

22.01

11/10/2018
C149

HERITAGE POLICY

This policy applies to all land within the Heritage Overlay.

22.01-1

Policy basis

~~11/10/2018 - / - / - - -~~
6149 Proposed C214glen

A key objective of Council’s Municipal Strategic Statement is to identify, protect, enhance and promote understanding of Glen Eira’s heritage.

Within the municipality a number of individual places and precincts comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state. They include residential and commercial areas and places from the Victorian, Edwardian, Inter-war and Post-war periods.

~~The Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan (Revised) 2017 and the Glen Eira Review of Existing Heritage Precincts, 2017 identifies these places and provides~~ Various heritage studies have been carried out over time to identify places and precincts and provide a framework for their protection and enhancement.

This Policy builds on the basis of Clause 15.03 (Heritage) and Clause 21.10 (Heritage) and sets out objectives and performance measures for all individual properties and heritage precincts in Glen Eira. This Policy includes Statements of Significance for each Precinct and the Contributory properties within each precinct.

22.01-2

Objectives

~~11/10/2018 - / - / - - -~~
6149 Proposed C214glen

~~To identify the City’s heritage assets and to give effect to the recommendations of the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2017 and the Glen Eira Review of Existing Heritage Precincts 2017.~~

To protect places identified as having architectural, cultural or historic significance and which demonstrate the various eras of Glen Eira’s development.

To encourage retention, preservation and restoration of all of significant and contributory heritage places within Glen Eira.

To preserve the scale and pattern of streetscapes in heritage precincts.

To ensure that additions and new buildings and works to a heritage place respect the significance of the place and/or precinct.

To ensure the design of new development respects, complements and responds to the heritage significance of the precinct.

To promote design excellence which supports the ongoing significance of heritage places.

To ensure that non-contributory buildings in heritage precincts are developed in a manner that is sympathetic to, and does not detract from, the significance of the heritage precinct.

22.01-3

11/10/2018
C149

Policy

It is policy to consider the following statements when assessing an application under the Heritage Overlay.

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 an individually significant place is located within a heritage precinct, any proposal must have regard to both the statement of significance for the individual place and the statement of significance for the heritage precinct in which it is located.

Demolition

It is policy to:

- Retain significant and contributory buildings.
- Discourage complete demolition of significant and contributory buildings unless it can be demonstrated to the satisfaction of the Responsible Authority that:
 - The building is structurally unsound and cannot be feasibly repaired or adapted for reuse; and
 - The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and
 - The replacement building displays design excellence; and
 - If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.
- Allow the partial demolition of significant and contributory buildings where the fabric to be demolished is of no significance, or for the purpose of additions if the addition will not affect the heritage significance of the building and is sympathetic in its scale and form.
- Where relevant, ensure an application for demolition is also accompanied by a replacement development proposal.
- To retain significant trees, and/or garden layouts that have been identified for their historical significance.

Subdivision

It is policy to:

- Ensure that the subdivision of a heritage place does not adversely affect the cultural heritage significance of the place or precinct.
- Ensure that appropriate settings and elements for heritage places are maintained including the retention of any original garden areas, large trees and other features which contribute to the significance of that place.
- Ensure that the lot layout does not adversely affect the cultural heritage significance of the place or precinct.
- Ensure that the subdivision of heritage places results in development that retains the existing built form pattern where such pattern contributes to the significance of the heritage place.

New Buildings in Heritage Precincts (Residential)

It is policy to:

- Ensure proposals are respectful of the existing scale, rhythm, massing, form and siting of significant and contributory buildings when viewed from the street.
- Encourage high quality, contemporary design or a simplified interpretation of the architecture of contributory buildings within the precinct to ensure new buildings are distinguishable from original buildings within the area. Discourage side by side development unless this is a dominant typology in the precinct.
- Ensure that new development does not overshadow or have any detrimental affect on public parks located within the Heritage Overlay (Greenmeadows Gardens and Caulfield Park).

