

HERITAGE SITE ASSESSMENT LEVEL CROSSING REMOVAL PROGRAM

SITE 18 - EDITHVALE ROAD, EDITHVALE

Prepared for:

AECOM



JOINT VENTURE



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Prepared by:

LOVELL CHEN

ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002 AUSTRALIA

TEL +61 (0)3 9667 0800

FAX +61 (0)3 9416 1818

enquiry@lovellchen.com.au

www.lovellchen.com.au

Cover image: Flashing lights, Warrigal Road, Mentone, c. 1930s

Image source: Public Records Office Victoria: Public Transport Corporation Photographic Collection, VPRS12800/P5, item S1202

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Executive Summary

The AECOM-GHD Joint Venture (JV) is engaged by the Level Crossing Removal Authority (LXRA) to provide specialist planning and environmental advice for the Level Crossing Removal Program. Lovell Chen has been engaged by the JV to undertake a historic heritage site assessment for the Edithvale Road, Edithvale level crossing. This report relates specifically to post-contact historic heritage (referred to below as 'heritage') and does not include reference to indigenous or Aboriginal cultural heritage.

The Edithvale Road, Edithvale level crossing project area extends approximately 530 metres north from Edithvale Road to Lochiel Avenue and approximately 800 metres south to Elsie Grove. The project area includes the rail corridor and all of Station Street and Nepean Highway to the east and west respectively between Lochiel Avenue and Elsie Grove.

The identified project area does not include any heritage sites or places identified on the National Heritage List, Commonwealth Heritage List, Victorian Heritage Register, Victorian Heritage Inventory or Heritage Overlay (HO). One HO place, the former Edithvale Cinema (HO48), adjoins the western boundary of the project area.

It is concluded that the removal of the Edithvale Road level crossing would not result in any adverse impacts on known places of heritage significance within the project area, and would have no impact on the identified architectural, historical and social significance of the former Edithvale Cinema which is adjacent to the project area on its western boundary.

Acronyms

Acronym	Synonym
CHL	Commonwealth Heritage List
EPBC	Environment Protection and Biodiversity Conservation Act 1999
HO	Heritage Overlay
JV	AECOM-GHD Joint Venture
LXRA	Level Crossing Removal Authority
NHL	National Heritage List
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

1.0 Introduction

1.1 Scope

The AECOM-GHD Joint Venture (JV) is engaged by the Level Crossing Removal Authority (LXRA) to provide specialist planning and environmental advice for the Level Crossing Removal Project. Lovell Chen has been engaged by the JV to undertake a historic heritage site assessment for the Edithvale Road, Edithvale level crossing removal. This report relates specifically to post-contact historic heritage (referred to below as 'heritage') and does not include reference to indigenous or Aboriginal cultural heritage.

1.2 Background¹

Over the next eight years the LXRA will oversee the removal of 50 dangerous and congested level crossings across Melbourne.

The Victorian Government allocated \$2.4 billion in its 2015-16 budget to remove at least 20 level crossings by 2018. These sites form the basis of a long-term strategic plan being developed to remove all 50 level crossings by 2022.

Construction has already commenced on several sites, and planning and early consultation is underway for the delivery of the entire program.

Level crossings are a key cause of congestion on Melbourne's roads, and form one of the limitations on the number of train services that can operate on each line. The 50 level crossings planned for removal were chosen on a range of different factors, including safety, congestion and overall network benefits.

Three level crossings on the Frankston railway line have already been removed:

- North Road, Ormond
- McKinnon Road, McKinnon
- Centre Road, Bentleigh.

In November 2015, the Victorian Government announced that work on removing a further eight Frankston line level crossings had commenced. These are:

- Charman Road and Park Road², Cheltenham
- Balcombe Road, Mentone
- Edithvale Road, Edithvale
- Station Street/Bondi Road, Bonbeach
- Station Street, Carrum
- Eel Race Road, Carrum³
- Seaford Road, Seaford
- Skye/Overton Road, Frankston.

