

22.05 HERITAGE POLICY

06/04/2017
C236

This policy applies to all permit applications required by the Heritage Overlay.

22.05-1 Policy Basis

27/11/2008
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The City of Boroondara Municipal Strategic Statement recognises the extensive and significant range of heritage assets in the City which provide benefits to both the local community, and the broader metropolitan and statewide communities.

Boroondara’s heritage assets include, but are not limited to, indigenous heritage sites, mansion and worker cottage developments from the last part of the 19th century, inter-war and post-war subdivisions from the 20th century, both individually significant and groups of Victorian, Federation, Inter-War and Post-War residences, former industrial sites, commercial buildings, public utilities including bridges, government buildings, railway stations, and parks and gardens. These places are of aesthetic, social, historic, technical or spiritual significance to the municipality.

This policy is directed at the protection, conservation and enhancement of all heritage places. This policy only encourages development that recognises and is sensitive to the cultural heritage significance of heritage places.

Definitions of words used in this policy and an explanation of heritage place gradings used in the City of Boroondara are included in clause 22.05-5 of this policy.

The policy:

- applies the SPPF provisions relating to heritage in clause 15.11 to local circumstances; and
- builds on the MSS objectives and strategies identified in clause 21.05-3.

22.05-2 Objectives

31/10/2013
C158

- To encourage the retention and conservation of all ‘significant’ or ‘contributory’ heritage places in the Heritage Overlay.
- To consider the cultural heritage significance described in the statement of significance for any heritage place as part of the design process of any proposal and when making decisions about proposed buildings and works associated with that place.
- To ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance of the heritage place.
- To ensure that subdivision respects the cultural heritage significance of the heritage place.
- To ensure that, when determining or when considering issues of bulk, form and appearance of additions or new development, the evaluation is based on the characteristics of the significant or contributory components of the fabric of the heritage place, rather than any non-contributory elements that may exist in the area.
- To promote urban and architectural design which clearly and positively supports the ongoing significance of heritage places.
- To retain original fabric that contributes to the cultural heritage significance of the heritage place.
- To ensure that development within activity centres respects, protects and enhances the cultural heritage significance of identified heritage places.

22.05-331/10/2013
C158**Policy**

The following policies apply when considering planning permit applications under the Heritage Overlay or any application for the amendment of plans.

The provisions of this policy apply in the place of the various guidelines contained within the heritage studies referenced at the end of this policy.

Statements of Significance

It is policy to:

- Take into account the statement of significance for a heritage place when making decisions about proposed buildings and works associated with that place;
- Where more than one statement of significance exists in relation to a heritage place, only the more recent statement of significance should be considered.
- Where an individual heritage place is located within a heritage study, any proposal must have regard to both the most recent statement of significance for the individual place (where available) as well as the most recent statement of significance for the heritage precinct in which it is located.

Subdivision

It is policy to:

- Ensure that the subdivision of a heritage place does not adversely affect the cultural heritage significance of the place.
- Ensure that the lot layout and possible future development on a proposed lot does not adversely affect the cultural heritage significance of the place.
- Ensure that the subdivision of heritage places results in a pattern of development that retains the existing pattern of development where such pattern contributes to the significance of the heritage place.
- Ensure that appropriate settings and contexts, including gardens and landscaping, for 'significant' or 'contributory' heritage places are maintained.
- Require that where new undeveloped lots are proposed that are not accompanied by a development proposal, the planning application for that subdivision should be accompanied by building envelopes for the subdivided lots.

Demolition

It is policy to:

- Retain 'significant' or 'contributory' heritage places and not normally allow their total demolition.
- Permit partial demolition of 'significant' or 'contributory' heritage places for the purpose of additions and alterations if the additions and alterations will not adversely affect the cultural heritage significance of the place and the proposed addition or alteration is in accordance with the provisions of this policy.
- Permit partial demolition to remove non-original and non-contributory additions to heritage places in line with the conservation provisions of this policy.
- Consider the following, as appropriate, before determining an application for demolition of 'significant' or 'contributory' heritage places or parts of 'significant' or 'contributory' heritage places:
 - The cultural heritage significance of the heritage place, and, when located in a heritage precinct, the contribution of the place to the significance of the precinct;

- Whether the demolition or removal of the entire heritage place or any part of the place will adversely affect cultural heritage significance;
 - Whether the demolition or removal contributes to the long-term conservation of the heritage place; and
 - Whether the heritage place is structurally unsound. The poor condition of a heritage place should not in itself, be a reason for permitting demolition of 'significant' or 'contributory' heritage places.
- Require an application for a new building or works to accompany a demolition application. The demolition or removal of any heritage place or part of a heritage place will not normally be approved until a replacement building or development is approved.
 - Require a visual record of the important or original fabric of any 'significant' heritage place which is to be demolished or removed to the satisfaction of the responsible authority prior to demolition being approved.
 - Normally permit the demolition of 'non-contributory' places. However, the demolition or removal of 'non-contributory' places will not generally be approved until a replacement building or development is approved. An application for a new building or works should accompany a demolition application.

Conservation of 'Significant' or 'Contributory' Heritage Places

For all 'significant' or 'contributory' heritage places it is policy to:

- Encourage the conservation of significant external fabric, particularly fabric seen from the street.
- Encourage the restoration and/or reconstruction of a known original or earlier appearance, particularly as viewed from the street. Restoration and/or reconstruction works should be based on historical evidence. For reconstruction works, in cases where no evidence is available, a simple and understated contemporary design incorporating a traditional form and bulk may be acceptable.
- Ensure that restoration and reconstruction is undertaken using appropriate replacement materials.
- Encourage the removal of alterations and additions that detract from the significance of a heritage place.
- Discourage the painting of previously unpainted surfaces.
- Discourage sandblasting of render, masonry or timber surfaces.
- In the case of commercial buildings, encourage the retention, restoration or reconstruction of original or early shopfronts and/or verandahs.
- In the case of commercial buildings, where historical evidence of an early street verandah exists, it may be appropriate to reinstate a timber or cast iron verandah based on historical models. In cases where no evidence is available, a simple and understated contemporary design incorporating a traditional form and scale may be acceptable.
- Discourage the introduction of architectural features, where it is known that these features were not originally present, with the exception of street verandahs to commercial buildings, as outlined in the above point.

Alterations to 'Significant' or 'Contributory' Heritage Places

It is policy that:

- All alterations which are not restoration or reconstruction works should be directed at maintaining the cultural heritage significance and integrity of the place.

- New openings in the principal façade(s) or principal visible roof forms of ‘significant’ or ‘contributory’ heritage places will not normally be permitted.
- Any new signage on a heritage building should minimise visual clutter and should not obscure or destroy any architectural features of cultural heritage significance.
- Any Internally Illuminated Signs should not have an area greater than 1.5 square metres
- The following sign types are discouraged:
 - Above verandah signs
 - Sky Signs
 - Animated signs
 - Reflective signs
 - Electronic Signs
- Any alterations should not obscure or remove existing signage that is deemed to have heritage value.

Additions to ‘Significant’ or ‘Contributory’ Heritage Places

It is policy that all additions to ‘significant’ or ‘contributory’ heritage places:

- Should not change the principal façade or principal visible roof forms of the heritage place.
- Should not alter or obscure fabric that contributes to the cultural heritage significance of any part of a ‘significant’ heritage place.
- Should be designed in a manner that responds to, is respectful of, and is compatible with the built form and architectural treatment of the heritage place.
- Should make use of materials and surface finishes that are complementary to the original fabric of the heritage place but should be discernible as new. Details (including, but not limited to the type and form of windows, doors, architectural features and verandahs) should be interpretive, that is, a simplified, modern interpretation of the historic form rather than a direct reproduction.
- That involve ground level additions, should preferably be located to the rear of the building where they have less impact on any aesthetic and architectural contribution of the building to the streetscape and/or heritage precinct. These additions should be visually recessive and read as a secondary element to the heritage place. Where side setbacks are an important feature in a heritage precinct, ground level additions should have side setbacks that are the same or similar to those of the precinct.
- That involve upper level additions to commercial, retail or industrial heritage buildings, should be sufficiently set back from the front facade to appear as a secondary element of the heritage place and provide a clear distinction between the original building and the new addition.
- That involve upper level additions to dwelling forms (as shown in Figure 1), should be sited and massed behind the principal façade and principal visible roof forms so they are not visible from the street. Upper-storey additions may be considered to be ‘not visible from the street’ if:
 - they are sited within an “envelope” created by projecting a sight line from 1.6 metres above ground level (this being the eye level of an adult person of average height) from a point where the footpath on the opposite side of the road meets the property line directly opposite the site to the top of the front parapet or the ridge of the principal roof form (see Figure 1), and

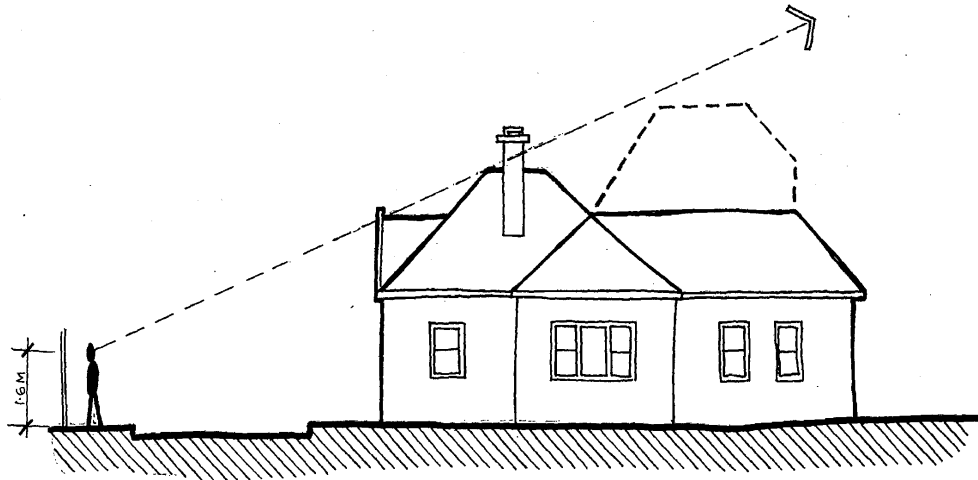


Figure 1

- they are centrally sited or are sited to ensure that where visible to oblique views, the additions are visually recessive and read as secondary elements to the heritage place and that those views are minimised. Particular regard is to be given to the roof form of the existing building and the location of any driveway on the site as the driveway side setback generally allows for greater visibility of the addition.

For corner sites, the sight line is taken from the primary street frontage. All additions visible from other street frontages should be distinct from, and read as a secondary element to, the heritage place.

Applications for upper-storey additions should be accompanied by oblique view diagrams from each side of the property boundary, taken from the point where the footpath meets the side edge of the property boundary on the opposite side of the road and looking towards the proposed addition.

Vegetation and fences are not considered to be permanent screening and will not be taken into account when determining if a proposed addition is visible from the street.

