, Terry Oakden, and Louis Williams, all renowned for their ecclesiastical designs. The church model is significant for its rarity. The church is an outstanding example of the evolutionary use of the Gothic Revival, the progenitor and the predominant style of all religious architecture in Australia, and its unusual plan and form incorporates French influences. The church is aesthetically significant for the quality of its interior decoration, and objects, notably the stencilled designs of the chancel, the pair of candelabra, which were obtained from King George II's chapel, Windsor, the chapel and sanctuary screens of wrought iron, the elaborately carved narthex screen and stone monuments, the fixed cedar pews dating from the 1860s, as well as the many fine stained glass windows designed by Ferguson & Urie, and Clayton & Bell of London. The All Saints' Church forecourt is historically and aesthetically important for its symmetrical design which compliments the formal qualities of the triple-gabled building. Landscaping features include the curved paving and the two *Magnolia grandiflora* trees which flank the central doorway of the church.

The former Vicarage is of architectural and historic importance as one of the first examples of the use of polychrome brickwork, which became popular in the later nineteenth century. It is also significant as a model example of what was considered to be the ideal English vicarage. The Gothic detailing of the interior is a notable decorative feature.

Gregory Hall is important for its abstracted Gothic Arts and Crafts design which compliments the architectural forms within the All Saints' precinct, and for its interior which survives largely intact with its hammerbeam roof, gallery, and copper detailing.

All Saints' Church, former Vicarage and Hall are together important for their associations with Rev JH Gregory, founder of All Saints' Parish and Church. Pioneer bush Minister, and the first Anglican Minister to the Victorian goldfields, Gregory was Vicar of All Saints' from 1858 to 1893. As a Jubilee Thanksgiving, All Saints' Parish erected the Gregory Memorial Hall in their founder's honour. The collection of surviving buildings illustrates the wide range of cultural activities centred on this important parish complex

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

EXEMPTIONS FROM PERMITS:

(Classes of works or activities which may be undertaken without a permit under **Part 4 of the Heritage Act 1995**)

Church

Installation of floor coverings is permit exempt except over tiled and marbled areas.

Former Vicarage and Gregory Hall

Installation/removal of floor coverings is permit exempt

Interior painting, wall papering to walls and ceilings is exempt providing painting/papering does not remove evidence of the building's original paint and other existing decorative surfaces.

Installation of curtain tracks, rods blinds and other window dressings is permit exempt

Refurbishment of bathrooms and toilets including removal of existing sanitary fixtures and associated piping, mirrors, and installation of new fixtures is permit exempt.

Removal/installation of kitchen benches and fixtures (stoves, dishwashers etc.) , including associated plumbing and wiring is permit exempt.

Installation of hydronic, or concealed radiant (Ceiling Foil Radiant Heating or under carpet heating) type heating, is permit exempt provided that the installation does not damage existing skirtings, architraves and the location heating unit (boiler etc) is concealed from view.

Re-wiring is permit exempt provided that all new wiring is fully concealed and any original light switches, pull cords or GPO's are retained in-situ.

Installation of hooks, nails and other devices for hanging of paintings, mirrors, and other wall-mounted works of art are permit exempt.

Installation of bulk insulation to the roof space is permit exempt.

Installation of smoke detectors is permit exempt.

Removal of extraneous wiring and aerials is permit exempt

Former Bath House (timber shed B-3)

Demolition of the Bath house is permit exempt provided that a record (including photographs) is made of the building and the record document is agreed to in writing by the Executive Director, prior to any demolition works.

NOTE:

Conservation Plans

Ideally all buildings/objects/trees/complexes on the Register should have a Conservation Plan prepared by a suitably qualified practitioner and to the standards of the Burra Charter.

Consultants preparing a conservation plan are encouraged to address the possibility of permits exemptions.

Construction dates	1858,
Architect/Designer	Billing, Nathaniel,
Heritage Act Categories	Registered place, Registered object integral to a registered place,
Hermes Number	4543
Property Number	

History

Contextual History:History of Place:

The St Kilda Parish

The first Anglican Church service in St Kilda was held on Sunday 23 December 1849 in the Melbourne Terrace home of solicitor, Henry Jennings. A Sunday school was started by Mrs Jennings that same afternoon. Another

service was held on 30 December which was attended by six worshippers. The earnestness of the small group of St Kilda Anglicans had impressed Melbourne's first Anglican bishop, the Right Rev. Charles Perry. Earl Grey, Secretary of the State for the Colonies, had appointed Perry as the first Bishop of Melbourne on 29 June 1847. He arranged that the Right Rev. H. W. W. Liddiard, then visiting from Ireland, should go to St Kilda and there hold a service. He did so on 6 January 1850, and was the first ordained minister to hold a service before the St Kilda congregation now numbering thirty. Liddiard stayed in Melbourne for two years, his services around Melbourne being frequent and in demand. During this time a wooden church and school were built in Acland Street, which were soon replaced by brick premises.