Performance measures

It is policy to assess proposals against the following measures:

- Replica or mock heritage styles are not considered an acceptable design outcome in a heritage precinct. New buildings should always be distinguishable from old buildings.
- Buildings should adopt an understated character and should not visually dominate neighbouring significant or contributory buildings or the precinct in general.
- The proportions and spacing of door and window openings in new buildings should relate to contributory buildings within the precinct.
- The roof form should be similar to or respond to with the prevailing roof forms in the heritage precinct.
- The front and side setbacks of new development should reflect the prevailing rhythm of the street. Where a new building is proposed to be located between one contributory and one non contributory building, the front and side setbacks of the contributory building should be applied.
- New buildings in heritage precincts should not be substantially taller than adjacent contributory buildings unless an additional storey is set well back on the site to reflect the prevailing scale of contributory buildings when viewed from the street.
- Materials, colours, textures and finishes should complement those found in the heritage precinct.
- New buildings should not obscure views to contributory buildings from the public realm.

Alterations or Additions to significant and contributory buildings in heritage precincts (Residential)

It is policy to:

- Encourage the conservation or restoration of significant and contributory external fabric (and internal fabric where applicable), particularly fabric that can be viewed from the street.
- Encourage the restoration or reconstruction of a known original or early appearance of the place if there is historical evidence (photos or plans) to support this.
- Ensure that restoration or reconstruction is undertaken using appropriate materials.
- Encourage the removal of later additions that detract from the significance of the heritage place.
- Encourage alterations and additions that avoid demolition of a heritage place and/or contributory elements; retaining facades only is discouraged.
- Discourage new openings in the principal façade or principal visible roof form.
- Ensure that, where possible, alterations and additions are concealed from view from the street frontage and do not overwhelm the significant or contributory building or wider precinct.
- Ensure that alterations and additions to existing buildings do not overshadow or have any detrimental affect on public parks located within the Heritage Overlay (Greenmeadows Gardens and Caulfield Park).