1.3 Methodology

1.3.1 Desktop review

A desktop review of the Edithvale project area has been undertaken. This review included:

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- ¹ LXRA has provided the background information, based on information included in the Preliminary Options Assessment documentation for the Level Crossing Removal Project.
 - ² Park Road has since been included in the Cheltenham package of works.
 - ³ Station Street, Carrum and Eel Race Road, Carrum are being considered as a single package of works.

- Identification of heritage sites and places within the proposed project area or immediately adjacent to this area, listed on the:
 - National Heritage List (NHL)
 - Commonwealth Heritage List (CHL)
 - Victorian Heritage Register (VHR)
 - Victorian Heritage Inventory (VHI)
 - Heritage Overlay (HO)
 - National Trust of Australia (Victoria) heritage register
- Review of Kingston heritage studies, including obtaining heritage citations for the heritage places located within or immediately adjoining the project area
- Reference to the Kingston Planning Scheme and Heritage Victoria's HERMES mapping.

1.3.2 *Site inspection*

On 26 October 2016, a site inspection was undertaken by Lovell Chen of the Edithvale project area. The desktop review of the Edithvale project area identified one site subject to heritage controls which immediately adjoins the project area. The site inspection focussed specifically on the Edithvale Road level crossing, the area immediately surrounding the crossing and the identified heritage place which immediately adjoins the project area. The purpose of this site inspection was to inspect the HO site adjoining the project area and additionally to identify potential elements or sites which may be considered to have potential heritage value in the immediate vicinity of the level crossing.

This inspection was undertaken from publicly accessible land within the project area, including footpaths and the surrounding street network but excluding the rail reserve and corridor (Edithvale railway station/platforms, carparks and associated gardens/land were not entered during the site inspection).

1.4 **Project description**

1.4.1 *Project area*

The Edithvale Road, Edithvale level crossing project area (the project area) extends approximately 530 metres north from Edithvale Road to Lochiel Avenue and approximately 800 metres south to Elsie Grove. The project area includes the rail corridor and all of Station Street and Nepean Highway to the east and west respectively between Lochiel Avenue and Elsie Grove.

Pedestrian/cyclist rail crossings are located at Lochiel Avenue, Edithvale Road, Denman Avenue, Fraser Avenue and Berry Avenue. Refer to Figure 1.

1.4.2 *Project scope⁴*

It is proposed to remove the level crossing by lowering the Frankston railway line into a trench under Edithvale Road whilst maintaining Edithvale Road at the current road level. The trench would be approximately 1,000 metres in length and 12 metres wide. The rail track would be approximately eight metres below ground level at its lowest point at Edithvale Station and would include underground infrastructure (below the rail track) to collect and divert rain water from the trench. Barriers, fencing and screening would be erected along the trench at road level to prevent access by vehicles or people. Decking above the rail trench would be required to provide for station car parking and space has been set aside for a future substation. New pedestrian bridges would be constructed to maintain pedestrian access across the railway line. A new station building would be provided with access to the below-ground train platforms.

⁴ LXRA has provided the description of this approach.

2.0 Existing conditions

The Edithvale project area extends generally between Lochiel Avenue (to the north) and Elsie Grove (to the south) and encompasses the rail corridor, Edithvale Railway Station, and part of Nepean Highway to the west and Station Street to the east of the railway line. The extent of the project area is identified in Figure 1 and an aerial photograph of the Edithvale Road level crossing is provided in Figure 2.

The area to the west of the level crossing (Figure 3), along the Nepean Highway, generally comprises low scale commercial buildings which appear to date from the interwar and post war periods with some more recent infill buildings (Figure 4 to Figure 6). The former Edithvale Cinema (HO48), which adjoins the project area, is located within this commercial streetscape (Figure 7).

The area surrounding the level crossing at Edithvale Road to the east is generally residential in character, comprising one and two-storey houses and townhouse developments (Figure 8 and Figure 9). None of these houses are included in the HO, although a number were identified as being of potential cultural heritage significance (refer 3.3.2).

