

## Heritage Council Determination

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<b>Determination date</b>	7 May 2026
<b>Place/Object name</b>	Mandalay
<b>Location</b>	24 The Strand, Williamstown, Hobsons Bay City, Bunurong Country
<b>VHR number</b>	H0232
<b>Category</b>	Registered Place
<b>Relevant legislative provision/s</b>	Amendment to the Heritage Register, pursuant to section 62 of the <i>Heritage Act 2017</i>

### Determination of the Heritage Council

The Heritage Council of Victoria determined on **7 May 2026**, in accordance with Part 3 of the *Heritage Act 2017*, that the above place is to be amended in the Heritage Register.

The Heritage Council determined to make the following amendments to the Heritage Register:

- including additional land in the Heritage Register being all of the place shown hatched on Diagram 232 in accordance with section 49(1)(d)(i) and (ii) of the *Heritage Act 2017*.
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## Executive Director's Recommendation ('the Recommendation')

The State-level cultural heritage significance of Mandalay, located at 24 The Strand, Williamstown, Hobsons Bay City, Bunurong Country ('the Place') was recognised in 1974 by its inclusion in the Register of Historic Buildings.

On **22 January 2026** the Executive Director made and accepted an application to amend the registration of the Place to ensure it is consistent with current practices under the *Heritage Act 2017* ('the Act').

On **9 February 2026** the Executive Director made a recommendation to the Heritage Council ('the Recommendation') that the existing registration for the Place should be amended in the Heritage Register. The Recommendation was advertised publicly for a period of 60 days, beginning on **13 February 2026**.

## Section 44 submissions

During the 60-day public advertisement period no submissions were received pursuant to section 44 of the Act.

## The Place

### Description

Extracted verbatim from page 16 of the Executive Director's Recommendation:

*The stuccoed bluestone building has a hipped roof clad in Welsh slate. The original Georgian entrance on the southern elevation is sheltered by a simple portico. The single storey, timber verandah to the eastern (now front) elevation is an Edwardian-era addition and features a gabled porch with an unusual timber arch to the entry.*

## Reasons for the amendment application

### Additional land

The Executive Director recommended that the Heritage Council amend the registration of the Place having formed the view that:

- The State-level cultural heritage significance of the Place would be substantially less if the additional land or any part of the additional land which is or has been used in conjunction with the Place were developed [s.40(3A)(c)(i)].
- The additional land surrounds the Place and is important to the protection or conservation of the Place; or contributes to the understanding of the Place [s.40(3A)(c)(ii)].

### The Executive Director noted that:

- The current extent is limited to the fabric of the building, and is insufficient to protect, conserve and allow for a proper understanding of the Place.
- The current extent:
  - Excludes the front and rear gardens
  - Excludes the bluestone wall along John Street.
- The land proposed for inclusion both is currently and has been used in conjunction with the Place since 1858 which is almost 170 years.

### The Executive Director expressed that view that:

- If any of the additional land proposed for inclusion in the registration were developed, depending upon the nature of the proposal, there is potential for the development to impact upon the Place and substantially reduce its State-level cultural heritage significance.

- In the context of other nineteenth-century houses with registered land in the Heritage Register, the Place is an outlier because its current extent of registration does not cover the entire garden area.
- The proposed inclusion of additional land, particularly around the currently registered building will enable works that could potentially impact on its conservation, such as drainage and paving, to be managed under a heritage approvals process.
- The proposed inclusion of additional land will ensure that the following elements are included in the extent of the Registered Place and will be subject to a heritage approvals process to manage change.

These features and fabric will become registered:

1. The Original bluestone pillar on the northeastern corner of the property.
2. The bluestone wall along John Street.
3. The front garden including a mature magnolia tree and Canary Island date palm tree.
4. The rear garden area, inclusive of a timber shed of unknown date.

## Heritage Council's findings

The Heritage Council's statutory remit is confined by the Act. When a place or object is included in the Heritage Register, the description, history, Statement of Significance and permit policy do not form statutory components of the Heritage Register.

The Heritage Council notes that the Executive Director may make non-statutory amendments as set out in the Recommendation. The Heritage Council asked questions of clarification of the Executive Director at Heritage Council meeting HC293. Some errors and inconsistencies when referencing vegetation at the Place in the Recommendation were noted by the Heritage Council at meeting HC293, particularly instances where the Canary Island date palm tree had been referred to as a 'Canary Island pine tree'. The Executive Director noted and accepted this feedback. References to vegetation in this determination have been updated accordingly.

### Additional Land

The extent of registration is provided as **Attachment 1** and includes all of the place shown hatched on Diagram 232 encompassing all of Lot 1 on Title Plan 894768.

### Permit exemptions

The Executive Director did not propose any specific permit exemptions for this place.

## Conclusion

The Heritage Council determined, pursuant to Part 3 of the *Heritage Act 2017*, that the registration of Mandalay is to be amended in the Heritage Register.



**Professor Philip Goad**  
**Chair, Heritage Council of Victoria**

# Attachment 1

## Extent of Registration

All of the place shown hatched on Diagram 232 encompassing all of Lot 1 on Title Plan 894768.