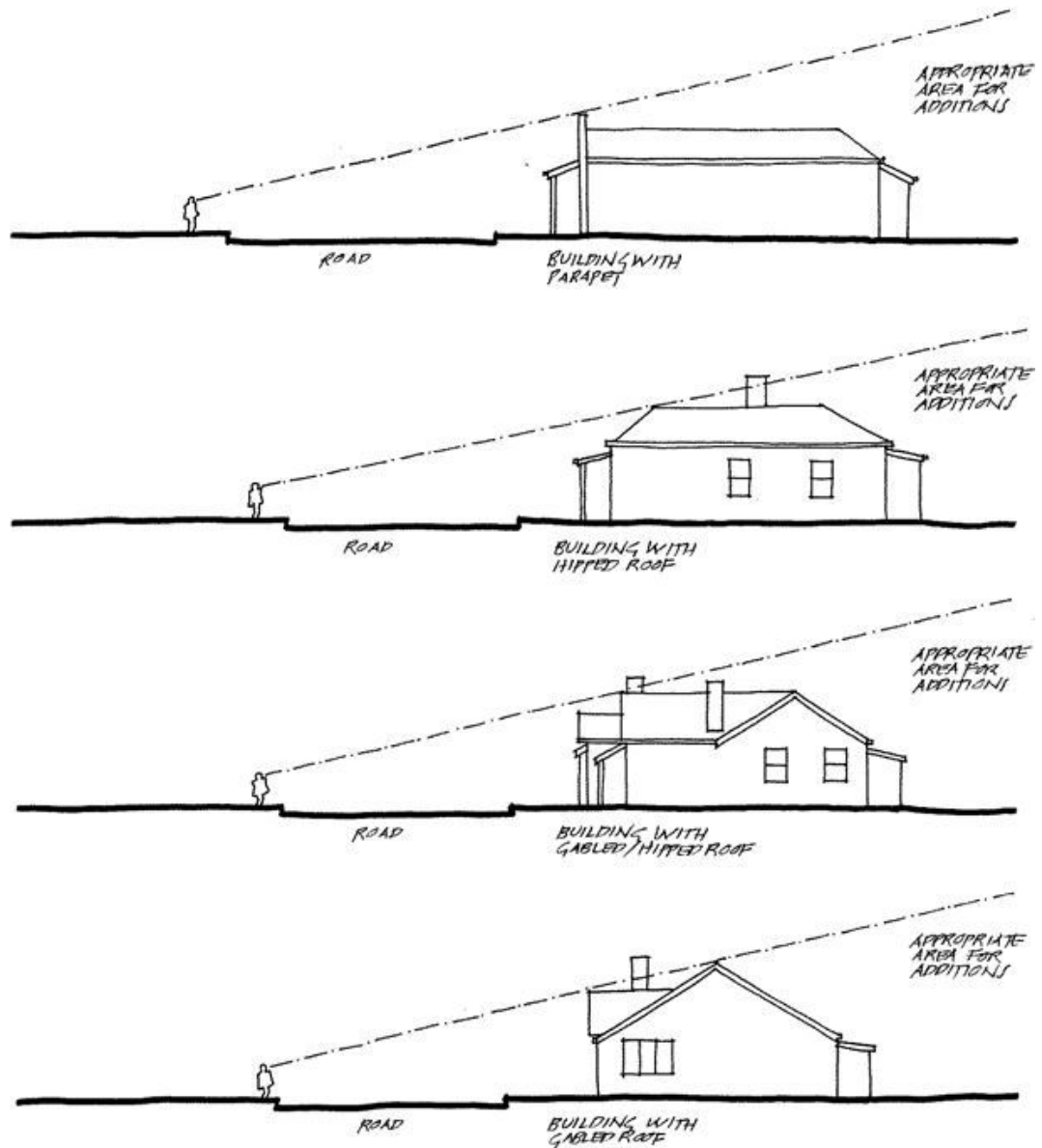
Performance measures

It is policy to assess proposals against the following measures:

- Ground floor extensions to the rear of significant and contributory buildings are encouraged in preference to first floor additions.
- Alterations and additions should be distinguishable from the original fabric of a heritage building.
- Additions should be visually recessive and read as a secondary element to the heritage place.
- Preserve existing rooflines, chimney(s) and contributory architectural features that are important components of the building.
- New building elements (dormer windows, verandahs, etc) should be avoided unless the proposal is part of a deliberate attempt to reinstate early features known to have existed on the building.

- Where side setbacks are an important feature of a heritage place, ground floor additions to the side boundary may only be allowed where the front wall of the addition is setback a minimum of 1.0metre from the front wall of the dwelling (there may be instances where a larger setback is required) and the addition is subservient to the significant or contributory building.
- First floor additions should be centrally sited and massed behind the principal façade and principal visible roof forms. Visibility of upper floor additions from the street should be minimised. Figure 1 indicates potential building envelopes created by projecting a sight line from 1.6 metres above ground level from the footpath across the street from the subject site. First floor additions can be accommodated within the area noted.
- Ensure that on corner sites, all additions visible from the secondary street should read as a recessive element to the heritage place.
- Alterations and additions should preserve principal view lines to significant and contributory buildings when viewed from the street.

Figure 1: Potential Building Envelopes for Various Roof Forms



Note: On corner sites, the site line is taken from the primary street frontage.

New Buildings, Alterations and Additions (Commercial Heritage Areas)

It is policy to:

- Encourage the conservation of setbacks that impart significance to those buildings that are surrounded by open space (including but not limited to churches and schools).
- Ensure any new upper level additions and works are respectful to the scale and form of the heritage place or contributory elements of the place and, where relevant, the heritage precinct as a whole.
- Encourage higher building additions to be well set back from the front wall of the building unless the specific context of the site recommends otherwise.
- Encourage the retention, restoration or reconstruction of original shopfronts and verandahs.
- Ensure commercial infill buildings adopt a contemporary architectural form or simplified interpretation of nearby contributory buildings.
- Discourage the introduction of architectural features, where it is known that these features were not originally present.
- Discourage signage above the verandah if it results in visual clutter in the streetscape and obscures views of the subject building and nearby contributory buildings.
- Ensure retention of signage deemed to have heritage value.
- Discourage sky signs, reflective signs, animated signs and electronic signs within heritage precincts.
- Ensure the design of new development, and alterations and new buildings and works on land zoned PUZ2 in the Derby Road Heritage Precinct (18-28 Derby Road) complements and responds to the heritage significance of the precinct and enables an appropriate interface with the emerging built form from the adjoining PUZ2 zoned land to the east.

