

3720 Point Nepean Road, Portsea Statement of Significance - February 2022

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

What is significant?

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

How is it significant?

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

Why is it significant?

3720 Point Nepean Road, Portsea was conceived at a time when innovative forms of prefabrication were being considered as a solution to the post-war housing crisis, the Aychar system consisted of modular Sroom units cast in reinforced plaster with curved ceilings and window and door openings incorporated (*Criterion F*). Although the project received substantial financial backing from the government, leading to the establishment of a factory in Moorabbin and the erection of at least two display prototypes (both since demolished), the scheme was abandoned in 1955. The block of flats at Portsea thus remains as rare evidence of this ambitious, innovative, unusual but ultimately failed attempt to provide a mass housing solution in the austere post-war climate (*Criterion B*)

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019, revised February 2022

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