New Buildings and Additions and Alterations to Non-Contributory Places in a Heritage Overlay

For new buildings and additions and alterations to non-contributory places in a Heritage Overlay, it is policy to:

- Take account of the statement of significance for the heritage precinct when considering designs for new buildings or additions/alterations to non-contributory places.
- Ensure proposals are respectful of the existing scale, massing, form and siting of 'significant' or 'contributory' places in the heritage precinct, as these places are viewed from the street.
- Ensure proposals are respectful of the context of adjacent 'significant' or 'contributory' places, the immediate streetscape and the heritage precinct as a whole.
- Encourage good quality contemporary design and discourage the replication of historic forms and detailing.
- Require proposals to conform with the following guidelines:

Siting

New buildings and additions/alterations to non-contributory places should be oriented in a similar manner to the siting of adjacent 'significant' or 'contributory' heritage places and to the heritage precinct as a whole.

Façade height and setbacks

The position of a new building and its façade height or an addition/alteration to the façade of a non-contributory place should not dominate adjoining 'significant' or 'contributory' heritage places. Generally, this means that the façade of a new building or an addition/alteration to the façade of a non-contributory building should neither exceed in height, nor be positioned forward of, the adjoining heritage place(s). Conversely, the height of the façade should not be significantly lower than prevailing heights of 'significant' or 'contributory' heritage places in the precinct, especially where the precinct has a consistent façade height. The façade should also not be substantially set back behind prevailing façade setbacks of 'significant' or 'contributory' heritage places in the heritage precinct, especially where the heritage precinct has a consistent front setback.

Where side setbacks are an important feature of the heritage precinct, proposals should have side setbacks that reflect those of adjacent places, particularly those of adjacent 'significant' or 'contributory' heritage places.

Building height and form

The height and form of a new building or an addition/alteration to a non-contributory place should respect the height and form of adjacent and surrounding 'significant' or 'contributory' heritage places, as these places are viewed from the street. This design characteristic may be achieved:

- If located in a heritage precinct or part of a heritage precinct that has a consistent building height and form, the completed height of the new building or addition/alteration to a non-contributory place should be no higher than the roof ridgeline of the adjacent buildings when viewed from the street, but may include a higher, unobtrusive component to the rear, or
- If located in a heritage precinct or part of a heritage precinct with a diverse building height and form, and adjacent to a 'significant' or 'contributory' heritage place, the new building or addition/alteration to a non-contributory place should be of a height and form that respects both the adjacent 'significant' or 'contributory' heritage places and the prevailing height and form of 'significant' or 'contributory' places in the precinct, but may include a higher, unobtrusive component to the rear, or
- If located in a heritage precinct or part of a heritage precinct with a diverse building height and form, but not adjacent to a 'significant' or 'contributory' heritage place, the new building or addition/alteration to a non-contributory place should be of a height and form that respects the prevailing height and form of 'significant' and 'contributory' heritage places in the precinct.

Roof form and window and door proportions

The roof form and the window and door proportions of new buildings and additions/alterations to non-contributory places should be similar too or sit well with the prevailing forms in the heritage precinct.

Materials, surface finishes and details

New buildings and additions/alterations to non-contributory places should display the following design characteristics:

- Wall elevations are to be articulated in a manner that is complementary to the heritage precinct through their massing and form and the use of materials and finishes.
- Materials, textures and finishes are to complement materials evident in the heritage precinct.

- Colour schemes are to complement the appearance and significance of the heritage precinct.

Vehicle Accommodation, Outbuildings and Services

Vehicle accommodation and other outbuildings and services should not dominate heritage places.

It is policy to:

- Ensure that vehicle accommodation and other services do not dominate heritage places, by encouraging adoption of the following design guidelines:
 - Minimising new vehicle cross-overs in the case of ‘significant’ or ‘contributory’ heritage places or in a heritage precinct with narrow street frontage or where few or no crossovers exist or where rear laneway access is available.
 - Allowing the relocation of existing vehicle crossovers only where this does not negatively impact on the significance a heritage place.
 - Generally discouraging the widening of vehicle crossovers, except in the interests of traffic safety, or the construction of large areas of paving or other hard surfaces in the front setback.
 - Encouraging the location of new carports, garages and outbuildings to the rear of the main building, where the character of the heritage place supports that location, or at the side of the building behind the main front building line (excluding verandahs, porches, bay windows or similar projecting features).
 - Encouraging the location of replacement carports, garages or outbuildings to follow the same principles as for new ones, even if the structure being replaced is located in the front setback.
 - Encouraging new carports, garages and outbuildings that are visible from the street to use wall openings, roof forms and materials used should complement, but not replicate the main building or the characteristics of the heritage precinct.
 - Discouraging the location of swimming pools in the front setback.
 - Allowing the location of rain water tanks, hot water systems, air-conditioning units and other equipment in areas visible from the street only when it can be shown that they will not detract from the heritage significance of the place.
 - Where there is no reasonable alternative location, ancillaries and services, including those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be visible from the street, but should be sensitively located to minimise their visibility/visual impact. Visual roof fixtures, such as solar panels, should align with the profile of the roof and should not be mounted on protruding frames.

Fences

It is policy to:

- Retain original or early fences of ‘significant’ or ‘contributory’ heritage places.
- Encourage the reconstruction of original fences where historical evidence exists of their form, or encourage the construction of new front fences in sympathy to the period and design of the ‘significant’ or ‘contributory’ heritage place. The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates (1988) provides guidance on fencing styles.
- In the case of new buildings or alterations and additions to non-contributory places, encourage the construction of front fences that are sympathetic to the cultural heritage significance and character of the heritage precinct.

- Discourage the construction of high fences that block the view of the main façade of a ‘significant’ or ‘contributory’ place from the street or, in the case of non-contributory places, detract from the streetscape of the heritage area.

Roads and Laneways

It is policy to:

- Ensure buildings and works to roads and laneways maintain the heritage significance of the road or laneway through the use of sympathetic materials where feasible.

Archaeological Sites

Where sites are known to contain archaeological material or have been identified as likely to contain archaeological material, a report prepared by an archaeologist is to be submitted by the applicant with any application for a planning permit. Proposed development must not adversely impact on aboriginal cultural heritage values as indicated in an archaeologist’s report.

22.05-4 Individual Heritage Places – Statement of Significance

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Where prepared, statements of significance for individual heritage places can be found in the heritage studies referenced in this Scheme at Clause 22.05-7.

22.05-5 Heritage Precincts – Statements of Significance

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The following statements of significance provide a summary of the significance and key attributes of each of Boroondara’s Heritage Overlay precincts. Unless otherwise referenced, the statements have been identified in the Review of Heritage Overlay Precinct Citations (2006) prepared by Lovell Chen Pty Ltd.

HO1 Golf Links Estate, Camberwell

The Golf Links Estate, which occupies the former Riversdale Golf Club, was subdivided in 1927 and lots were offered for sale later that year. The first houses on the estate were built in 1928 with the majority of the allotments built and occupied by 1938.

The Golf Links Estate, Camberwell, is an area of heritage significance for the following reasons:

- The place is a particularly intact and notable collection of vernacular housing styles of the late 1920s to the early 1940s, including interwar Mediterranean, Old English and Californian Bungalow. It contains a significant number of Art-Deco and Moderne-flavoured houses that read as prototypes for the suburban vernacular that spread around Australia after WWII.
- The place is a predominantly intact interwar landscape containing concrete roads, landscaped medians with concrete lamp standards and mature street trees.
- The place demonstrates the successful influence of building controls during the interwar and post-WWII period in terms of prescribed set backs and uniform material usage to ensure a consistent visual quality.
- The housing types and styles physically demonstrate the appeal of Camberwell as one of Melbourne’s most fashionable new suburbs of the 1920s and into the 1930s and 1940s.
- The Estate is conspicuously predicated on a commuter-based city workforce, being bounded by a tram route on one side and a railway on the other.

HO142 Barrington Avenue Precinct, Kew

Barrington Avenue Precinct, Kew, is an area of heritage significance for the following reasons:

- There is a concentration of graded buildings of high quality design in the area.
- The area features predominantly Federation and interwar building stock, reflecting the strength of Kew's development in these years, and has a high level of integrity. It stands as the leading concentration of Kew housing from these combined periods.
- The area features generally well preserved basalt kerbing, grading and bitumen footpath surfacing in the streets, on their original pattern, and a large number of mature street trees and private gardens.
- The area complements the historical and architectural significance of the Boroondara Cemetery adjacent to it, and the design of Victoria Park adjoining it.

HO143 Barry Street Precinct, Kew

Barry Street Precinct, Kew, is an area of heritage significance for the following reasons:

- The place has an unusual concentration of highly graded buildings, many of which were designed by prominent Melbourne architects.
- The area is one of Melbourne's best concentrations of large late Victorian and Federation house designs, in varied materials and often ably utilising the topography of the area. The precinct also has a number of distinctive designs of the interwar period.
- The eastern area of the precinct has some more modest dwellings on smaller blocks, including substantially intact development from the late nineteenth and early twentieth centuries.
- Many of the streets are marked by original basalt kerbing and grading, and the area features mature gardens and street trees.

HO144 Burke Road Precinct, Camberwell/Hawthorn East

The Burke Road Precinct, Camberwell/Hawthorn East, is an area of heritage significance for the following reason:

- The stretch of residential development on Burke Road hill (south of Camberwell Junction) combines small numbers of Victorian and Federation houses with a series of interwar residences and flat blocks. These are interspersed with later development including undistinguished buildings of post-WWII period.

The area has retained a consistent residential scale, despite being adjacent to a major retail and business centre and on a major road.

HO145 Maling Road Shopping Centre and Residential Environs, Canterbury

Maling Road Shopping Centre and Residential Environs, Canterbury, is an area of heritage significance for the following reasons:

- The precinct is a comprehensive and architecturally notable illustration of the effect of the railway's arrival in the Victorian era and the railway's further development around WWI. This is expressed, in part, in the distinctive street pattern that runs axially from the Canterbury Railway Station. It is also expressed in the well preserved residential and commercial development which was largely complete by WWII.
- The Maling Road and Canterbury Road commercial strips demonstrate a high level of architectural excellence, strong Victorian, Federation and interwar-era expression and a high degree of visual cohesion. The Maling Road strip also contains individually notable buildings that have a high degree of integrity and landmark value; the Post Office (1908), the Canterbury Theatre (1912), Malone's Hotel (1889) and the former Station Masters Quarters at 83 Maling Road (c1987).
- The place is a highly representative Victorian and Federation-era residential precinct with individually notable houses. The precinct is interspersed with strong and well

preserved interwar elements that offer an historic and architectural contrast and create streetscapes of high aesthetic interest.

- The precinct contains well preserved residential and commercial examples from the 1920s-30s, which reflects the premier status of Camberwell as an urban growth area during that period.
- The precinct has an historic association with Terry & Oakden, the designers of the original Claremont Park Estate and one of Victoria's most important architectural firms, and other important architects of the time such as Ward and Carleton and Ussher and Kemp.
- The precinct includes public landscaping elements such as asphalt paving, basalt pitching, kerbs, channels and mature trees and garden plantings, some of which date from the beginnings of the Claremont Park and Highfield Estates.

HO146 Central Gardens Precinct, Hawthorn

The Central Gardens Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- The place is characterised by modest Victorian brick and timber workers' houses (either attached or detached), most dating from the 1880s and 1890s, some of which were constructed to accommodate employees working at the newly constructed railway terminal adjacent to Auburn Road. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.
- The place includes the Central Gardens parkland, demonstrating the practice of providing municipal facilities in areas of workers' housing.