Performance measures

It is policy to assess proposals against the following measures:

- Avoid erecting structures, including high fences in front of significant or contributory schools and churches.
- Respect the existing rhythm and grain of existing streetscapes including the visual repetition of parapet lines when constructing new buildings or additions to significant or contributory buildings.
- Identify the critical architectural forms that impart significance to the building or precinct and ensure that new works conserve and enhance this character.
- Ensure plant and equipment are concealed from view within the street.
- Conserve original elements on the front façade of the building. New openings may be introduced on secondary elevations to corner buildings provided they do not irreversibly alter valued architectural treatments.
- Avoid obscuring names and dates forming part of the architectural treatment of the building.
- Avoid use of materials and colour that conflict with significant and contributory buildings.
- Avoid visually intrusive design which confronts the established architecture of the centre and dominates the surroundings.
- Conserve and repair original elements of significant and contributory shopfronts.
- Discourage glass bricks, security roller doors and tinted or obscure glazing.
- Encourage new verandahs to be setback 750mm from the street pavement to avoid damage sustained by passing trucks.

GLEN EIRA PLANNING SCHEME

- Verandahs are discouraged on (former) public buildings and banks unless evidence can be provided indicating an original verandah to the building.
- Discourage internally illuminated signs unless they are located below the verandah, hanging under the soffit.
- Discourage above verandah signage unless specific provision has been made in the original façade treatment for a sign in that location.
- Ensure a neutral palette is used for the design of signage within heritage areas.
- The sign reading “Dairy Produce” at first floor level at 789 Glenhuntly Road should be conserved.
- The sign reading “The Argus” and “The Age” on the northern façade of 14 Derby Road should be conserved.

Front Fences and Gates

It is policy to:

- Retain original contributory fences.
- Ensure that new front fences are constructed in a manner that is sympathetic to and contributes positively to the significance of the heritage place and wider precinct.
- Ensure that new fences are designed to allow views to the heritage place from the street.
- Discourage front and side return fencing in the Crompton Court Heritage Area.

Performance measures

It is policy to assess proposals against the following measures:

- The materials and scale of new fences should be consistent with the architectural period of the significant or contributory building. In the case of non contributory buildings, the materials and scale of the fence should be generally consistent with the precinct.
- Use technical references such as *Fences and Gates c. 1840-1925*, National Trust Bulletin 8.1 or obtain expert advice to guide in the selection of a suitable style of front fence.
- Avoid choosing a fence style that is too ornate to suit the style of the place.
- In most precincts, fencing should not exceed 1.2 metres and should only be constructed in solid materials if this is consistent with the architectural period of the building or precinct.
- Discourage front and side return fencing within the Crompton Court Heritage Area as the lack of fencing is a characteristic of this Precinct.
- Provide continuity to the front fence by providing or retaining gates at the front property alignment.
- Encourage the use of hedges, shrubs and trees to provide additional privacy to dwellings in all heritage areas except for Crompton Court, where a lack of front or side return fencing and an open garden are significant elements in this precinct.
- Discourage development within the front setback of buildings.

Car parking and outbuildings

It is policy to:

- Ensure that car parking facilities do not dominate heritage places.
- Encourage the retention and conservation of original garages of individually significant places and in heritage precincts where garages form a prominent element in the streetscape, especially in the Beauville and Hillcrest Estates.

Performance measures

The following performance standards apply in the application of the policy:

- Encourage new car ports, garages and outbuildings that are visible from the street that use wall openings, roof forms and materials that complement but not replicate the main building or the characteristics of the heritage precinct.
- In general, parking should be restricted to the side or rear of properties, setback not less than 1 metre from the front wall of the façade adjacent to the driveway. Parking directly in front of a building is generally discouraged.
- Garage doors should generally reflect contributory garage doors in the area, where this is a dominant element in the streetscape
- Discourage double garages unless they are well setback from the street and in the rear yard of the property.
- Driveways and vehicular crossovers should provide for single car access only.
- Discourage additional vehicular crossovers and circular driveways.
- Where parking within the property frontage is prevalent in the streetscape, new car parking should not be contained within a roofed structure and should be integrated into the landscape to minimise visual intrusion.

Ancillary Services:

It is policy to:

- Encourage services such as satellite dishes, shade sails, solar panels, water tanks, air conditioning units and the like to be concealed from view of the street unless it can be demonstrated that they will not detract from the heritage significance of the place.