Immediately north of the level crossing, and within the study area, is the Edithvale Railway Station. The station is comprised of two platforms, one single-storey station building on the Melbourne bound platform, and a brown brick shelter on the Frankston bound platform. Both structures are of late twentieth century construction (Figure 10). To each side of the railway line, the rail reserve is vegetated.

To the west of the project area is Beeson Reserve, located on the west side of Nepean Highway. Within the reserve is a sandstone and basalt war memorial which was installed in 2011 as part of an initiative to revive the reserve (Figure 11).⁵ Beeson Reserve and the memorial are not included in the HO.

⁵ Urban Initiatives, <http://www.urbaninitiatives.com.au/projects/pedestrian-space/beeson-reserve/> viewed 4 November 2016

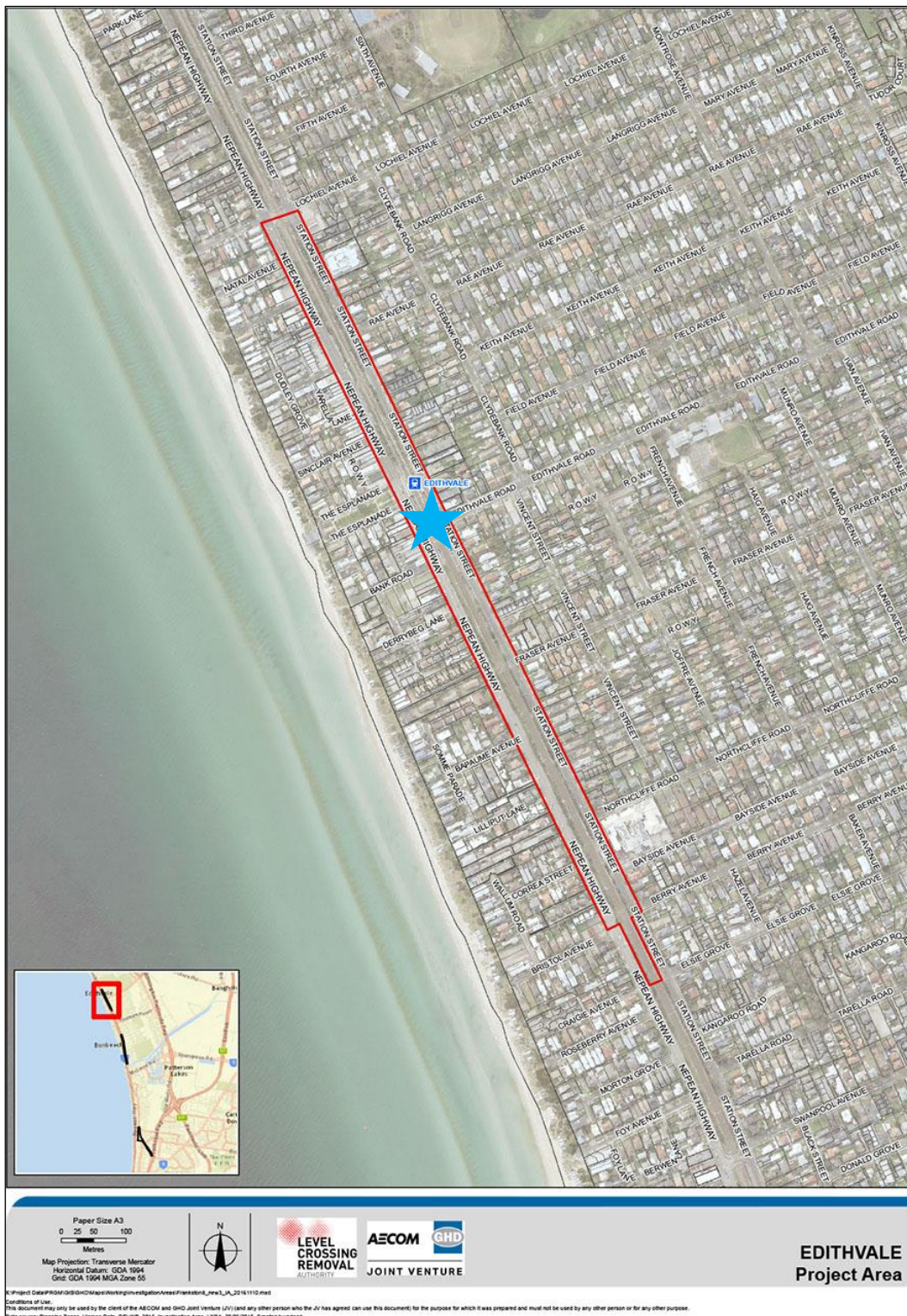


Figure 1 Location plan for the Edithvale project area (outlined in red); location of level crossing to be removed identified by blue star
Source: AECOM-GHD Joint Venture



Figure 2 Recent aerial image of the existing level crossing
Source: Nearmap, image date August 2016



Figure 3 Edithvale Road level crossing, looking east from Nepean Highway



Figure 4 Commercial buildings along the west side of Nepean Highway, west of the level crossing (view south)



Figure 5 Commercial buildings and former Edithvale Cinema (indicated) on the west side of Nepean Highway, west of the level crossing (view north); Edithvale railway station is visible to the right of the image