HO147 Corsewall Close Precinct, Hawthorn East

Corsewall Close Precinct, Hawthorn East, is an area of heritage significance for the following reasons:

- The place clearly illustrates the changing pattern of subdivision within Hawthorn over time from the mansion development era of the 1850s to the smaller re-subdivisions evident now.
- The place is unusual for its consistent flat-type development over the entire street, which has been cleverly designed to make multi-unit dwellings appear as single buildings.
- The place clearly demonstrates the application of the garden villa concept to multi-unit dwellings. In Hawthorn it invites comparison with the mews flat developments in Riversdale Road and the apartments at Clovelly Court, both contemporary with Corsewall Close.

HO148 Fairview Park Precinct, Hawthorn

Fairview Park Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- The place contains the most intact and notable collection of high density luxury flats (Riversdale Road) built from the 1920s to the 1950s within the City of Boroondara.
- The place illustrates the changing pattern of development from the 1920s through to the 1950s, when high quality flat construction around public transport nodes and within close proximity to the CBD was pursued.
- The place demonstrates the changing attitudes to river usage from the 1930s to the 1950s with the development of the Yarra River's eastern bank for passive and active recreation.

- The place contains Wallen Road Reserve, which was an early teagardens development from the Victorian period prior to its redevelopment in the period 1920s-1950s.

HO149 Glenferrie Hill Precinct, Hawthorn

Glenferrie Hill Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- The place contains a number of outstanding examples of Victorian and early Federation-style villas, combined with a series of well-designed and visually striking interwar houses and flats.
- Anchored by the visually prominent boulevard-like stretch of Glenferrie Road climbing past Scotch College, the place is representative of the changing patterns of development from the second half of the nineteenth century through to the interwar period.
- The southern edges of the precinct are reinforced by the Callantina Road housing, and Scotch College and the HA Smith Reserve which border the precinct.

HO150 Glenferrie Road Precinct, Kew

The Glenferrie Road Precinct, Kew, is an area of heritage significance for the following reasons:

- The western parts of this precinct are marked by mansion development of the Victorian period, and though some are surrounded by unsympathetic later development, a significant number of individually significant early Kew mansions survive here, albeit in some cases converted to institutional uses. This is one of three notable mansion precincts in Kew, the others being HO158 (Walmer Street) and HO162 (Sackville Street).
- More modest but still valued late Victorian residential development, such as single-fronted cottages and terrace rows, is also located in the western areas of the precinct.
- The eastern section of the precinct is significant for its mixture of small and medium scale Victorian housing, much of which relates to two important 1880s estates: Edgevale and Doona Hill.
- The area has a strong visual connection with several fine assemblages of school buildings: either in its midst (Ruyton) or at its borders (Trinity, Xavier, Methodist Ladies' College).
- The area includes the former Kew civic buildings and the Sacred Heart Church and School, both in Cotham Road, the latter important to the considerable Roman Catholic heritage in the area.
- The area also includes the entire Glenferrie Road streetscape north of Barkers Road up to Wellington Street, including two of MLC's most important buildings and a mixed 1880s to interwar streetscape.
- The area includes a number of individually significant architectural designs, the majority of which are Victorian mansions.

HO151 Harcourt Street Precinct, Hawthorn

The Harcourt Street Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- Harcourt Street features a concentration of nineteenth century mansions of a high level of design, a number of which retain expansive grounds.
- The mansion houses are interspersed with series of distinctive and substantial Federation designs, and interwar houses in Tudor and related modes.
- The southern part of the precinct is notable for smaller middle class houses on Rathmines Road, Auburn Road, some with miniature arched tower-form porches of a

type occasionally seen in Canterbury and Kew. These are accompanied by broad single-fronted, single-storey verandahed Italianate middle-class housing in Bayview Avenue and Molesworth Street. This stock is largely intact, usually with stone-patterned timber facades or polychrome brickwork, often with mature gardens and sometimes with original fencing.

- The mansion designs by the noted architect John Beswicke, in an Italianate mode that complemented his designs for Hawthorn and Camberwell Town Halls and the Glenferrie and Auburn shopping centres. The south and west end has similarly vigorous and distinctive designs by a later generation of architects, as well as the Auburn Primary School at 51 Rathmines Road, built in stages from 1890.
- The character of the area is enhanced and rendered distinctive by broad kerbside lawns and mature street trees, arching over Harcourt Street and Higham Road within the precinct boundaries. The William Angliss Reserve, adjacent to the precinct at its east end, visibly separates the precinct from neighbouring areas and reinforces its garden character.

HO152 Grace Park and Hawthorn Grove Precincts, Hawthorn

The Grace Park and Hawthorn Grove Precincts, Hawthorn, are of heritage significance for the following reasons:

- The place is a concentrated and relatively intact precinct of generally high quality residential buildings of the later Victorian and Federation periods.
- Hilda Crescent has an unbroken set of highly distinctive Federation house designs, and the mode continues in the adjacent streets.
- The area is characterised by mature gardens and street trees, filtering the light in the more southern streets, south of Kinkora Road, and giving the area a distinctive shaded character.
- The diagonal house compositions and curving streets in the Grace Park Precinct combine to create an informal and picturesque character.
- The northern section - Kinkora Road and Hawthorn Grove - has a large concentration of 1880s housing in tighter patterns that are similarly characteristic of that earlier era, and is relatively intact. These streets were the first typically-scaled suburban development in Hawthorn, in contrast to the St James Park area which began as a mansion group.
- The Barkers Road section is more heterogeneous, but does incorporate several notable Federation and Bungalow designs. Clovelly Court is an impressive apartment group utilising garden villa forms, comparing with both the courtyard flats in the Fairview Park Precinct (HO148) and the more similar Corsewall Close (HO149).
- Located at the southern end of the precinct, the Michael Tuck Stand at the Glenferrie Oval is striking both for the way it draws on its red-brick domestic surroundings as it is for its 1938 modernity.
- The precinct is visually unified by the shared, curving park based around the former Kew Railway line, that runs though the entire precinct from south to north and reads as a reminder of the precinct's early popularity as a commuter suburb.

HO154 Lower Burke Road Precinct, Glen Iris

The Lower Burke Road Precinct, Glen Iris, is an area of heritage significance for the following reasons:

- The place contains Hawthorn's most intact group of interwar houses, adopting a variety of styles, many of which retain associated fences and gardens.
- The place is of interest for the prominent and slightly elevated siting of the houses.

HO155 Lyndhurst Crescent Precinct, Hawthorn

Lyndhurst Crescent Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- The place is representative of the growth of Hawthorn as a garden suburb from 1856-1900, particularly through the siting of middle-class, Victorian-style villas of varied size and materials in garden settings.
- The development of the place capitalized on the fashionable status of nearby Harcourt Street and consolidated this area as a highly desirable garden suburb for the both the wealthy and relatively wealthy.
- The place contains a number of significant examples of the Victorian architectural style.

HO156 Morang Road Precinct, Hawthorn

The Morang Road Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- The place centres on the historically significant Hawthorn Railway Station, developed and in continuous use since 1861 (present building commenced in 1890).
- The place comprises a consistent and relatively intact group of later nineteenth-century housing, in both terraced and detached form.

HO157 Oswin Street Precinct, Kew

The Oswin Street Precinct, Kew, is an area of heritage significance for the following reasons:

- The area is one of the more intact concentrations of 1920s and 1930s housing in Melbourne. It compares directly with the 'Urquhart Estate' (located within the Leslie Street Precinct, Hawthorn HO164), but differs in being composed largely of State Bank and Burridge Leith designs. The State Bank housing scheme played an important role in the development of the north-eastern part of Kew prior to WWII. Other State Bank concentrations (Mont Albert and Wandsworth Roads, Surrey Hills for example) have been eroded by redevelopment in recent years.
- The area is marked by a number of highly skilled and pioneering suburban house designs, including several prototypes for the Australian post-war suburban vernacular.
- The area is marked by a high concentration of original fences and outbuildings, and by its mature gardens. It retains the lightly treed character of pre-war Melbourne suburban landscapes when most have become more heavily treed.

HO158 Walmer Street Precinct, Kew

The Walmer Street Precinct, Kew, is an area of heritage significance for the following reasons:

- The place contains a series of individually significant mansion houses which all represent different but accomplished facets of nineteenth and early twentieth century architectural design.
- Studley Park Road, Walmer and Nolan Streets are all dominated by these mansions, though Walmer Street in particular has a line of Victorian and Federation houses that were developed alongside the mansions and which play an important supporting role in the precinct.
- Generally, the streets within the area adjoin either parkland or large school garden spaces, providing a distinctive parkland character to the area.

HO159 Prospect Hill Road Precinct, Camberwell

The Prospect Hill Road Precinct, Camberwell, is of heritage significance for the following reasons:

- The areas north of the railway line comprise a generally intact collection of late Victorian and Federation houses, all very well designed and with a high level of integrity to their gardens and street appearance. The precinct is one of the most intact and homogenous estates of this type in Melbourne, rivalling the Central Park-Stanhope Street region in Malvern and the other leading Boroondara concentrations of this period, the Grace Park Estate in Hawthorn (HO152) and the Barry Street Precinct in Kew (HO143). It is the foremost precinct of combined late Victorian-Federation building stock in the former Camberwell municipality.
- Many late Victorian and Federation houses in this area have been custom-designed, giving the precinct a distinct identity (this is particularly true for areas north of Prospect Hill Road). The area as a whole is marked by a general cohesion in scale, address of the streets, property dimensions, materials and detailing and fence height. Though there are variations, the streets have a general uniformity in their mature street tree coverage, basalt kerbs and pitching, asphalt foot paving, and driveway width. Within the general precinct heavy traffic volumes have been kept to four streets in three axes: Stanhope Grove-Trafalgar Road, Prospect Hill Road, and Broadway west. The Read Gardens, a small but mature park, is a central focal point.
- The north-western section of the Prospect Hill Precinct, the former Tara Estate (bounded by the south side of Canterbury Road, the east side of Loch Street, the south side of the Broadway and the western edge of HO159), is Camberwell's most intact and distinguished concentration of Victorian and Edwardian building stock. It was developed from 1890 following the subdivision of the land around John O'Shannessy's residence, Tara (1859, now 2 Berwick Street). The area has a high level of visual cohesion and period expression, deriving from its consistency of scale, form, materials and siting. Many buildings within the Estate are of individual distinction, having been custom-designed in variations on the prevailing Italianate and Federation styles. This area also features some interwar development.
- The general late-Victorian and Federation character of the Prospect Hill Precinct is modulated by the former Hollies Estate along Cookson Street, which comprises an excellent and intact series of interwar designs spanning that entire period (1919-1940), and including the Christian Science Church, winner of the Victorian Architecture Medal in 1938. The interwar character of the group is enhanced by the survival of original fences, mature gardens and street surfacing, and relates well to the existing railway cutting landscape to the south.
- To the east of the Tara Estate, the Russell Estate (bounded by Russell Street, the south side of Canterbury Road, the Broadway and Sefton Place and the railway line) was subdivided between 1888 and 1903 and was largely developed by the 1920s. Its building stock is predominantly late Victorian and Federation but also features some interwar development. At the north-eastern corner of the Prospect Hill Precinct, Broadway and Sefton Place are generally Federation in character, and feature a number of Queen Anne villas of individual distinction.
- South of the railway line, development is predominantly late Victorian and Federation in character and includes, in Royal Crescent/Craig Avenue, a particularly fine collection of Queen Anne villas.
- Also south of the railway line but north of Prospect Hill Road, the former Prospect Hill Estate extends from the west side of Lorne Grove eastward. Building stock in this area is generally consistent with the late Victorian and Federation theme of the place as a whole, although there is also some interwar development.
- The southern areas of the Prospect Hill Precinct (from the south side of Prospect Hill Road to the southern edge of the precinct) were developed for the Riversdale, Kasouka and Gladstone Park Estates from the late nineteenth century. As for the balance of the precinct, these areas are predominantly late Victorian and Federation, with some streets of particularly high integrity and with individually significant buildings. The south-

eastern corner of the precinct (Brinsley and Wandin Roads and part of Riversdale Road) comprises a mix of Federation and interwar Bungalow houses, and is generally less intact.