Public Infrastructure:

It is policy to:

- Encourage the retention and conservation of early public streetscape elements, such as landscaping features, roadside furniture, fire hydrants, post boxes and the broad range of infrastructure materials which contribute to the character of the heritage place.
- Ensure new street furniture respects the character of the area.

Vegetation:

It is policy to:

- Encourage the retention of culturally significant trees in a heritage place unless:
 - The trees are to be removed as part of a maintenance program to manage loss of trees due to deterioration caused by old age or disease.
 - The trees are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) cannot be implemented.
- Ensure additions and new works respect culturally significant trees (and where possible, significant garden layouts) by siting proposed new development at a distance that ensures the ongoing health of the tree.

Information to be submitted with a planning application:

Together with standard information normally required for a planning application, the following additional information is also required for property located within a Heritage Overlay area, where relevant:

- A written explanation of how the proposal addresses the provisions of the Heritage Policy and justification of any variations to the policy.
- A photo montage of the streetscape.
- Axonometric elevations for proposals with upper floor additions showing oblique views from the streetscape.
- An application for demolition of a significant or contributory building be accompanied by a report from a suitably qualified structural engineer.

22.01-4

11/10/2018
C149

Levels of Significance and Statements of Significance for Heritage Precincts

Every building of cultural heritage significance has been assessed and graded according to its heritage contribution. The levels of significance were revised for heritage precincts in 2017. The levels of significance are as follows:

- Individually significant: The place is a heritage place in its own right. All individually listed properties in the Heritage Overlay are individually significant. Where such properties are also located within a larger heritage Precinct, the individually significant property is considered to be a contributory place within the Heritage Precinct and the Statements of Significance for both the individual place and the precinct should be taken into account.
- Contributory: The place is a contributory element within a larger heritage precinct. A contributory element could include a building, or building parts such as rooflines, chimneys, verandahs or other structures or works such as landscaping, front fences or paving.
- Non Contributory: The place is not individually significant and does not contribute to the Heritage Precinct.

The following statements of significance provide a description of the importance of each Heritage Precinct. The contributory sites within each precinct are listed.

HO68 Bailey Avenue and Myrtle Street environs, St Kilda East

Statement of Significance:

The Bailey Avenue/Myrtle Street Historic Area has historic and architectural significance. Its historic significance is founded on its ability to demonstrate developmental practices during the second decade of the Twentieth Century and the role of speculative builders in this process. Its architectural values rest on the distinctive character of the houses built by William Bailey, in the Federation style, and their high level of integrity.

Contributory Buildings:

Bailey Avenue: 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 29

Glen Eira Road: 159, 163

Myrtle Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26

HO12 Beauville Estate and environs, Murrumbeena

Statement of Significance:

The Beauville Estate Historic Area is important at the State level as the first large housing estate undertaken by the A.V. Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It is also important as a very early estate development incorporating a range of features other than houses including made roads, shops and recreation facilities. In this respect it was the forerunner of the comprehensively planned housing estates of the Post-war era.

The estate is distinguished by its aesthetic values, as is the earlier and comparable Hillcrest Estate, which are formed by a combination of restrained diversity in house styles, with the exception of no. 30 in the emerging International style, and by a landscaped garden environment.

Contributory Buildings:

GLEN EIRA PLANNING SCHEME

Beauville Avenue: 1-39
Dalny Road: 1 (part), 5-17R (St Patricks Tennis Courts), 5-5A, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25
Gloucester Court: 1, 2, 3, 4, 6
Lindsay Avenue: 40, 42 44
Murrumbeena Road: 222, 224, 226, 228, 229, 229A, 230, 231, 231A, 232, 233

HO69 Bentleigh and environs

Statement of Significance:

The Bentleigh Area has historic and architectural significance. Its historic importance is derived from the manner in which surviving Inter-war housing stock forms a relatively discrete area within the modern City of Glen Eira, surrounded on all sides by Post-war development and demonstrating the impact of the electrified railway system on Melbourne's suburban expansion during the Inter-war period.