Bishop Perry decided to form a parish of St Kilda in December 1852, and Rev. David Seddon was appointed incumbent. A grant of land in Acland Street was applied for from the government, and finally secured on 20 February 1855, after the foundation stone for a new building had already been laid on 29 November the previous year. The architects were Messrs. A. Purchas, and Charles Swyer whose design included a nave, two transepts and a chancel, with provision for a tower and steeple. It opened in August 1857. Additions and alterations were undertaken in 1874.

Prahran Parish

The first Church of England service in Prahran was held in a rented cottage on the east side of Chapel Street on Easter Sunday, in 1853. The Rev. T. C. Perks from St Stephen's, Richmond officiated. The following year a building was erected opposite the rented cottage to serve as both school and church for Anglicans of both central Prahran and Windsor. Land on which to build a permanent church was applied for in 1852 and a grant of land was obtained in Chapel Street, St Kilda, just across Dandenong Road. The church, to be called All Saints's, was to serve the entire Prahran parish which at this time covered a broad area that included Prahran, East St Kilda, Malvern, Caulfield and Elsternwick. Some members of the local Anglican community felt that the area served by the Prahran schoolroom should remain separate from All Saints's and have its own church. The move was strongly opposed by the All Saints's vestry who argued that insufficient funds would be available for the simultaneous erection of two churches. Not to be deterred, the Rev. Gregory and his followers at a meeting held in October 1861 decided to forbid the removal of items such as the communion table and harmonium to All Saints's. Thus began a period of lukewarm relations between the two parties which continued for a considerable time. Rev. Gregory, who led the breakaway group gave thirty-eight years of dedicated service to All Saints, retiring in 1893. The Prahran Anglicans continued to worship at the schoolroom, known as St Matthew's Church, until 1876 when the trustees finally found land for a permanent building in High Street.

History of Place:

All Saints Church

The land on which All Saints's Church stands was reserved for the Trustees of the Church of England when the Parish of Prahran, County of Bourke was surveyed in 1849. In 1852 Bishop Perry wrote to the Colonial Secretary making an official request for the two acres of land for the Prahran Anglican parish. Although approved it was not until 1857 that plans were begun for the building of a church. The Rev. John Herbert Gregory initiated the movement. That year the Prahran Church Building Fund was established and soon after a meeting was held to appoint trustees for the newly granted reserve. Sir George Stephen, Dr Thomas Black, Alexander George Dumas and William Cann were elected.

The Church is Built - Nathaniel Billing

Designs for the church were invited, and two plans were submitted, with Nathaniel Billing being the successful architect. A model of the church as originally designed by Billing is preserved in the northern transept of the church. Conceived in the English Gothic style, the design featured a tower and spire of 135 feet. The Church of England Record described the original plan:

The Church contains a nave and 2 aisles, together 64 feet 6 inches wide, and 107 feet 6 inches long internally, subdivided by arcades with pillars, having moulded capitals and bases in stone. At the east end of the nave and aisles are the Chancel which contains stalls for the choir, and on one side of the Chancel is the organ chamber, being the lower stage of the tower, on the other the vestry is situated. The public entrances to the Church are three, the principal or western doorway, and one on the north and south sides, which latter will have porches with seats on each side in the ancient manner.

The Western elevation (being the portion at present commenced) has three gables, that in the centre surmounted by a stone bell cote, for use until the tower and spire are finished. The side or aisle windows are in two lights, with the upper part pierced with trefoiled and quatrefoiled openings alternately. The west windows are of large dimensions, and the east window of Chancel contains five lights. The tower is of sufficient solidity to sustain a peal of bells, and with the spire and vane will reach 135 feet high.

An exterior design of the church was printed in the London Illustrated News in March 1860.