Figure 6 Example of early twentieth century shops (not included in the HO) on the west side of Nepean Highway



Figure 7 Former Edithvale Cinema (HO48), 254-258 Nepean Highway, adjacent to the Edithvale project area



Figure 8 Residential area on the east side of Station Street, east of the level crossing (view south)



Figure 9 Residential area on the east side of Station Street, east of the level crossing (view north); Edithvale railway station is visible to the left of the image



Figure 10 View north towards Edithvale railway station (Frankston bound station building to the right, Melbourne bound station building to the left of the image)

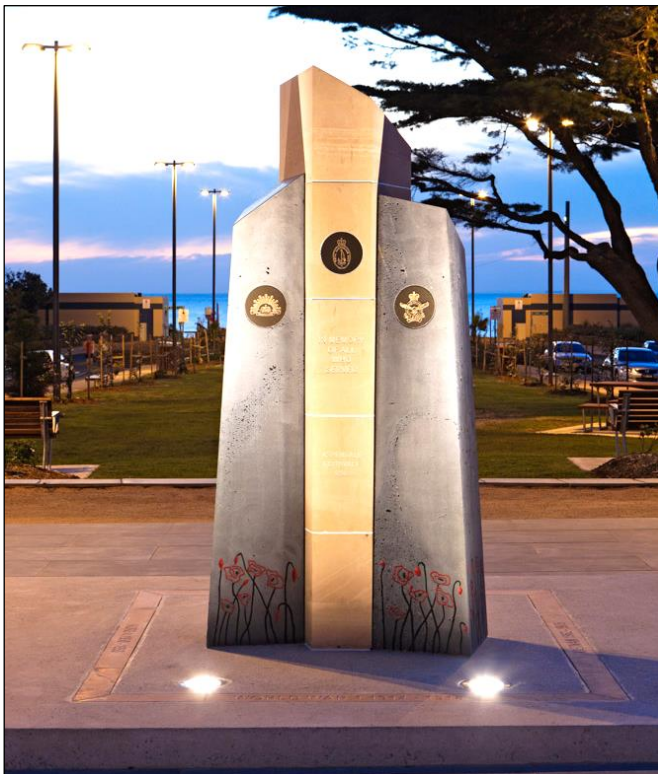


Figure 11 War memorial in Beeson Reserve, Nepean Highway, west (outside of) the project area
Source: <http://www.urbaninitiatives.com.au/projects/pedestrian-space/beeson-reserve/>

3.0 Relevant legislation and policy

3.1 Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

3.1.1 National Heritage List

The NHL, established under the EPBC Act, is a list of natural, historic and Indigenous places of outstanding significance to the nation. National heritage places are protected under the EPBC Act – any action which is likely to have a significant impact on a National heritage place will require approval under the EPBC Act.⁶

There are no NHL sites within or immediately adjacent to the project area.