Its architectural significance is determined by the stylistic diversity and integrity of the middle class suburban bungalows and villas of the Inter-war years which collectively demonstrate the role of the small scale investor/builders of the period and the ideals of the Garden Suburb movement.

Contributory Buildings:

Bendigo Avenue: 40, 45, 46, 48, 49-56, 58, 59, 60, 1/61, 62-69, 71, 72, 73, 75, 77, 79, 81, 83
Brewer Road: 31, 33, 35, 37, 39, 41, 43, 57, 59, 61, 63, 65, 69, 73, 101, 103, 105, 107, 109, 111, 113
Burgess Street: 3, 5, 7, 9, 11, 13, 1/15, 17, 19, 1/21, 1/23, 25, 27, 31, 33, 35, 37, 39, 1/41, 43
Cairnes Grove: 2, 3, 5, 6, 7, 8, 9-17, 19-35
Campbell Street: 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 23, 24, 25, 26, 1/27, 28, 30, 32, 34, 36, 39, 41
Centre Road: 202, 204, 208, 210, 212, 224
Daley Street: 49, 51, 54, 56, 57, 58, 59, 61, 62, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 79, 80, 1/82, 83, 85, 86, 88, 90
Eddys Grove: 1-9, 11, 12, 13, 14, 16, 18, 20, 22, 24, 27-40
Gilbert Grove: 3, 5, 8, 9, 10, 11, 12, 13, 14, 1/15, 1/16, 17, 18, 20, 21, 24-33, 35, 36, 38, 40, 41, 43
Sunnyside Grove: 1-21, 26, 27, 28, 1/29, 30, 31, 32, 33, 34, 37, 38, 39, 40

HO86 Bruce Court, Elsternwick

Statement of Significance:

The Bruce Court Estate of William White and Sons off Parkside Street, Elsternwick, was formed in 1927 and developed by them in 1928-29 with nos. 32-34 Parkside Street being undertaken by others in 1931-1933 and "Miranda" at No. 48 predating the subdivision but incorporated in it. It is historically and aesthetically significant. It is historically significant (Criterion A) as a very early subdivision demonstrating the planning principals of the Garden Suburb Movement in the highly sophisticated manner of the late 1920's. These principals include the treatment of the street and residential front gardens as a single garden landscape exemplified by the use of low front and side fences, coupled crossings, uniform street plantings, 45 degree corners splays at the entry to the court and a curved wall closing the vista at the far end. The historic importance of the subdivision rests also on the fact that the houses built by the Whites and which constitute the principal elements of the place post date the earliest comparable subdivision undertaken by the better known estate developers Dickson and Yorston Pty Ltd in St Kilda East by only a year. Bruce Court compares chronologically also with Linden Court, Windsor (1928) and Crompton Court, Caulfield South (1929) whilst others of similar urban character were to follow. The survival of "Miranda" is of historic interest as the house that preceded the development of the court but survives as evidence of this earlier time. The blocks on which the houses of the early 'thirties facing Parkside Street are located formed part of the original estate and are of historic interest in this respect. No. 34 is of importance also as it marks the entry to the court, together with no. 48.

The subdivision is of aesthetic importance (Criterion E) not only for its Garden Suburb character but also for the manner in which the Whites' houses, though stylistically diverse in the manner of the period, use common architectural vocabulary that impacts aesthetic unity to the court. In this respect the place epitomizes the qualities that distinguish the Garden Suburb Movement in metropolitan Melbourne in the late 1920s.

Contributory Buildings:

Bruce Court: 1-6
Parkside Street: 32, 34, 46, 48

HO14 Caulfield North and environs, Caulfield North

Statement of Significance:

The Caulfield North Heritage Area is locally significant as a substantially intact and cohesive residential area during the late nineteenth century Land Boom and subsequently almost fully developed during the period leading up to the Great War. It is representative of speculative development in Melbourne's middle ring suburbs directed at the emerging middle class which was enabled by means of rail communication to live away from the workplace in a garden suburb environment.