HO160 Rathmines Grove Precinct, Hawthorn East

Rathmines Grove Precinct, Hawthorn East, is an area of heritage significance for the following reasons:

- The place is a highly intact, single storey, Victorian timber precinct of generally single-fronted houses with timber block fronted front walls, and cast iron verandahs.
- The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area. The dwellings along Rathmines Grove were originally developed as small servicing quarters for these mansions.

HO161 Ryeburne Avenue Precinct, Hawthorn East

Ryeburne Avenue Precinct, Hawthorn East, is an area of heritage significance for the following reasons:

- The place is a largely intact, predominantly late Victorian/Federation precinct developed to capitalize on the prestigious image of the early mansion development in the nearby Harcourt Street vicinity.
- The place is representative of the growth of Hawthorn as a garden suburb in the late nineteenth and early twentieth century.
- The garden qualities of the place are reinforced by the Angliss Reserve and Rathmines Road Reserve, both located at the western end of the precinct.
- Rathmines Road includes a mostly intact group of brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses which is relatively unusual for the Hawthorn area.

HO162 Sackville Street Precinct, Kew

The Sackville Street Precinct, Kew, is an area of heritage significance for the following reasons:

- The place contains a number of individually significant mansions generally dating from the late Victorian period, set on generous allotments. These are supported, visually, by a series of smaller houses which range in date from the Victorian era to the Federation and interwar periods. There are several pleasant houses from the post-WWII period.
- As is the case for Harcourt Street Hawthorn (HO151), the area is important for its ability to demonstrate a pattern of early mansion development supplemented by smaller houses added from the Federation through to more recent periods.
- The area is notable for its imposing envelope of street trees which arch over the street for most of its length, and for its large and mature gardens.

HO163 St James Park Estate, Hawthorn

The St. James Park Estate, Hawthorn, is an area of heritage significance for the following reasons:

- The place is a Victorian-era mansion estate, developed in the second half of the nineteenth century as Melbourne’s wealthier residents sought accommodation away from industry and the cramped living conditions of the inner-city, in a more physically desirable location, but still close to the city. Several of the streets offer broad views of Richmond and Hawthorn East.
- The place contains an exceptional number of individual buildings of historical and architectural merit including Victorian-era mansions as well as large Federation and

interwar-era dwellings. Individually significant buildings include Invergowrie and its gate lodge, the Glucksburg trio, Hawthorn House and Zetland.

- The place has important historical associations with Sir James Palmer who erected Burwood (now Invergowrie), and George Coppin who subdivided and sold the area in 1871-1982.
- The place is representative of the growth of Hawthorn as a Victorian garden suburb from the 1850s up until to the interwar period.
- Development in the area also reflected its proximity to rail links (from the early 1860s) and the development of the tram network (c. 1912-3).

HO164 Leslie Street Precinct, Hawthorn

The Leslie Street Precinct, Hawthorn, which includes both Leslie Street and the Urquart Estate and Oxley Road precincts, is an area of heritage significance for the following reasons:

- The place illustrates most of the significant development phases affecting Hawthorn including the early years of settlement (1835-1855), the growth of Hawthorn as a Victorian garden suburb, the Federation-era prosperity of 1901-1919; and interwar concepts of the garden suburb.
- The place contains a number of individually significant buildings exemplifying High Victorian and Italianate design, the Federation style in its formative phase, and a series of characteristic interwar designs.
- Individually significant buildings in the Oxley Road precinct include institutional buildings such as St Columbs Church, Auburn Uniting Church and its accompanying buildings, and notable houses including Terrick Terricks and Auburn House.
- The place has a particularly well-preserved and notable collection of the prevailing house styles of the 1880s through to the 1930s, with homogeneous concentrations of style in several streets. The interwar Old English and Mediterranean is particularly well represented in Urquhart Street and Swinburne Avenue and homogeneous arrays of 1920s Bungalows are found in The Boulevard and Lyall Street. Oxley Road, Elmie and Goodall Streets have a good variety of Victorian and Federation houses. Leslie Street is a homogeneous run of 1880s workers' cottages, and Minona Street has a relatively intact group of small late interwar housing units.
- Through the road layout, the footpaths transecting parts of the precinct, the broad street lawns in the Urquhart Estate component, mature street trees and other landscape features, and concrete road paving (Swinburne Avenue), the place clearly demonstrates the application of the 'garden suburb' ideal as variously interpreted in the later nineteenth century, Federation and inter-war periods. In Hawthorn the precinct compares interestingly with its primarily Victorian and Federation predecessor, the Grace Park Estate (HO 152). The Urquhart Estate component (Urquhart Street, Swinburne Avenue, and The Boulevard) was the last substantial land holding in Hawthorn to be subdivided for residential purposes (in 1919).

HO191 Hassett's Estate, Canterbury/Camberwell

The Hassett's Estate, Canterbury/Camberwell, is an area of heritage significance for the following reasons:

- The place was one of the outstanding subdivisions in Camberwell in the 1920s and inspired much of the later built form, subdivision patterns and street design within the former City of Camberwell.
- The place is a particularly intact and notable collection of the prevailing house styles of the period 1920s to early 1940s, with an emphasis on the interwar Mediterranean architectural style, and containing also a series of advanced Moderne designs that read as prototypes for general suburban development in post-war Australia.

- The place retains a consistency gained through municipal by-laws on house siting, lot sizes and materials.
- The place is a predominantly intact interwar landscape containing concrete roads, landscapes medians with concrete lamp standards and mature street trees.
- The place is representative of the high quality estates developed in the Eastern suburbs during the interwar period to cater for an influx of middle-class householders. The estate is also conspicuously geared to commuting, fronting a tram line and located quite close to a railway.

HO192 Reid Estate, Balwyn

The Reid Estate, Balwyn, is an area of heritage significance for the following reasons:

- The large detached houses which adopt a range of interwar architectural styles and demonstrate a high quality of architectural design (particularly those constructed during the 1930s). This architectural quality is combined with the visually unifying factors of lot and frontage size, materials, and uniform set backs to create a cohesive and notable interwar heritage precinct.
- The place contains individually significant buildings in a range of interwar architectural styles, which have highly publicised associations with successful building designers, see, for example, Basil Hayler's houses in Highton Grove.
- The housing types and styles physically demonstrate the appeal of Balwyn as one of Melbourne's most fashionable new suburbs on the 1930s. This status was maintained in the development of areas further north and to the immediate east after 1945.
- The place is a generally intact interwar landscape containing concrete roads, mature gardens and street trees, and some original fencing.

HO220 West Hawthorn Precinct, Hawthorn

The West Hawthorn Precinct, Hawthorn, is an area of heritage significance for the following reasons:

- The place is a large and varied concentration of brick and timber Victorian worker's cottages and modest residences. Connell and Mason Streets have a good proportion of brick residences, while College, Fashoda, Spencer Streets have a higher concentration of timber workers' cottages.
- The place is representative of the growth of Hawthorn as a Victorian garden suburb from 1856-1900, particularly the use of the garden suburb ideal through the incorporation of parkland in order to improve the amenity of workers housing.
- The precinct also includes a mix of late Federation and interwar houses and flats.

HO225 Fairview Avenue Precinct, Burwood

Fairview Avenue Precinct, Burwood, is an area of heritage significance for the following reasons:

- The place is a well preserved timber bungalow precinct, comparing well with similar precincts in the metropolitan area and containing some unusual examples of hybrid residential styles.
- The place is a predominantly intact interwar landscape containing mature street trees.
- The place is strongly representative of development in Camberwell during the interwar period. It is conspicuously predicated on a commuter workforce, being next to a tramline, and with relatively uniform side driveway provision for the car.
- Though it also contains some brick houses, overall, the extensive use of timber is in strong contrast to the predominantly brick residential estates in the rest of the former

Camberwell municipality which arose from the widespread application of ‘brick area’ by-laws.

HO226 Goodwin Street and Somerset Road Precinct, Glen Iris

The Goodwin Street and Somerset Road Precinct, Glen Iris, is of heritage significance for the following reasons:

- The place is a notable example of an intact interwar precinct with good examples of housing from the period, including the Old English and Mediterranean interwar architectural styles.
- The place epitomizes Camberwell’s renewed development in the years immediately after the Depression and is substantially consistent in housing stock from this period.
- The place has a large number of mature front gardens, some early or original fencing of varied types, and original street kerbing and surfacing.

HO227 Great Glen Iris Railway Junction Estate, Ashburton

The Great Glen Iris Railway Junction Estate Precinct, Ashburton, is of cultural heritage significance for the following reasons:

- The precinct contains diverse and generally intact housing from the 1920s-30s, reflecting the dynamics and character of Camberwell as an urban growth area during that period.
- The place demonstrates the influence of the railways on the subdivision and development of housing estates following WWI.
- The place demonstrates the methods employed by developers of the time to create housing estates with distinct character. Methods used in the Great Glen Iris Railway Junction Estate include specific road surfacing treatments, street tree selection and street name identification. These features remain predominantly intact.
- The place comprises a highly intact interwar landscape with concrete roads and related mature street trees.

HO228 Holyrood Estate and Environs, Camberwell

The Holyrood Estate and Environs, Camberwell, is named after the Riversdale Road ‘Holyrood’ mansion (by Reed, Smart and Tappin, 1890, now St Dominic’s Priory) from which the land was taken to create the Estate. The estate is an area of heritage significance for the following reasons:

- The place features a highly intact collection of 1920s–30s housing.
- The place strongly reflects the Camberwell municipal by-laws of the time which sought to raise and maintain the level of amenity and consistency within the Camberwell area through controlling the size of houses, front and side setbacks and materials.
- The place contains the notable St Dominic’s Church, which was constructed at the time the Estate was developed.
- The place comprises a generally intact interwar landscape with concrete roads and related mature street trees.

HO229 Ross Street Precinct, Surrey Hills

The Ross Street Precinct, Surrey Hills, is of heritage significance for the following reasons:

- The place is a notable example of a generally intact interwar timber bungalow precinct, albeit also containing some brick residences from the same period.
- The place is strongly representative of development in Camberwell during the interwar period. It is conspicuously predicated on a commuter workforce, being next to a

tramline, and relatively close to the electrified railway and with uniform driveway provision for the car.

- The place strongly reflects the Camberwell municipal by-laws of the time which enforced consistency in lot size and house siting on the lot.
- Its largely timber character is in strong contrast to the brick residential estates in the rest of the former Camberwell municipality.
- The place is a predominantly intact interwar landscape containing concrete roads and footpath paving and mature street trees.