While the church was basically built to this design this is not the same church that exists today due to subsequent alterations and additions. The building contract was let to Christopher G. Glynn who began work in November 1858. By August 1859 funding problems became apparent and division amongst the trustees led them all to resign. One of the new replacement trustees elected at a meeting held in the Prahran School room that month was James Wilderforce Stephen. A building committee was also elected to deal with the difficulties of completing the church.

The Bishop's Fund, a government grant and donations from the trustees resolved the funding problem. Edward Young was contracted to complete the masonry work from the plinth level to the top of the walls, and this was completed by June 1861 at a cost of £2,800. The final contract for roofing, flooring, glazing and other carpentry work was let on 24 June to William Weir for £992, which rose to £1,127 when final payments were made in January 1862.

The first service in the new church was held on 8 December 1861 with Bishop Perry in attendance. At this stage the walls were still not plastered, there was no ceiling and no seats of any kind, nor was there an organ or harmonium. In February the following year a bell weighing 2 cwt. was purchased for £19/17s. and hung in a tree at the east end of the church. It remained there until 1886. In March 1862 a lobby was added to the west end of the church at a cost of £9/10s. A month later All Saints was finally licensed as a place of worship after having just that month been presented with a lectern, communion table and two chairs by Mr and Miss Attenborough in grateful remembrance of services of the Rev. J. H. Gregory at Dingley Mordialloc. In October 1863, a choir gallery was built by Henry Mallett and erected over the western door. Also that year it was decided to import a No. 1 Pedal Base Cabinet Organ Harmonium by Mason and Hamlin, of Boston, USA, at a cost of £63/7/7. It was placed into operation in April 1864, the year that cedar seats were placed in the church at a cost of £310. A font was also erected, the cost of £16 being met by a member of the congregation.

At a public meeting of parishioners held in December 1865 it was decided to enlarge the church, and to this end a building committee was appointed. However sufficient money was not forthcoming, and a tender of £300 from William Harrison for masonry for a portion of the north and south walls covering two bays was accepted, and work commenced in October 1866. Other works had to wait.

Lack of finance continued to remain the main barrier to the church extensions, and by 1868 the trustees were regretting the present ruin like appearance of the church. This prompted a series of minor works which included plastering, ceiling repairs, and gasfitting as well as the provision of further seating. A new organ was also installed and the choir was moved from the gallery. The chancel, although still temporary was opened in October. External works included the addition of a porch to the west entrance and flagged paths. In January 1872 a Fincham Swell organ was presented to the church.

Further Works - Frederick Wyatt

The church entered a new phase in its history when proposals submitted by the Building Committee to enlarge the building were agreed to by the congregation at its annual meeting on 6 March 1873. Architect Frederick Wyatt prepared plans for extending the building which necessitated altering Billing's original design. It may be that Billings was consulted in the preparation of the plans as he was paid a sum of £15/8s. in 1873. The extension would accommodate an extra 250 persons. The additions at the east end would cost £5150, and would include a chancel, chancel aisles, transepts, an organ chamber and vestries. An altar was also to be designed by Wyatt. Alterations to the west end amounting to £2800 that included a baptistery, tower and spire, and entrance porch were not to be proceeded with at this stage.

By the end of 1874 the extension was well under way. The following year on 28 March the north and south transepts and the spacious, lofty and beautiful chancel and sanctuary were opened. The front of the chancel was bound by a wall of Tasmanian stone, the walls standing about three feet above the level of the nave floor. Over this wall is the chancel arch, composed of freestone and supported by two polished granite columns, with finely carved capitals. The stalls of the lay clergy and choristers were on each side of the chancel. The sanctuary was apsidal in form and elaborately ornamented with a freestone arcade, but because of lack of funds, stone took

the place of ornamental work. The apsidal shape was suggested to Rev. Gregory while travelling in France. More lighting was installed with four brass coronae in the chancel and a pair of seven feet brass standards. Gifts received at this time included the charonte stone pulpit from the ladies of the congregation, windows, and memorials.

Terry and Oakden

Tiles were laid in the chancel in 1881, and plans for the proposed chancel aisles and vestry were prepared in April 1882 by Wyatt, who died shortly afterwards. Messrs Terry and Oakden were appointed in his place. Contractor, James Moore completed the organ chamber, priestÆs and choir vestries, and class rooms.