Contributory Buildings:

Arthur Street: 3-3A, 5, 7, 9, 10, 11, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 33
Carnarvon Road: 1, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 29, 30, 31
Dandenong Road: 528-530
Glenferrie Street: 1, 2, 3, 4 "Anslem", 5, 7, 9, 10, 11, 13
Hawthorn Road: 17, 21-33, 39-51
Inkerman Road: 704, 706, 710, 712, 718, 720, 726-746, 752-764
Malakoff Street: 1, 2, 3, 4, 6-28
Malvern Grove: 1-12, 14, 16, 17, 19, 21, 23, 26, 28, 29-36, 38, 40, 42
Mayfield Grove: 1, 2, 3, 4, 4A, 5, 6, 9, 10, 11, 12, 13, 14, 16
Normanby Avenue: 5-12, 12A, 13, 14, 14A, 15, 16, 17, 18, 19, 22, 24, 26, 28, 30
Normanby Road: 107-135

HO17 Crompton Court, Caulfield South

Statement of Significance:

Crompton Court is locally important as an early garden estate, comparable with Lempriere Avenue (q.v.), 1926-27. Though smaller and lacking some features of Lempriere Avenue, the consistent design of the houses in the Spanish Mission Style, the treatment of no. 5 at the head of the court and the absence of front fences are distinguishing features at the local level. In these respects, Crompton Court is representative of the best garden estate design practice in Caulfield during the mid- Inter-war period.

Contributory Buildings:

Booran Road: 197, 201
Crompton Court: 1-5

HO71 Derby Road and environs, Caulfield North

Statement of Significance:

Derby Road is significant at the metropolitan level as a predominantly Edwardian shopping centre associated with the Caulfield Racecourse and having a distinct urban form determined by its short length and accentuated by a double line of electric tramway. Its architectural significance is established by the diversity of its street architecture and railway station and is enhanced by their substantially intact state.

Contributory Buildings:

Derby Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, 19, 20-24, 25, 26

Sir John 11-12, 12A, 13-14, 15-17

Monash Drive:

Tram overhead 16, 17, 51, 54, 54A, 54B, 55-59

wire poles:

HO72 Elsternwick Estate and environs, Elsternwick

Statement of Significance:

The Elsternwick Historic Area is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:

- Mid nineteenth century formation of country residences for which Caulfield is noted;
- Late nineteenth century “Boom” development of residential subdivisions and shops;
- The collapse of the Land Boom and of its land development schemes and deals which became the subject of criminal charges;
- The provision of public services including pitched roads and electric trams;
- The Edwardian residential and commercial development associated with the economic revival of that period;
- The pattern of residential development over time leading to a diverse socio-economic profile expressed in the range of house sizes and types;
- The continuing economic strengths of the Elsternwick Shopping Centre during the Inter-war period; and
- The development of religious, recreational and social institutions throughout the history of the Area.

Contributory Buildings:

Acacia Street: 1, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 18

Allison Road: 1, 1A, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20

Beavis Street: 11, 15, 17, 19

Curral Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17

Curral Place: 14, 16

Elizabeth Street: 1, 1A, 3, 5, 7, 9, 10, 11, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 52, 54, 56, 58

Glenhuntly Road: (north side) 271-317, 323-351, 357-399, 405-415, 421-431, 459-467

(south side) Elsternwick Plaza, 296-298, 316-322, 332-348, 352-356, 360-374, 386-404, 410, 416, 420, 426-478

Tram overhead 64-79, 81

wire poles:

Glen Eira Road: 182, 184, 186, 188, 190, 192, 194, 196, 202, 204, 206, 216

Gordon Street: 1, 9, 21, 23, 25, 27, 29, railway footbridge

Hotham Street: 178, 180, 182, 184, 186, 188, 190, 192 “Rippon Lea”