HO230 Toorak Estate & Environs, Glen Iris

Toorak Estate and Environs, Glen Iris, is an area of heritage significance for the following reasons:

- The place is a generally intact and notable estate that was largely developed in the post-WWI era from 1916 to 1925. Bungalows are the predominant architectural style.
- The place is representative of the influence of electric railways and tramways on the subdivision and development of housing estates following WWI.
- The place demonstrates a high consistency of building form, siting and material, as encouraged by municipal by-laws and (in this area) brick and tile covenants.
- The place is a relatively intact interwar landscape containing concrete roads and mature street trees, and with some original fences.

HO231 Riverside Estate and Environs, Balwyn North

The Riverside Estate and Environs, Balwyn North, precinct is an area of heritage significance for the following reasons:

- The large, detached houses built in various interwar architectural styles (particularly those constructed during the 1930s building boom in Camberwell) demonstrate a high quality of architectural design. This architectural quality is combined with the visually unifying factors of lot size, materials and uniform set backs to create a cohesive and notable interwar precinct.
- The housing types and styles physically demonstrate the appeal of Balwyn as one of Melbourne's most fashionable new suburbs of the 1930s, a status which was consolidated after 1945.
- The precinct is distinguished by the scale and complexity of its building styles, combined with its location on a slope commanding broad views of the Yarra Valley and distant mountains.
- The place contains individual aesthetically significant sites from the interwar period.
- The place is a predominantly intact interwar landscape containing concrete roads and mature gardens and street trees.

HO260 Auburn Village Precinct, Hawthorn

Reference - Auburn Village Heritage Study Heritage Guidelines (2005)

The Auburn Village Precinct, Hawthorn, is an area of cultural heritage significance for the following reasons:

- The precinct is a representative example of a major commercial precinct of late 19th and early 20th century.
- The precinct demonstrates the important influence of railways by encouraging the development of commercial centres around stations, and illustrates the speculative development boom in Hawthorn during the late nineteenth century before the on-set of the 1890s depression.

- The scale and grandeur of a number of the shops, particularly the three storey shops at 132-142 and 144-148 Auburn Road, reflect the importance of Auburn Village (and the middle class aspirations of Hawthorn at the time) as one of three major shopping centres in Hawthorn during the nineteenth century, and illustrates the type of development characterising a wealthy and dynamic city that led to the description 'Marvellous Melbourne'.
- The precinct is especially notable for the very intact late nineteenth century commercial streetscape in Auburn Road, which includes a remarkable collection of often elaborate and richly ornamented late Victorian shop rows that are complemented by a number of landmark buildings including the Auburn Hotel, Auburn Railway Station, and the three storey shop rows on the west side of the street.
- Many of the early shops within the precinct were designed by the noted local architect John Beswicke, who also designed the Hawthorn Town Hall.
- Burwood Road, while less intact, includes groups of commercial shop rows with common siting, scale, fenestration, and ornament that create relatively cohesive and homogeneous streetscapes that provide an appropriate context.

HO264 Balwyn Road Residential Precinct, Canterbury

Reference – Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review (August 2006)

The Balwyn Road Residential Precinct is of historic significance because the pattern of development reflects that of Boroondara generally. In much of Boroondara one or two periods might be represented in any one precinct, however in the Balwyn Road Residential Precinct all periods are nearly equally represented. As such, the precinct is a microcosm of the broad sweep of development across the City. The relative consistency in the allotment width and/or size across the different phases of development serves to unify the precinct.

There are historical associations with several eminent families (Danks, Goldings, Marfleets, McAlpins, etc). Of further interest is the profile that some residents have had at a broader level (either State, national or international) and the manifold connections between various residents within the precinct and the City of Boroondara.

The Balwyn Road Residential Precinct is of aesthetic significance for the many high quality buildings, some of which are of individual significance at the broader level, and others that are generally good examples of their architectural style. The buildings are remarkably intact to their period of construction and have been well maintained. There has been limited change of building stock. A high proportion of the buildings have been architect designed. Although there are a range of styles evident, there is a consistency in scale and setbacks.

The extensive and well maintained landscaping both to the street (with trees and wide reservations) and the private gardens provides a level of cohesion. One of the gardens (no. 17) is a rare example of a late nineteenth century intact suburban garden. In addition, some of the early road and paving infrastructure is intact.

HO489 Burwood Road Precinct, Hawthorn

Reference – Assessment of the Burwood Road Heritage Precinct Hawthorn (August 2008, updated March 2012)

What is significant?

The Burwood Road Heritage Precinct comprises, on the south side, the properties from 388 through to 444 Burwood Road and on the north side the properties from 481 to 497 Burwood Road. The Precinct comprises fine representative examples of good design and the aesthetic characteristics of boom-style Victorian and Edwardian development providing commercial and social institutional services, including the doctor's residence, important in the development of Hawthorn. The significant fabric of the buildings is that early or intact fabric which is visible from the public domain of Burwood Road and the side streets. The

fabric of roof forms that are not visible from the public domain are not of themselves significant. The perception of their integrity is however implied by the void above these roofs to the extent of the understood, or expected, depth that the buildings extend beyond their frontages. This perception of integrity of the principal form of the buildings makes an important contribution to the heritage significance of the precinct and this perception of integrity is a primary feature of the character and appearance of the buildings of which this heritage place is comprised.

How is it significant?

The Burwood Road Precinct is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

The Burwood Road Precinct is of local historical significance to the City of Boroondara as a late 19th and early 20th century centre of commercial and social institutions important to the development of Hawthorn. The Precinct demonstrates the pattern of development influenced by the choice of location of key civic facilities starting in 1861 and by the extension of the railway through the area in 1882. The Precinct contributes to the appreciation and understanding of the development of Hawthorn as presented in conjunction and comparison with adjacent heritage assets and heritage areas. The section of Burwood Road included in the Precinct, although diminished by the loss of the 1889 Hawthorn Coffee Palace, demonstrates the juxtaposition of social institutional and commercial development and links the Auburn Village and the Leslie Street Heritage Precinct with the former Municipal Centre and Glenferrie Road. The Precinct is important in conveying a broad understanding of the historical development of Hawthorn (criterion A) and nuance of setting and other influences as these have produced the boom-style Victorian and Edwardian Streetscapes. (criterion D)

The proposed Burwood Road Precinct has aesthetic significance (criterion E) demonstrating good design characteristics of boom-style Victorian and Edwardian for commercial and social institutional development as well as a fine example of a doctor's residence, which probably included consulting rooms. The streetscapes present a generally consistent form and scale, including substantial terrace rows of shop/dwellings, and visually complement the streetscapes of the adjacent heritage areas and assets.

The terrace row from 424-444 Burwood Road derives heritage significance, particularly at the local level, from its association with its designer, the noted Architect John Beswicke, who was also responsible for the design of the Hawthorn Town Hall and many of the buildings within the Auburn Village.

HO491 Glenferrie Road Commercial Precinct, Hawthorn

Reference – Hawthorn Heritage Precincts Study (April 2012)

The Glenferrie Road Commercial Precinct, Hawthorn, is of heritage significance for the following reasons:

- Glenferrie Road is of historic significance as the centre of Hawthorn since the establishment of the Town Hall in 1861. It demonstrates the influence firstly of the railway (1882) in encouraging the development of commercial centres around railway stations, and secondly of the tramway (1913) in supporting the growth of the commercial area northwards. The precinct thus displays significant heritage elements associated with the development of Hawthorn in the late nineteenth and early twentieth century, especially the land boom era following on the expansion of the railway and the Federation era expansion of the public transport system through the tramways. The construction of the Don department store indicates the importance of Glenferrie Road as a regional shopping centre. Glenferrie Road is significant as the major shopping centre in Hawthorn. (RNE Criteria A.4, D.2)
- Glenferrie Road commercial precinct is of aesthetic significance as a commercial, retail, civic, services and residential precinct containing examples of buildings by a number of prominent architects including a number of buildings from 1889 by architect John

Beswicke and from 1889-1891 by Augustus Fritsch. The key buildings are set in a context of Victorian, Edwardian and Inter-war buildings that contribute to the architectural character of the precinct. (RNE Criterion E.1)

- Notable buildings of architectural merit include commercial buildings such as the NAB (1917) and ANZ (c1920) banks at 637 and 687 Glenferrie Road, the former Melbourne Savings Bank (c1900) at 365 Burwood Road and the prominent former CBA bank of 1889 on the corner of Burwood Road. There are also a number of fine architect-designed retail buildings including the former Don department store of 1910, which is the work of Ward and Carleton.
- Glenferrie Road commercial precinct is significant for public buildings including the Hawthorn Town Hall (designed by Leonard Terry in 1861, with extensions by John Beswicke, 1889). Other public buildings include the Flemish/Romanesque Revival styled Post Office at 378 Burwood Road, the former RSL at 605 & 607 Glenferrie Road, and the Manresa kindergarten at 84 Lynch Street.
- Glenferrie Road commercial precinct is significant for its substantial concentration of significant places associated with the development of retailing, with a large number of contributory items from the Victorian era and including a number of significant shops constructed in the early twentieth century. Besides the former Don department store mentioned above, these include the pair of Queen Anne two storey shops at 722 & 724 Glenferrie Road; the 2- storey Federation shop at 756-758 Glenferrie Road and a number of brick and render shops at 760-764, at 768-772 Glenferrie Road, at 774 & 776 Glenferrie Road., 2A Bowen Street is a relatively intact example of a rear warehouse associated with a commercial building.
- Glenferrie Road commercial precinct is significant for its nineteenth century commercial and retail properties. These include the significant terrace of stuccoed Victorian shops at 730-734 Glenferrie Road and the Commercial Bank of 1892 at 633-635 Glenferrie Road.
- Glenferrie Road commercial precinct Hawthorn is of social significance as a centre for municipal, professional, retail and entertainment functions since the 1860s. (RNE Criterion G.1)

HO492 Lisson Grove Precinct, Hawthorn

Reference – Hawthorn Heritage Precincts Study (April 2012)

The Lisson Grove Precinct, Hawthorn, is of heritage significance for the following reasons:

- Lisson Grove is of historic significance as an illustration of the development of middle class suburbs in Hawthorn in the late nineteenth century and early twentieth century. It is significant for its associations with prominent members of Melbourne's business and professional community of the later decades of the nineteenth century. (RNE Criteria A.4, D.2)
- Lisson Grove is of aesthetic significance for its high quality Victorian residences that are set on large allotments. It demonstrates the style of housing built by the upper middle classes in Hawthorn in the late nineteenth and early twentieth century. There is a wide range of Victorian styles represented in Lisson Grove, and whilst these are generally of conservative styling, they represent the upper middle class ideal of a spacious villa, large house or even small mansion. The high level of integrity of the individual places is complemented by a low incidence of contemporary development. (RNE Criterion D.2)
- Lisson Grove demonstrates the garden suburb ideal in town planning by maintaining large allotments, many with varying depths, frontage setbacks and fences that permit views of gardens. Although many elements of front garden and fencing are not in themselves of historic value as they have been replaced, they provide appropriate settings for the houses. (RNE Criterion E.1)

HO493 Manningtree Road Precinct, Hawthorn

Reference – Hawthorn Heritage Precincts Study (April 2012)

The Manningtree Road Precinct, Hawthorn, is of heritage significance for the following reasons:

- Manningtree Road provides one of the best examples of the provision of housing for the rising numbers of the middle class in Hawthorn in the late nineteenth century. It was one of the earliest speculative housing subdivisions in the area, though like much of Melbourne was not filled until the Boom years of the 1880s. In the range of housing provision which Hawthorn provided in the nineteenth century, it sits between the wealthy homes of for instance, Hawthorn Grove and the smaller houses of the West Hawthorn Area.
- Manningtree Road was a stepping stone into a gentleman’s residence and clearly shows the major theme in Hawthorn, of the development of the garden suburb especially for the middle class, which was to become dominant throughout Melbourne in the twentieth century (RNE Criterion A.4)
- Manningtree Road displays a high level of cohesiveness of scale, architectural style and period of development. While there are a number of houses demonstrating more flamboyant or original or architectural features, they read as more elaborate versions of the more numerous standard asymmetric Italianate houses which dominate the street. . (RNE Criteria D.2, E.1)
- Manningtree Road has associations with Henry Box who was an influential figure in municipal, political and civic affairs in Hawthorn. His house Manningtree at no.2 (now altered) was an early mansion and lent its name to the street. No.4 Manningtree Road, now called Boonoke, has associations with John Patterson, pastoralist and businessman. (RNE Criterion H.1)

HO494 West Hawthorn Village Precinct

Reference – Hawthorn Heritage Precincts Study (April 2012)

The West Hawthorn Village Precinct, Hawthorn, is of heritage significance for the following reasons:

- West Hawthorn village is of historic significance in representing the transformation of Hawthorn from a rural village in the 1850s to a thriving Victorian town by the 1890s. It represents a continuous land use as a commercial centre from the 1850s, and one that predates the construction of the railway in 1861. Whilst the street now largely comprises buildings from the 1880s and 1890s, the former tea warehouse of 1869 at 107 Burwood Road predates other buildings in the precinct. (RNE Criterion A.4)
- West Hawthorn village is of historic significance as a commercial centre that demonstrates the strategic location of Burwood Road as the earliest river crossing on the Yarra, followed by urban consolidation as a result of the railway, and decline following the railway extension to Glenferrie and the electric tram route into Power Street. (RNE Criterion A.4)
- West Hawthorn Village is of aesthetic significance as a representative example of a Victorian commercial streetscape containing shops and hotels from the period 1881-1891. The comparatively narrow period that is represented by the present buildings is unusual in the context of Boroondara where a mix of periods and styles is more usually represented in commercial streetscapes. The groups of shop rows are relatively intact and have common elements of siting, scale, fenestration and ornament. (RNE Criteria D.2, E.1)
- West Hawthorn Village has strong social values as a shopping centre serving the local community since the 1850s. (RNE Criterion G.1)

HO505 Burke Road North Commercial and Transport Precinct, Camberwell

Reference - *Camberwell Junction Heritage Review (2008, reviewed 2009)*

The Burke Road North Commercial and Transport Precinct, Camberwell, is of heritage significance for the following reasons:

- The Burke Road North Commercial and Transport Precinct is of importance in reflecting a initial phase in the commercial development of Burke Road, between 1880 and 1930, in vicinity of Camberwell Railway Station .
- It is important in demonstrating the principal characteristics of a class of buildings - retail and commercial with residential above - as presenting in a coherent group.
- The precinct generally exhibits a strong streetscape cohesion and presentation with a readily discernible aesthetic character.

Significant building fabric of this precinct is primarily shop fronts which present to Burke road and side perpendicular streets and station building.

HO506 Camberwell Civic and Community Precinct, Camberwell

Reference- *Camberwell Junction Heritage Review (2008, reviewed 2009)*

The Camberwell Civic and Community Precinct, is of heritage significance for the following reasons:

- The Civic and Community Precinct is of major historical importance in the association of the original reserved land and related buildings with the early development and late growth of the former City of Camberwell.
- The precinct contains civic buildings, schools and churches all of which have been important in the growth and development of Camberwell and continue to be so in the new City of Boroondara.
- The precinct is of social significance as the focus of contemporary local governance and in continuing to play a significant role in the provision of places of education and worship for the local community.
- The civic centre in particular has been and continues to be a place used by the community for events, functions and related activities. Aesthetically, the precinct contains buildings of a generally high level of individual significance, which both individually and as a group are of particular distinction within the local context. Their aesthetic significance is enhanced by their open setting and the associated landscape and mature plantings

HO520 Kew Junction Commercial Heritage Precinct

Reference – *Kew Junction Commercial Heritage Study (September 2013)*

The Kew Junction Commercial Heritage Precinct, is an area of historical, social and architectural heritage significance for the following reasons:

- The Precinct has a predominantly retail and commercial built form character, with the majority of contributory buildings, as well as some individually significant buildings dating from the Victorian and interwar eras, with some more limited Federation and post-WWII development.
- Focal points within the Precinct include the fiveways junction and the (former) public buildings group (post office, police station and court house) on the landmark triangular site at the junction of High Street and Cotham Road.
- Significant and contributory buildings are principally two-storey terraces, with ground floor shopfronts (many of which are not original); parapeted first floors which display an overall high level of intactness; and zero setbacks to the main street frontages. There are also some single storey and larger commercial buildings, some of which have strong

corner presentations. Historically and socially the Precinct has been a commercial centre and a civic and social focus for residents of Kew since the mid-nineteenth century, attracting many prominent public and commercial buildings as well as numerous local businesses.

- The precinct demonstrates several of the principal characteristics of historic retail strips/shopping centres in inner and middle-ring suburbs of Melbourne. These include the comparatively high level of intact and parapeted first floor façades; the generally linear nature of the precinct whereby the valued built form presents as a ‘wall’ of building frontages; and the concentration of architectural detailing in the streetscape façades.
- Architecturally, the Precinct retains many comparatively intact buildings constructed in the second half of the nineteenth century through to the first half of the twentieth century, including through to the immediate post-WWII period, some of which are architecturally distinguished. Architectural styles evident in the precinct include Italianate and Renaissance Revival, Commercial Gothic, Queen Anne, Baroque influenced buildings of the early twentieth century, and a rich collection of interwar buildings displaying Art Deco characteristics.

HO525 Clutha Estate Precinct, Kew

Reference - *Assessment of Heritage Precincts in Kew (April 2013)*

The Clutha Estate Precinct, Kew, is an area of cultural heritage significance for the following reasons:

- Historically, the Clutha Estate precinct is of significance as an example of the continuing pattern of subdivision of the large Victorian estates fronting Studley Park Road during the twentieth century. The subdivision of the nine acre Clutha estate in the first years of WWII (1940), into 40 allotments, made it one of the last subdivisions of the interwar period in Kew. Building ceased after the government’s prohibition on civilian building was enforced from 1942, with the remainder of the subdivision generally developed in the 1950s. The subdivision is significant as a particularly intact example of an economical later subdivision pattern within Kew, which utilised small central courts to maximise the number and size of allotments. The Clutha Estate was also among one of the first subdivisions in the municipality to fully integrate courts into its initial subdivision plan.
- Architecturally, the Clutha Estate precinct is significant as a compact microcosm of architectural styles from the 1940s to the 1950s, which retains a comparatively high level of intactness. Within the surrounding area, which was developed earlier, the precinct is readily understood as a 1940s subdivision through its cohesive building style, although development of the late 1950s and early 1960s is additionally of note. The buildings are typically two-storey and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks, with some landscaped front gardens, original low brick fences and garages remaining.

HO526 Denmark Street Precinct, Kew

Reference - *Assessment of Heritage Precincts in Kew (April 2013)*

The Denmark Street Precinct, Kew, is an area of cultural heritage significance for the following reasons:

- Historically, the Denmark Street precinct is significant as an example of the gradual pattern of subdivision and development in this area of Kew from the mid-1870s until the first decades of the twentieth century, for mostly modest residential allotments on the fringes of the Kew retail area. The precinct demonstrates some of the principal characteristics of residential subdivision spread over this period, including a variety of building types and styles from the Victorian and Federation eras. Both single- and

double-fronted brick Victorian villas represent the first scattered ‘wave’ of development, with weatherboard Federation villas to Foley Street and brick detached and semi-detached Federation brick villas to Denmark Street being of the second ‘wave’, comprehensively infilling vacant land as economic times improved in the years surrounding the turn of the century. The years leading up to World War I saw the rapid infilling of vacant allotments, with those to Denmark Street capitalising on the railway service and closeness to the city. The precinct is also of note in that the opening of the Kew Railway Station in 1887 does not appear to have stimulated local residential development in the immediate vicinity which, following the subsequent economic ‘bust’ of the 1890s did not gain new momentum until the more prosperous years of the early twentieth century.

- Architecturally, the Denmark Street precinct is significant for its variety of building types and styles from the Victorian and Federation eras. Important characteristics include the prevailing single storey nature of residential development, with some attic storey dwellings; brick construction; semi-detached dwellings; prominent verandahs and porches with decorative cast-iron lace or timber fretwork; and terracotta tiled hipped and pitched roofs with visible chimneys. Brick buildings are interspersed with weatherboard villas and cottages; diagonally planned Federation houses and bungalows, with fretwork and timber arches, contrast with Victorian houses. A comparatively high number of lively and varied asymmetrical pairs of semi-detached houses are located in both Foley and Denmark Streets; those concentrated on the east side of Denmark Street in particular, are a defining characteristic of the precinct. The aesthetic significance of the precinct is further enhanced by the broad uniformity of building setbacks; feature verandahs/porches and turret elements; front gardens; and where available, generally low timber picket or brick fences.

HO527 High Street South Residential Precinct, Kew

Reference - *Assessment of Heritage Precincts in Kew (April 2013)*

The High Street South Residential Precinct, Kew, is an area of cultural heritage significance for the following reasons:

- Historically, the High Street South Residential precinct is significant for demonstrating the gradual pattern of subdivision and development of Kew from the mid-1870s through to the first decades of the twentieth century. The development on High Street followed a common pattern in the area, with initial development in the later Victorian period, generally close to Kew Junction, followed by a downturn in the 1890s economic ‘bust’, and then new development in the improving years after the turn of the century. Conversely, development to the west of High Street, including that of the former Findon estate, more readily exemplifies the residential subdivision of large nineteenth century estates in the early decades of the twentieth century. New streets (Miller Grove, Bowen Street and Henry Street) and medium sized allotments were created from a linear-form subdivision in 1913, which were subsequently developed during the late 1910s and 1920s. Despite the drawn out history of development, unifying characteristics of the Victorian and Federation era dwellings, and the later interwar development, include the generally consistent use of brick and overall uniformity of allotment sizes. The generally free-standing houses on generous sized allotments also reflect on the apparent affluence of the original residents and the desirability of the area.
- Architecturally, the High Street South Residential precinct is significant for incorporating a variety of building types and styles from the Victorian and Federation eras, and interwar period. Dwellings of single and attic storeys, including double-fronted detached villas and some larger double-storey villas, are found in the precinct together with terraces and semi-detached dwellings. Brick and roughcast render are common materials, while double-fronted Federation-style villas stand out due to their prominent, decorative verandahs/porches, including some with highly ornamented timber fretwork, and pitched terracotta tiled roofs. The diagonal alignment of High Street, with dwellings on sharply angled frontages, has encouraged construction of

vigorous diagonally-oriented designs with views of side elevations, and entrance and verandah ornamentation. Conversely, the 1920s bungalows in the west of the precinct display a comparatively high occurrence of juxtaposed front gables, rather than the simpler transverse roof type more common elsewhere in Boroondara.