3.1.2 Commonwealth Heritage List

The CHL, established under the EPBC Act, is a list of natural, historic and Indigenous places of heritage significance owned or controlled by the Australian Government. Places included on the list have been identified as having heritage values to the Commonwealth and actions which are likely to impact on these values require approval under the EPBC Act.⁷

There are no CHL sites within or immediately adjacent to the project area.

3.2 Heritage Act 1995 (Victoria)

3.2.1 Victorian Heritage Register

The VHR is a list of places, objects and shipwrecks of state significance. Statutory heritage controls apply under the *Heritage Act 1995* to all registered places, objects and shipwrecks.

There are no VHR sites within or immediately adjacent to the project area.

3.2.2 Victorian Heritage Inventory

The VHI is a register of known non-indigenous historical archaeological sites in Victoria. These sites are protected by the *Heritage Act 1995*.

There are no VHI sites within or immediately adjacent to the project area.

It is noted, however that all archaeological sites more than 50 years in age in Victoria are protected by the *Heritage Act 1995*, regardless of whether they are included in the VHI. Section 127 of the *Heritage Act 1995* specifies that it is an offence to disturb an archaeological site or artefact unless approval has been obtained from the Executive Director of Heritage Victoria.⁸ Any works which disturb an archaeological site must immediately cease and Heritage Victoria must be notified. Accordingly, a description of the *Heritage Act 1995* consent requirements is also provided at Appendix A.

3.3 Planning and Environment Act 1987 (Victoria)

3.3.1 Kingston Planning Scheme - Heritage Overlay

Places of heritage significance to a local municipality are identified in the HO of that municipal planning scheme, and can include individual places and broader precinct areas. Statutory heritage controls apply

⁶ The EPBC Act and the National Heritage List,
<https://www.environment.gov.au/system/files/resources/2874f3d3-3863-41f3-a684-014e17655339/files/epbc-nhl.pdf> viewed 10 November 2016.

⁷ The EPBC Act and the Commonwealth Heritage List,
<https://www.environment.gov.au/system/files/resources/35535071-b4f4-40f0-ad22-aec2806a7cd9/files/epbc-chl.pdf> viewed 10 November 2016.

⁸ Heritage Victoria – Historical Archaeology Frequently Asked Questions

to HO places under the *Planning and Environment Act 1987* and the relevant municipal planning scheme.

There are no HO sites within the project area, however there is one HO site immediately adjacent to the western side of the project area (to the north-west of Edithvale Railway Station).

HO48 – Former Edithvale Cinema

The former Edithvale Cinema, also known as the former Plains Hall, at 254-258 Nepean Highway in Edithvale immediately adjoins the western boundary of the Edithvale project area. This site is identified as HO48 in the Schedule to the Heritage Overlay of the Kingston Planning Scheme (Figure 12). The heritage controls apply to the building and land and external paint controls apply. Internal alteration controls or tree controls do not apply to this property.

The statement of significance for the former cinema is included in the *City of Kingston Heritage Study* prepared by Bryce Raworth in 2001, and is reproduced below:

The former Plains Hall is architecturally significant at a local level as a purpose built community hall and for its Streamline Modern stylings. Although its traditional use as a hall and later as a cinema have been lost, the place retains some historical and social significance for its relationship with the Edithvale community.⁹

3.3.2 Municipal Heritage Study

A review of the *City of Kingston Heritage Study Stage One Report* prepared by Living Histories in 2000 indicates that a number of places in the immediate vicinity of the Edithvale Road level crossing (i.e. the dwellings at 235 and 243 Station Street, Edithvale, refer Figure 13 and Figure 14 respectively) were identified as having potential cultural heritage significance. The study does not clarify why these sites were included in the Stage One report, however it is likely due to their construction date during the early twentieth century, as well as the style and relative intactness of these places. The HO was not, however, applied to these places.

3.4 Non-statutory heritage lists

3.4.1 National Trust of Australia (Victoria)

The National Trust of Australia (Victoria) is a community based, non-profit heritage organisation. The National Trust maintains a Heritage Register which is a list of cultural and natural heritage places. There are no statutory requirements for places classified by and included in the National Trust Heritage Register.

There are no sites classified by the National Trust of Australia (Victoria) within or immediately adjacent to the project area.

