

# FORMER ARDOCH EDUCATIONAL CENTRE



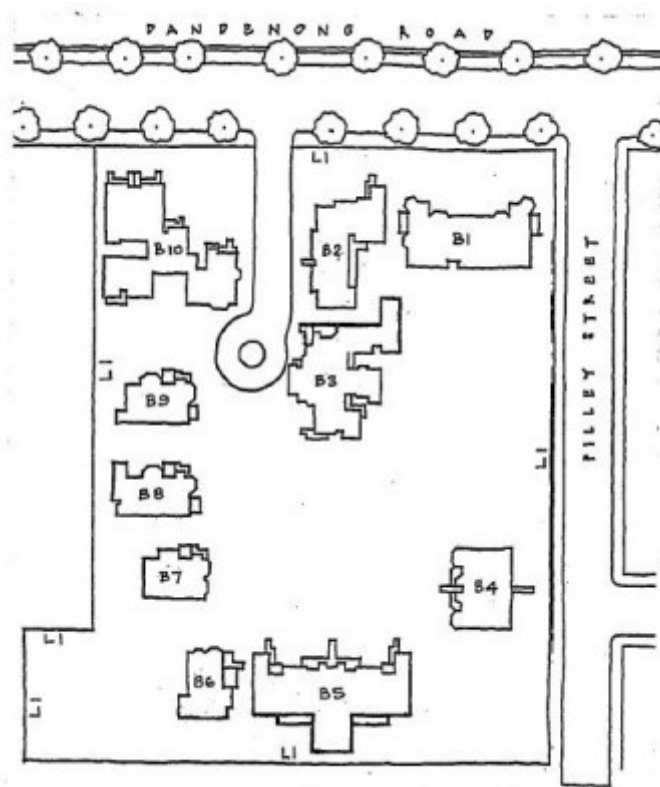
FORMER ARDOCH  
EDUCATIONAL CENTRE  
SOHE 2008



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1 building 6/1 former ardoch  
educational centre  
dandenong road st kilda front  
view mar1993



h00969 plan h0969

## Location

216-238 DANDENONG ROAD AND 1-9 ARDOCH AVENUE AND 2-8 PILLEY STREET AND 2-10 ARDOCH AVENUE ST KILDA EAST, PORT PHILLIP CITY

## Municipality

PORT PHILLIP CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0969

## Heritage Overlay Numbers

HO104

## VHR Registration

June 17, 1993

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - January 7, 1997

1. The former Ardoch Flat complex is a rare innovative and intact example of early flat development in Victoria, based on the garden suburb concept derived from England and North America.
2. The complex of buildings and grounds demonstrates the physical, social and economic changes occurring in St Kilda and other inner Melbourne suburbs during the late nineteenth century and early twentieth century, through its location, sequence of functions, and patterns of occupancy over time.
3. It represents a sequence of development, from two substantial mid-nineteenth century residential estates, to an early speculative flat development that consolidated rather than sub divided the 7 acre site.
4. Building ten and the extensive grounds are important for their association with William Wilkinson Wardell, inspector-general of public works (1861-1878), who was the first owner and resident of the building from 1864 to 1869.  
  
Wardell's period of occupancy coincided with his most influential years in Victoria's public works development. His prolific private architectural commissions for the Catholic Church can be seen in St Mary's church, the second parish church designed by Wardell on the site.
5. The buildings at Ardoch illustrate aspects of flat life in the 1920s and 1930s, including the use of sleep-outs or porches facing a garden to provide a sense of space and healthy living; a semi-enclosed stairwell and front and rear access for tenant privacy; maids rooms in some flats; individual designs and layout to enhance the sense of independent living; and rear milk and bread service hatches in some buildings. The boiler room at the rear of building 3 recalls the original use of the buildings as a restaurant for Ardoch's tenants.
6. The Ardoch Flats represent an early and outstanding example of the application of the Californian bungalow style to flat development in Victoria, characterised by rustic features such as timber shingles, roughcast render, projecting rafters, and arts and crafts style leadlights.
7. The purchase of Ardoch by the education department in 1977 and the deliberate retention of the domestic character of the buildings and landscape during its subsequent conversion for educational use, illustrates the

department's innovative attempt to educate homeless children in a more domestic environment. However, during conversion, the interiors of buildings B1, B5, B6, B8 and B9 were extensively modified.

8. Ardoch represents the only known example of flat development converted for use as a secondary school in Victoria.

## 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](#).

Construction dates	1870, 1920,
Heritage Act Categories	Registered place,
Hermes Number	3774
Property Number	

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## History

Associated People: Tenant AS ABOVE, ARDOCH HIGH SCHOOL;  
Assoc.People WILLIAM WARDELL

## Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS  
Historic Building No. 969.  
Former Ardoch Flats, 226 Dandenong Road, East St Kilda.

All of the masonry boundary fence and gates fronting Dandenong Road and Pilley Street and all of the buildings marked B-1 to B-10 inclusive on Plan 605321U(A) endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council, excluding any additions to the complex made after 1949.

All of the land marked L1 on Plan No. 605321U(A) endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council, being all of the land described in Certificate of Title Volume 4481 Folio 976132, Volume 4895 Folio 978835, Volume 4809 Folio 961613, Volume 4827 Folio 965387, Volume 4868 Folio 973410, Volume 4956 Folio 991173.

[Victoria Government Gazette No. G23 17 June 1993 p.1561]

*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/>*