The building of the north aisle chapel commenced in 1890 and was opened a year later. It was fitted with substantial oak chairs. It was fortunate that most of the works were completed before the depression commenced in 1891. The church was finally consecrated on 8 November 1892 by Dr Goe, Bishop of Melbourne. The following year Rev. Gregory retired on 17 September after 38 years of service, with Rev. Canon Potter filling his position. (He retired in April 1905)

A new system of ventilation was installed during 1896. The chancel was decorated in 1898 at a cost of ú76. In 1908, in celebration of All SaintsÆ jubilee, a new screen in the Lady Chapel, presented by Reginald Couche, was dedicated by Archdeacon Hindley.

The cross on the centre gable was blown down by a gale in July 1911. Electricity was installed in the church in May 1914, and extended to the vicarage in June 1917. The Diamond Jubilee of All SaintsÆ was celebrated during 1918, and the Archbishop of Melbourne laid the foundation stone of the War Shrine on 10 November, the eve of the end of the 1914-1918 war. That same year architect, Louis Williams was commissioned to erect a screen across the entrance as a War Memorial. In 1919 the porch and vestibule, with the choir gallery above it were removed. A more convenient porch was erected and plans were completed for a richly ornamented and canopied narthex screen of Queensland hardwood. The tender for this was received by Buckley and Nunn, with the carver N. Reding completing the work during 1921 and 1922. A roll of honour had been unveiled on 8 November 1920 by Lieut.-General Sir Harry Chauvel.

In 1922 an oratory was erected in the north-west corner and the baptistery in the south-west corner. The four guardian figures on the shrine were executed by Douglas Richardson, and this addition to the shrine was dedicated on 5 November 1922. That month the baptistery was commenced. A new organ was purchased for ú3681 from Roberts Ltd. and dedicated on 12 October 1924. It was renovated during 1953 and rebuilt by Australian Pipe Organs Ltd. in 1986. During the late 1920s a parking area on the south side of the church was provided.

Special services were held in November 1928 to celebrate the 70th anniversary of the church. A memorial shrine designed by architect, Louis Williams was dedicated by the Archbishop of Melbourne. Floodlighting of the church and choir stalls was installed in 1930, and a baptismal font dedicated before Christmas.

The narthex screen was completed and dedicated in July 1941.

Vicarage

The vicarage was built in 1860 by Edward Young, the stonemason responsible for the early work on the church, at a cost of ú1,467. The architect is presumed to be Nathaniel Billing, who had just designed the church and was about to design All SaintsÆ school.

The Rev. Gregory was married in June 1877, and that year extensive alterations, costing almost ú1000 were made by contractor J. Beatty, perhaps to designs by Frederick Wyatt. The nature of these works is not known. Gregory paid ú500 of the costs, and loaned the balance to the church.

In 1911 the vicarage required extensive repairs, and half a ton of wood was purchased to dry out the damp walls. In 1923 the vicarage was divided into two, allowing the curate to take up residence in the second half. Renovations to the cost of ú836 were undertaken in 1948.

Gregory Hall (named after the Rev. J. H. Gregory 1827-1897, Vicar All SaintsÆ 1858-1893)

With the jubilee of All SaintsÆ foundation stone in 1908, a booklet All SaintsÆ Church 1859-1908 was published, with letters of congratulation from the Governors of Australia and Victoria, and the Archbishop of Melbourne. This also constituted an appeal for the Gregory Hall. Consideration had been given over many years to the necessity

of a large hall to accommodate the Sunday School, and to act as a meeting place and gymnasium. An appeal was launched, and plans were prepared by P. G. Fick in January 1907. These were made available in July 1909, and tenders received two months later. A contract was let on 11 October 1909 to Mr Stephen Bell for £4,003.

The corner stone of the Gregory Memorial Hall was laid by the Archbishop of Melbourne on Saturday 5 February 1910, and reads:

1858-1908. Jubilee Thanksgiving Offering in Memory of John Herbert Gregory, The First Vicar. This corner Stone was laid by The Archbishop of Melbourne, February 5 1910. O. T. Lloyd Crossley, Vicar; C. Coles, F. G. Hughes, R. H. Wilkins, Churchwardens; P. G. Fick, A.R.V.I.A., Architect; Stephen Bell, Builder.

A copper tablet states: "The Gregory Memorial: All SaintsÆ Parish Hall, and above the large window in the west wall is written, "A.D. 1909".

Although Sunday school lessons commenced, the hall could not be fully utilised until funds were available to purchase furniture. The building was opened for full use on 10 May 1911.