⁹ Bryce Raworth Pty Ltd, *City of Kingston Heritage Study Place Identification Form*, 2001, p. 2.

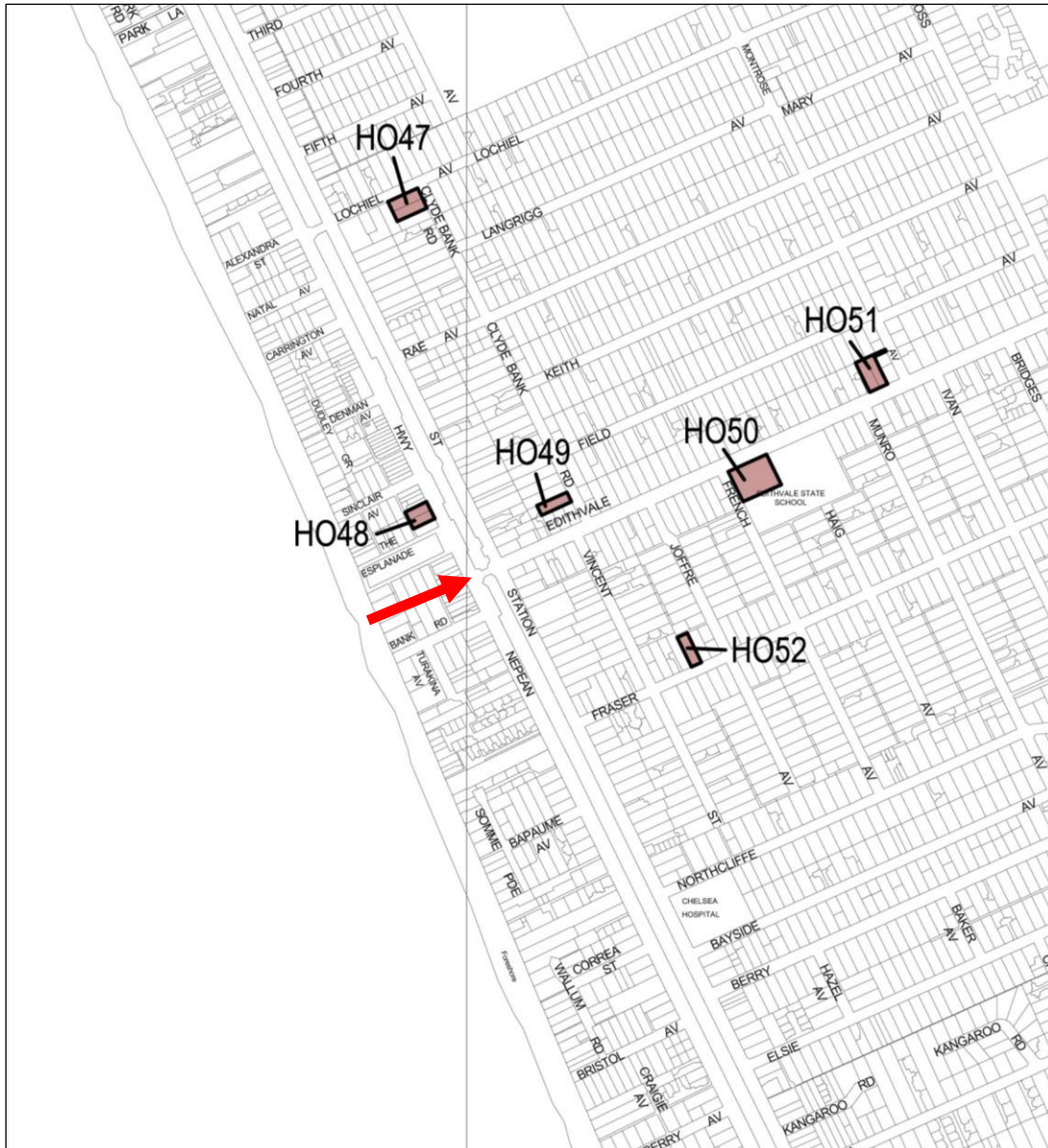


Figure 12 HO maps (combined) with the Edithvale Road level crossing identified; HO48 (the former Edithvale Cinema) adjoins the project area; none of the other HO sites adjoin the project area