HO528 Howard Street Precinct, Kew

Reference - *Assessment of Heritage Precincts in Kew (April 2013)*

The Howard Street Precinct, Kew, is an area of cultural heritage significance for the following reasons:

- Historically, the Howard Street precinct is important for its demonstration of the continuing pattern of subdivision of the formerly large estates on the south side of Studley Park Road, Kew during the interwar years, and as a highly readable ‘essay’ in the Old English domestic style of architecture. The latter style was much favoured in this general period in affluent pockets of Boroondara. The houses in the precinct were also constructed in unusually quick succession over a five year period, a concentrated burst of building activity expressing this popular building style.
- Architecturally, the Howard Street precinct is significant as an intact precinct in which seven of the eight original property owners commissioned houses adopting the Old English style, with individual dwellings providing evidence of differing but still related architectural approaches. These range from the elaborate full-blown ‘Gingerbread House’ attic style of 19 Howard Street; to variations employing decorative brickwork and dramatic pitched roof forms, such as 21, 23 and 25 Howard Street; and also to those with more traditional floor plans and forms but utilising half timbering, clinker brickwork and decorative stone trim to imbue the residences with an Old English flavour, such as with 11, 13 and 17 Howard Street. While the building at 15 Howard Street adopts a Modern style in rendered brick, the siting and scale are consistent with those in the Old English style.
- The aesthetic significance of the precinct is further enhanced by the uniform property street setbacks and large landscaped front gardens, several of which are original or of long-standing planting and landscaping. The retention of original low brick and/or stone front fences adds to this aspect of significance.

HO529 Queen Street Precinct, Kew

Reference - *Assessment of Heritage Precincts in Kew (April 2013)*

The Queen Street Precinct, Kew, is an area of cultural heritage significance for the following reasons:

- Historically, the Queen Street precinct is of significance as an example of the gradual pattern of subdivision and residential development in Kew from the late 1880s, within the original Kew township area. The close proximity to the Kew Junction shopping strip and the Kew Railway Station at Denmark Street, which was opened in 1887, aided the subsequent development of the precinct and the desirability of the location into the twentieth century. The precinct contains dwellings which represent a variety of building types and styles, from the Victorian, Federation and late interwar periods, which are generally intact to their original streetscape presentation. The precinct is further distinguished through retaining largely intact late interwar development in Fenton Avenue, which was associated with the subdivision, from c. 1937, of the former Drayton estate. This attribute of the precinct is important for demonstrating the continuing development of Kew into the middle years of the twentieth century.
- Architecturally, the Queen Street precinct is of significance for exhibiting a varied aesthetic character, which derives from its Victorian, Federation and later interwar residential development. The precinct’s rich variety comes from the mix of building types and styles, including generally single-, but also some double-storey buildings and a mix of detached, semi-detached/duplex, and terrace houses. The buildings are brick or

weatherboard, with some render and part rough-cast dwellings interspersed, with pitched or hipped roof forms. Front verandahs and porches set within a small front garden are features of the dwellings. Fenton Avenue's interwar character is also consistent, with richly detailed polychrome brick and a variety of Art Deco elements. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks and front gardens, with generally low timber picket or brick fences. Garages, carports and off-street car parking are not prevalent in the precinct, except in Fenton Avenue, where these features relate to the street's era of development.

HO530 Yarra Boulevard Precinct, Kew

Reference - *Assessment of Heritage Precincts in Kew (April 2013)*

The Yarra Boulevard Precinct, Kew, is an area of cultural heritage significance for the following reasons:

- Historically, the precinct is significant for its association with a phase of Modernist and architect designed residential development, which occurred largely between the 1940s and 1960s complemented by some residential development dating from the earlier interwar period and the late 1960s-1970s. During these years, the precinct was closely developed with houses that adapted to the natural setting and hilly topography. The move towards the simplified Modernist mode of dwelling, and in some cases experimental approach, also represented a move away from the more conservative house designs found elsewhere in the municipality. This aspect of the precinct's history reflected both the period of development, and also the willingness of property owners to embrace new and innovative residential design, a trend which has continued into more recent times. The precinct is accordingly also important for its association with many prominent architects and architectural practices of the postwar era; these include, but are not limited to, Theodore Berman, Chancellor and Patrick, Ernest Fooks, Anatol Kagan, McGlashan and Everist, Romberg and Boyd, and Bernard Slawik.
- A number of houses on the outer edges of the precinct which date from the interwar period and precede the predominant postwar development are also significant in that they help demonstrate the gradual subdivision of the area.
- The precinct has historical significance for its association with the sustenance employment schemes of the Great Depression, which resulted in the construction of the Yarra Boulevard.
- Architecturally, the Yarra Boulevard precinct is significant for its high concentration, richness and diversity of Modernist residential dwellings, complemented by examples of interwar and late 1960s-1970s residential development, set within an irregular, median-strip divided curvilinear street layout. The overall intactness of the more visible components of the dwellings is comparatively high, and alterations generally adopt a sympathetic approach. Many of the residences also display a high degree of sensitivity to site and topography, and ingenuity in their architectural approach, including to the design and orientation of buildings. This has created a distinctive aesthetic character for residential development within this area of the municipality. The concentration of well-preserved postwar Modernist houses is also arguably distinctive in the wider metropolitan context.
- The landscaped character of the precinct is significant. This is demonstrated in the garden settings to many of the houses which were often sympathetic to the Modernist architecture and reflected a contemporary response to the area's topography and natural setting, as well as site-sensitive planting schemes and approach. Noted landscape designers, such as Ellis Stones, are also believed to have been involved in some of the residential developments. The adaptation of street layout and house siting to the unusually hilly Melbourne terrain is additionally significant, including the irregular, median-strip divided curvilinear street layout.

HO532 Union Road Commercial Heritage Precinct, Surrey Hills

Reference - *Union Road Commercial Precinct Citation (June 2011)*

The Union Road Commercial Precinct is of local historical significance. It is a long-standing local commercial/retail shopping area in Surrey Hills which emerged in the 1880s after the extension of the railway line to Lilydale and the construction of the railway station in 1882. The diversity of local businesses was well established by the interwar era, by which time the built form of the precinct had also consolidated. The diverse commercial enterprises of the period met the typical needs of middle class suburban living, including the growing number of railway commuters, with a ladies draper, boot shops, laundry, painter, greengrocers, florist, chemist, butchers, delicatessen, cab proprietors and newsagents. The precinct is also of historical significance for its pattern of development which followed a similar pattern to that of residential development in Surrey Hills, commencing in the 1880s and, after some fitful follow up development around the turn of the nineteenth century, culminated in substantial consolidation in the 1920s.

In terms of social significance, the Union Road Commercial Precinct is locally significant as a much valued commercial/retail shopping area in Surrey Hills, which has served the community and railway commuter traffic for over 120 years. Although comparatively modest in size, its ongoing commercial focus emphasises its importance to the community of Surrey Hills.

Union Road Commercial Precinct is of local aesthetic/architectural significance. The precinct has a comparatively high level of intactness, and streetscape diversity arising from the variety of façade and parapet treatments. Earlier buildings in the precinct have typical Classical Revival detailing, at least to their first floor facades, while later buildings of the 1910s and 1920s have simpler detailing. There is also some homogeneity to the shopping strip, enhanced by pairs or multiple shop terraces that have remained unified, at least at first floor or parapet level. The precinct also derives some aesthetic value from its landscaping and street plantings.

Union Road Commercial Precinct is additionally significant for demonstrating some of the principal characteristics of late nineteenth and early twentieth century shopping precincts. These include a mix of single and double storey historic masonry commercial buildings with zero setbacks to the street; shopfronts at ground floor level which retain their original or early form and fabric; awnings of mostly simple form and detailing; and a preponderance of intact first floor facades with solid walls, punched rectangular windows, and often prominent parapets.

HO534 - Union Road Residential Precinct

Reference – *Union Road Residential Precinct Citation (2011, Updated 2014)*

The Union Road Residential Precinct is of local historical significance, as a long-standing residential area concentrated in Union Road, which demonstrates aspects of the growth and consolidation of Surrey Hills from the latter decades of the nineteenth century through to the interwar period.

Although not a large precinct, Union Road is also significant for reflecting the range of development which could occur on principal or main roads in what was, historically, an outer urban area. This includes a piecemeal pattern of development on earlier large allotments, which were later re-subdivided for more intensive urban development; the survival of earlier land uses until the interwar period, such as the market garden and dairy on the west side of Union Road; the construction of larger dwellings, as is more common on main roads; and the inclusion of buildings which were not strictly residential, such as the doctor's surgery and residence at 174 Union Road, the Anglican Church property at 175-177 Union Road, and the convalescent home at 257-59 Union Road.

Union Road Residential Precinct is also of local aesthetic/architectural significance. The precinct, which predominantly comprises dwellings from the Federation and interwar periods, has a comparatively high level of intactness in terms of its historical development. Typical, and valued, Federation characteristics of dwellings include external wall materials of weatherboard with either half-timbered and stucco panels, or continuously stuccoed

gabling; the return verandah and corner entry 'diagonal' form; tall chimneys; and some houses with short verandahs placed between projecting wings. Double-hung sash windows are common; there are also hinged casements, shallow box-frame and canted bay windows. Interwar development is largely concentrated on the west side of Union Road. Its principal, and valued, characteristics include bungalows marked by breakfront wings or projecting brick porches, with a low horizontal emphasis and hipped roofs. Several have a full-size gable, and porches integrated with rooms. Other characteristics include stucco-covered brick walling, a stuccoed frieze to the upper face-brick walls, and extensive red or clinker face-brick walling. Transverse-roof bungalows, with accentuated horizontal forms, are also found.

Later interwar houses in the precinct generally avoid gables, replacing these with hipped breakfronts; the later dwellings are also marked by the use of clinker or cream brick, relieving tapestry brick, and again an emphatic horizontal emphasis.

HO535 - Surrey Hills North Residential Precinct

Reference – *Surrey Hills North Residential Precinct Citation* (2011, Updated 2014)

The Surrey Hills North Residential Precinct is of local historical significance as a long-standing residential area in the northern part of Surrey Hills, which demonstrates aspects of the growth and consolidation of the suburb from the latter decades of the nineteenth century through to the interwar period.

Surrey Hills North Residential Precinct is also of local aesthetic/architectural significance, comprising housing with a comparatively high level of intactness from two main periods of development, being the late Federation period of 1910-1915, and the interwar period of the 1920s and 1930s.

The Federation houses derive from a time in Australian architecture when a distinctive national style was developing, influenced by the international Arts and Crafts movement, Art Nouveau, and elements of the Queen Anne mode. Valued characteristics of Federation houses in the precinct include simple L-shaped plans with a single projecting gable, often half-timbered; hipped roofs played off against the projecting gables; diagonal components such as angled corners or curved bays, sometimes coupled to an angled gablet or corner tower; and hinged casement windows often grouped in threes and fours.