In 1933 a kindergarten room and servery were added to the hall for a cost of £527. After a fire destroyed the old schoolroom in July 1934, a new room was added to the north-east end of the hall, and opened in August 1935. In 1937 the north side of Gregory Hall was let to The Zercho Business College. Structural alterations to the value of £819 were undertaken by Richardson and Son to the instructions of architect, Louis Williams.

The Schoolhouse

An appeal for a schoolroom was published in 1870 when it was stated that the walls of the schoolhouse had been built, but a roof had yet to be constructed. It was completed by early 1871, and by June of that year the school was ready to offer instruction to boys of the parish and neighbourhood. During 1872 the schoolÆs name was changed to All SaintsÆ Grammar School. By 1885, 779 boys had enrolled in the school. In April 1907 the school was classified as a primary school.

The school celebrated its jubilee on 13 July 1921. Due to dwindling enrolments and financial problems the school closed in the second term of 1937.

Nathaniel Billing (1821-1910)

The St Kilda church was preceded by other Anglican churches designed by Billings at Belfast (Port Fairy) and Warrnambool. Billing was born at Brightwell, Oxfordshire, England in 1821. He was articled to Gothic Revivalist Sir George Gilbert Scott, and practised at Slough. He emigrated to Australia in 1853, accepting an unspecified post as a public servant in the Port Fairy and Warrnambool area, where he also practised privately. He left his job in about 1857 and opened an office in Melbourne where he continued to design churches as well as villas. He was president of the Victorian Institute of Architects in 1884-5, and argued for the establishment of a chair in architecture at the University of Melbourne. His son W. U. Billing joined the office in about 1886 (he died in 1896). The successive architectural practices of Peck and Billing, Peck and Kempter, continued until the Second World War.

Frederick Wyatt

Wyatt was also responsible for completing another church originally designed by another architect. In 1875 he completed the apse of Christ Church, 10 Glenlyon Road, Brunswick. It had originally been designed by Purchas & Sawyer. "Priorswood", a Gothic polychrome brick residence at 96-104 Station Street, Sunbury is another notable building attributed to Wyatt. Wyatt was also responsible for the stone pulpit at St JohnÆs, Toorak. HE died in 1882.

Terry & Oakden

This prominent firm of architects and surveyors operated their business in William Street, Melbourne. Terry came to Victoria in 1853, and soon acquired the sole interest of an architectural business which he retained alone until 1874. During that time he designed the Sands & McDougall premises in Collins Street and various banks in the city, metropolitan and regional areas. He held the position of Anglican diocesan architect until his death in 1884, and supervised the construction of several church buildings notably Trinity Church Williamstown, and the principalÆs house at Trinity College, Melbourne University. In 1874 Percy Oakden joined Terry. Born in Tasmania, he received training in Hobart and London and then returned to Australia in 1868. Before joining Terry he designed town halls in Ballarat and Clunes, and many other buildings including churches in Brunswick and East Melbourne. Some of the principal buildings of the firm listed by Victoria and its Metropolis (1888) include:

Queens College Melbourne University; fire brigade station; Allan and Co's music warehouse; Carson's buildings; the Wesleyan Churches at Toorak, Ballarat, and Brunswick; St Matthews Church Prahran; and St Barnabas Church South Melbourne. As Anglican diocese architects the firm superintended the erection of the first portion of St Paul's Cathedral, Swanston Street. In 1887 the firm became Oakden, Addison and Kemp.

Louis Williams

Williams became the leading architect for Anglican Church for much of the twentieth century. His works range statewide. He also designed schools and houses, including many vicarages.

P. G. Fick

Peter George Fick was born in Bendigo and joined the Public Works Department and then worked as a draughtsman. He was one of many architects associated with the later buildings erected at the Old Colonists Homes estate, Rushall Crescent, North Fitzroy.

Extent of Registration

1. All the specified buildings forming part of All Saints Anglican Church, East St Kilda and marked as follows on Diagram 606798 held by the Executive Director:
B1 Church building;
B2 former Vicarage;
B3 timber building on south side of the former Vicarage;
B4 Gregory Hall.
2. All the specified movable objects: the Church Bell, presently located in the elm tree in the garden of the current Vicarage; the Billings' model of All Saints Church; the two 1882 candelabra; four oak Sanctuary chairs.
3. T1 being the two Southern Magnolia (*Magnolia grandiflora*) trees flanking the entrance to the church.
4. P1 being the formal semi-circular driveway in front of the church.
5. All the land marked L1 on Diagram 606798 held by the Executive Director, being land described in Certificate of Title Vol. 672 Fol. 379.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>