Source: Kingston Planning Scheme



Figure 13 235 Station Street, Edithvale



Figure 14 243 Station Street, Edithvale
Source: Google Streetview, September 2015

4.0 Preliminary impact assessment

4.1 Heritage places within the project area

The removal of the level crossing at Edithvale would not result in an adverse impact on any identified places of heritage significance as no NHL, CHL, VHR, VHI or HO sites are located within the project area.

With regard to Edithvale Railway Station, the station buildings and platforms date from the late twentieth century and are not identified as a heritage place. The station complex is not of heritage significance, and its demolition as part of the project would have no heritage impact.

4.2 Heritage places adjoining the project area

It is understood that the trench structure proposed to lower the railway line under Edithvale Road would not encroach beyond the rail and road reserve. A pedestrian overpass, new station building, barriers and fencing along the trench and decking above the trench to provide for station car parking are also proposed as part of this approach, as well as an associated substation if required.

There would be no physical and limited visual impact on the former Edithvale Cinema (HO48) from the project. The removal of the level crossing would have no impact on the identified architectural, historical and social significance of the building as a former hall and cinema.

In addition to the cinema site, the project area also adjoins a number of existing interwar shops along the Nepean Highway (not previously identified in the HO; Figure 4 and Figure 6), the war memorial within the Beeson Reserve (Figure 11), and the dwellings in Station Street (Figure 13 and Figure 14) identified as being of potential cultural heritage significance in the *City of Kingston Heritage Study Stage One Report*. There would be no adverse impact on their presentation and potential heritage value from the removal of the level crossing.

4.3 Associated works

It is understood that laydown areas or site compounds may be required during construction. While no details have been provided as to the extent of these areas, there are no identified heritage places within the project area, and accordingly there would be no heritage impact associated with any works or structures associated with these areas.

5.0 Management of heritage impacts

LXRA will manage environmental impacts through an Environmental Management Framework or equivalent document which will form part of the detailed design and construction of the Level Crossing Removal Program. The detail of this framework will be informed by technical site assessments such as this report in relation to historic heritage.

5.1 Statutory heritage requirements

As noted in Section 3.0 of this report, there are no NHL, CHL or HO sites within the project area. As such, there are no statutory heritage requirements for works associated with the removal of the level crossing under the EPBC Act or the *Planning and Environment Act 1987*.

With regard to statutory heritage requirements under the *Heritage Act 1995*, there are no VHR places within the project area and as such, there is no requirement for permit approval under this Act. Refer below for clarification of statutory requirements under the *Heritage Act 1995* with regard to non-indigenous archaeology.

5.2 Archaeological management protocol

As identified in Section 3.2.2 of this report, all archaeological sites more than 50 years in age in Victoria are protected by the *Heritage Act 1995*, regardless of whether they are included in the VHI. If any archaeological remains over 50 years old are exposed during trenching or subsurface works, these works will be required to stop and Heritage Victoria will need to be notified. Accordingly, it is recommended

that a management protocol be prepared, in consultation with Heritage Victoria, to provide a process for addressing archaeological remains if they are uncovered during construction works. This management protocol would set out a specific procedure for dealing with remains, and could include the following recommendations:

- stop any activity which may impact on the discovery
- ensure that other people working in the area are aware of it and have also stopped work in the area
- protect the artefact, or site feature(s) by, for example, erecting temporary fencing or other suitable enclosure
- consult with a qualified cultural heritage consultant to determine the appropriate course of action
- advise Heritage Victoria where the discovery was made and provide a description or photograph of the discovery
- determine how to manage the find through consultation with Heritage Victoria, in consultation with the onsite heritage consultant
- obtain the necessary Consent under the Heritage Act, or other necessary approvals to protect, recover or remove the find.