The 1920s houses in the precinct are generally Bungalow variants, in a style influenced by contemporary American Bungalows, including those of California as well as 'Craftsman' Bungalows. Valued characteristics of these precinct dwellings include conspicuous transverse roof forms with gable ends (typical of Melbourne Bungalows, and of the Craftsman style), or two superimposed gables; forward-sloping roofs which emphasise the horizontal massing, and often integrate with verandahs; and verandahs enclosed by medium-height walls usually in the same materials as the house walls, with paired square-plan timber posts or occasionally brick piers clad in stucco.

Distinguishing characteristics of the 1930s houses include porch areas (rather than verandahs); hipped roofs with lower pitches; and more simply detailed chimneys. There are also more references to 'past' styles, such as Tudor, often conveyed in clinker or tapestry brick.

The Victorian houses, which are mostly in the Victorian Italianate style, display bracketed and hipped roofing; some with block front detailing to resemble stone; broad double-hung timber-framed sash windows; and chimneys which are corniced and either stuccoed or in exposed red face brick.

Established gardens also contribute to the aesthetic values of the precinct, as do street or median plantings.

HO536 - Canterbury Hill Estate

Reference - *Canterbury Hill Estate Precinct Citation* (2011)

Canterbury Hill Estate Precinct is of local historical significance, as a long-standing residential area which demonstrates aspects of the growth and consolidation of Surrey Hills

in particular in the decades after 1900. The precinct name derives from that given to a subdivision in the eastern area of the precinct in 1887, while the western area of the precinct was formed from later subdivisions, including post-1919 development associated with the Dunn family's former market gardens in the (current) Compton Street area.

The precinct, as with other residential areas and estates in Surrey Hills, is also significant for promoting an English character and English associations, as a means of attracting middle-class residents and purchasers of properties. This chiefly occurred through the use of street names such as Victoria (later renamed Bristol), Albert and Queen streets, and through the use of names associated with English counties and localities.

Canterbury Hill Estate Precinct is of local aesthetic/architectural significance. The precinct, which predominantly comprises dwellings dating from the early twentieth century through to the 1930s, has a comparatively high level of intactness in terms of its Federation and interwar development. A large number of these dwellings, including late Federation villas as well as some Californian Bungalows, are constructed of timber, which is a building material more commonly found in Surrey Hills than in other areas of Boroondara. The significance of this aspect of development is enhanced by the fact that Council, in the late 1920s, passed by-laws restricting the construction of dwellings in timber.

Significant Federation development in the precinct includes a range of well-designed and executed dwellings which demonstrate key Federation ideas in house design and detailing. These include diagonal planning; gabled and pitched roof forms; projecting wings/bays with half-timbered gables; timber-posted verandahs including return verandahs with timber friezes and fretwork; tall brick chimney stacks and 1:3 casement windows.

There are also substantial numbers of brick houses, the majority of which are brick and rendered bungalows, as well as some Old English style clinker brick and render villas, and dwellings displaying Mediterranean influences. This rich and varied interwar development displays many of the elements and influences which typify Australian bungalow design including Californian and Craftsman variants. These include half-timbered and shingled gable-fronts; ground floor areas on a basic oblong footprint, albeit with curved and canted bays and/or a porch-verandah to one façade side balanced by a projecting wing/bay; facebrick surfaces with cement render and concrete; lead-light glass; and brick verandah pedestals, or timber or cast concrete columns. The projecting bays and verandahs are independently gabled or in some instances roofed through the continuation downwards of the main roof pitch.

The aesthetic significance is also enhanced by the reasonably generous allotments, including setbacks with gardens, lawns and landscaped settings; street plantings including deciduous trees and native species; concrete footpaths and the grassed verge of Bristol Street; and also the concrete road surface of Compton Street, which in turn is typical of a bungalow estate in Boroondara.

HO590 Grange Avenue Residential Precinct

Reference - *Grange Avenue Residential Precinct Citation* (August 2014)

The Grange Avenue Residential Precinct, Canterbury, is an area of cultural heritage significance for the following reasons:

- The Grange Avenue Precinct is of historic significance as a subdivision that is representative of small-scale interwar subdivisions in the former City of Camberwell, which saw the breakup of large estates, such as 'The Grange', into middle-class residential areas including Grange Avenue and View Street. The substantial nature and high quality of the design of the houses at 2-10 Grange Avenue exemplify the quintessential middle-class interwar character for which suburbs in the former City of Camberwell are celebrated.
- The Grange Avenue Residential Precinct is of aesthetic significance for the strong and visually cohesive streetscape created by the row of houses which share a common style, setback, scale, major roof forms, materials and decorative details. Paired with their overall visual unity, the houses are individually and skillfully designed variations on a

theme, expressed by different combinations of secondary roof gables and dormers, verandah supports and leadlight windows. They are also high quality interwar houses, at least one of architect design, which are substantial for the area, and good examples of the Arts & Crafts attic-style bungalow. They are generally highly intact to their period of construction, and have been well maintained. They are enhanced by the mature Plane street trees on the wide nature strip.

- No 2 Grange Avenue is particularly distinguished by its superior level of detail and finishes, particularly seen in the complex massing of the front gable, the gabled 'roof' above the front bay window, and the fine brickwork of the arched brick porch entry. It demonstrates the evolution of architect Arthur Bidgway's high-quality middle-class houses from the Victorian and Edwardian villas found in Port Melbourne, to this very up-to-date interpretation of the Arts and Crafts style with California Bungalow elements in 1921.

HO643 - Fairmount Park Estate Precinct

Reference - *Fairmount Park Estate Precinct Heritage Citation (2016)*

Historically, Fairmount Park Precinct is a tangible illustration of Hawthorn's transition from an early rural settlement to Victorian garden suburb, sparked here by the subdivision in 1880 of Crown Allotments 27 and 28 into 112 suburban building blocks. Development was slow until the Victoria Street Bridge was opened in 1884, providing ready access to Melbourne (via Richmond). As development stagnated in the 1890s, due to the depression, the area was only fully developed in the prosperous Edwardian period, with minor infill and replacement of dwellings during the interwar period.

Architecturally, Fairmount Park Precinct demonstrates middle-class housing types from the late Victorian and Edwardian periods, and the interwar period to a lesser extent. Due to the relative prosperity of the owners and occupiers, most of the houses are freestanding, with a few duplexes (some disguised as more prestigious double-fronted houses). It was only at the end of the interwar period that living in flats was considered reasonably acceptable in middle-class areas, hence the appearance of up-to-date Moderne examples in 1940.

Aesthetically, the Significant houses in the precinct exhibit fine architectural design, a strong visual presence and high level of intactness. They include a number of late Victorian Italianate villas (32 Barkers Road, 22 Elm Street, 19 & 25 Oak Street), Federation villas (15 Elm Street, 29 Oak Street) and Federation Bungalows (3 Findon Street, 30-32 Oak Street). Overall, the streetscapes of gracious houses behind consistent garden setbacks are also of aesthetic significance.

HO646 - Creswick Street Precinct

Reference - *Creswick Street Precinct Heritage Citation (2016)*

Creswick Estate Precinct, comprising 4-16 Calvin Street, 3-15 and 2-12 Creswick Street, and 15-27 and 12-30 Mason Street, Hawthorn, is significant.

The precinct contains a number of large Victorian houses whose grounds were subdivided and developed with suburban houses in the interwar period. Many of the interwar dwellings retain their original front fences and gates.

The following properties are Significant to the precinct: 6 Calvin Street, HO461 – 17 Mason Street, HO97 – 24 Mason Street, and HO462 – 27 Mason Street.

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Definitions and Gradings

Policy Definitions

In this policy, unless the context admits otherwise, the following words and phrases have the following meanings.

Alteration: Means to modify the existing fabric of a place without undertaking building works in the form of an addition. This may include introducing new openings for windows or doors.

Conservation: Means all the processes of looking after a place so as to retain its cultural heritage significance (see definition for cultural heritage significance below). This may include maintenance, preservation, restoration, reconstruction and adaptation to accommodate new uses.

Context: Means the setting of a place, the key natural (including landscaping and established gardens) and built features of that setting, and the extent to which the setting influences the scale of development and land use patterns.

Cultural heritage significance: Means the aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural heritage significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects where appropriate.

Fabric: Means all the physical material of the place including components and external fixtures.

Heritage Place: Means a site, area, land, landscape, building or other work, or group of buildings or other works with cultural heritage significance. Can indicate an individual site or a heritage precinct. It may include components, spaces and views.

Heritage Precinct: Means a group of buildings and/or structures or other works and their associated land which have cultural heritage significance when read together.

Interpretive: Means design and materials that honestly admit their modernity while relating to the heritage character of their surroundings including form, proportions, colours, detailing and decoration.

Massing: Means the arrangement of a buildings bulk and its articulation into parts.

Outbuildings: Means a structure that is not part of a main building but which supports the function of the main building. Outbuildings can include carports, garden sheds, stand-alone conservatories, stables, cabanas and studios.

Principal façade: Means the external face of a building as viewed from the street.

Reconstruction: Means the process of returning a place to a known earlier state and is distinguished from restoration (defined below) by the introduction of new material into the fabric.

Restoration: Means the process of returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Scale: Means relative size. The term is used in planning to relate a place to its surroundings.

Siting: Means the placement and/or position of a building within a lot of land.

Gradings and Grading Definitions

Over the years a number of grading systems have been employed to designate heritage places within the former Cities of Kew, Camberwell and Hawthorn and within the current City of Boroondara.

The grading of places within precinct-based Heritage Overlays has been reviewed and are shown in the Boroondara Schedule of Gradings Map which is a reference document to this policy. These gradings supersede those contained within previous heritage studies.

‘Significant’ heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. ‘Significant’ graded

places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.

‘Contributory’ heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other ‘significant’ and/or ‘contributory’ heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

Non-contributory places – ungraded places within heritage precincts.

‘Non-contributory’ places are places within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent ‘significant’ or ‘contributory’ heritage places.

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Reference Documents

- Review of Heritage Overlay Precinct Citations (June 2006)
- Boroondara Schedule of Gradings Map
- National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates (1988)
- City of Kew Urban Conservation Study (1988)
- Camberwell Conservation Study (1991)
- Hawthorn Heritage Study (1993)
- Auburn Village Heritage Study (2005)
- Review of B-graded Buildings in Kew, Camberwell and Hawthorn (January 2007, Revised June 2007 and November 2009) Volumes 1, 2 and 3.
- Review of C* Grade Buildings in the Former City of Hawthorn (September 2006, Revised June 2007 and November 2009) Volumes 1 and 2.
- Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review (August 2006)
- Hawthorn Heritage Precincts Study (April 2012)
- Union Road Commercial Precinct Citation (2011)
- Assessment of Heritage Precincts in Kew (April 2013)
- Camberwell Junction Heritage Review (2008, revised 2013)
- Assessment of the Burwood Road Heritage Precinct, Hawthorn (August 2008, updated March 2012)
- Kew Junction Commercial Heritage Study (September 2013)
- Union Road Residential Precinct Citation (2011, Updated 2014)
- Surrey Hills North Residential Precinct Citation (2014, Updated 2014))
- Canterbury Hill Estate Precinct Citation (2014)
- Kew and Hawthorn Further Investigations - Assessment of Specific Sites (February 2014)
- Boroondara Heritage Property Database
- Grange Avenue Residential Precinct Citation (August 2014)
- Fairmount Park Estate Precinct Heritage Citation (2016)
- Creswick Estate Precinct Heritage Citation (2016)