5.3 Predictive archaeological assessment

Consideration could be given to the preparation of a predictive archaeological assessment to ascertain the potential for archaeological remains or areas of high sensitivity within the project area prior to construction works commencing, particularly where significant subsurface works are proposed. This assessment would identify areas of the project area which have been subject to disturbance, and consequently areas of greater or lesser archaeological potential. This assessment would generally comprise historical research to establish the progressive development and evolution of a given site over time, as well as an assessment of the current site conditions.

There are no statutory requirements under the *Heritage Act 1995* for the preparation of a predictive archaeological assessment, however, the preparation of such an assessment may assist in mitigating the risk associated with the discovery of archaeological remains and to ensure that any potential archaeological remains are appropriately managed during the construction process.

6.0 Conclusion

The removal of the Edithvale Road, Edithvale, level crossing would not result in any adverse impacts on known places of heritage significance either within or adjoining the Edithvale project area.

With regard to potential for archaeological remains within the project area, the following recommendations are made:

- Prepare a management protocol to address statutory requirements under the *Heritage Act 1995* if any archaeological remains are uncovered during construction works.
- Consideration be given to the preparation of a predictive archaeological assessment where significant subsurface works are proposed.

7.0 References

Living Histories, 2000. *City of Kingston Heritage Study Stage One Report*, prepared for the City of Kingston, Victoria.

Level Crossing Removal Project, September 2016. *Preliminary Options Assessment, Level Crossing Removal Project: Edithvale Road, Edithvale, Frankston Line*.

Victorian Heritage Database <http://vhd.heritagecouncil.vic.gov.au/>

Kingston Planning Scheme <http://planning-schemes.delwp.vic.gov.au/schemes/kingston>

Appendix A Victorian Heritage Inventory

The VHI is a register of known non-indigenous historical archaeological sites in Victoria. Any activity that will result in the excavation or disturbance to an archaeological site or its objects included on the VHI must have first obtained the consent of Heritage Victoria. For places listed on the VHI, recording, excavating and monitoring are the usual methods of assessing and managing the heritage values of a site.

While no VHI sites are included in, or about, the investigation area identified in this report, all archaeological sites more than 50 years in age in Victoria are protected by the *Heritage Act 1995*, regardless of whether they are included in the VHI. Section 127 of the *Heritage Act 1995* specifies that it is an offence to disturb an archaeological site or artefact unless approval has been obtained from the Executive Director of Heritage Victoria.¹ Any works which disturb an archaeological site must immediately cease and Heritage Victoria contacted immediately.

In order to determine the potential for archaeological remains within a site and where ground disturbance is proposed (regardless of inclusion on the VHI), a predictive archaeological assessment may be undertaken. This assessment would generally comprise historical research to establish the progressive development and evolution of a given site over time, as well as an assessment of the current site conditions. This assessment would identify areas of the site which have been subject to disturbance, and consequently areas of greater or lesser archaeological potential. This predictive assessment assists to ensure that all archaeological remains are appropriately managed. If the site is included on the VHI, or if the assessment determines that there is archaeological potential, the predictive archaeological assessment would form part of an application to Heritage Victoria for consent to carry out works, and would also inform future works on the site.

If required, a consent application would also require the following archaeological investigation documentation to be submitted to Heritage Victoria:

- Outline of proposed development works, identifying the area of heritage impact
- Statement of Significance for the Heritage Inventory site
- Research Design
- Excavation Methodology
- Artefact Retention Policy
- Artefact Management Proposal
- Curriculum Vitae of the Project Archaeologist and Conservator
- Letter detailing engagement of Project Conservator.
- Consent application fee

Works to a historical archaeological site fall under one of three fee schedules as follows:

- Class 1 relates to an application for a Consent to Excavate a historical archaeological site, primarily for the purposes of research or to test the potential of archaeology to exist prior to development of the land.
- Class 2 relates to an application for a Consent to Damage under 50% of a historical archaeological site, primarily for the purpose of development.
- Class 3 relates to an application for a Consent to Damage 50% or more of a historical archaeological site, primarily for the purpose of development.

¹ Heritage Victoria – Historical Archaeology Frequently Asked Questions