King Street: 3, 6

Liscard Street: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24

GLEN EIRA PLANNING SCHEME

Long Street: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24
Maysbury Ave: 1, 2, 3, 5, 6, 6A, 8, 10
Orrong Road: 39, 41, 43, 56, 57, 58, 60, 62, 63, 64, 65, 67, 70, 71, 73, 77, 1/78, 79, 81, 82, 83, 84-86, 85, 87, 88, 89, 91, 97, 101, 107, 113, 115, 117, 119, 121, 123, 125, 127, 129
Regent Street: 1-22, 24-33, 35, 37, 39, 41, 43, 45, 47, 48, 49, 50, 52, 54-66, 68-75, 77, 78, 80, 82, 84
St Georges Road: 1 "Glenmoore", 2A, 3, 4, 7, 8, 9, 11, 12, 15, 18, 21, 23, 27, 30, 32, 34, 36, 37, 38, 39, 42-61, 63-80, 82, 83, 84
Sandham Street: 1, 2, 5, 7, 16, 18, 19, 20, 21, 23, 28
Selwyn Street: 2, 4 (former Fire Station), 13,
Sinclair Street: 1, 2, 4, 6, 10, 16-20, 22, 24
Staniland Grove: 1, 3, 5A, 7, 9, 11, 13, 15, 16, 17, 18, 20, 20A, 22
Villiers Street: 1-24

HO22 Gladstone Parade, Elsternwick

Statement of Significance:

Gladstone Parade is locally significant as the City's most imposing Land Boom subdivision, confirmed by the number of substantial two storeyed nineteenth century residences. Its architectural significance is enhanced by the variety of styles including Italianate and Queen Anne with Elizabethan/Jacobean references. Its historical significance is formed in part by the presence of the former O'Neill College, which recalls the place of Henry O'Neill, an early settler in the district and by the examples of the work of architect Thomas B Jackson.

Contributory Buildings:

Gladstone Parade: 5, 7, 8, 9, 11, 12, 13, 15, 16, 19, 22, 23, 25, 28, 30, 32-34, 36
Nagle Avenue: 2 (former O'Neill College)

HO73 Glen Eira Road and environs

Statement of Significance:

This Area is architecturally important for the manner in which it brings together unusually fine examples of houses representing the major growth periods and styles for which Glen Eira is noted. They include the mid and late Victorian periods ("Nithsdale"), the post Federation years ("Burn Brae" at no. 419 Glen Eira Road), and a range of Inter-war styles of an especially high standard within the municipality. This latter group includes Californian Bungalows (especially nos. 427 and 429), Spanish Mission (especially nos. 433 and 435 Glen Eira Road), Old English Cottages (nos. 536 and 538 Glen Eira Road), and isolated French Provincial, Gothic Revival and Modernist houses (nos. 451, 457 and 455 Glen Eira Road respectively).

Contributory Buildings:

Bambra Road: 100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 114, 116, 118, 120
Glen Eira Road: 419, 423, 425, 427, 429, 431, 433, 435, 437, 439, 445, 451, 453, 455, 457, 494, 506, 512, 514, 522, 524, 526, 528, 530, 532, 534, 536, 538.
Kambrook Road: 133 ("Nithsdale"), 139, 141, 143

HO28 Glen Huntly Park Estate and environs

Statement of Significance:

This Area has architectural and potential heritage significance. Its architectural values are derived from the estate's capacity to demonstrate the planning principles of the Garden Suburb movement, pioneered in Melbourne during the mid 1920's and seen at "Glen Huntly Park" in the landscape treatment of the public environment, characterised by low front and side boundary fences, naturestrips and concrete pavements. These elements are reinforced by housing stock which is representative of its period and survives with a high level of integrity.

The potential historic significance of the estate arises from the extent to which Council intervened and therefore had responsibility for its design and construction. Although Council's decision to order its sale is known, its role in the planning and execution of the work remains the subject of further research.

Contributory Buildings:

Lyons Street: 6, 8, 10, 12, 14, 16, 18, 20, 22, 26, 30, 32, 34, 38, 40, 42, 44, 46
Miller Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44
Moirra Avenue: 2, 4, 20, 22, 24
Morgan Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 9A, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 44, 46
Neville Street: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 33, 35, 37, 39, 41, 43, 47

HO70 Glen Huntly Tram Depot and Glen Huntly Road environs

Statement of Significance:

This Area has historic and architectural significance. Its historic significance is demonstrated by the close juxtaposition between the tram depot and suburban homes, built at the same time and expressing their interdependence: a relationship which made possible the subdivision and settlement of the whole of the remaining open land in the Old Caulfield Municipality during the Inter-war period and has all but passed in other Australian capital cities.

The Area's architectural values are derived from the intact state of the stylistically diverse 1920s housing stock, demonstrating a standard of living representative of the period.

Contributory Buildings:

Glenhuntly Road: 885, 887, 889, 891, 893-901, 905, 907, 909, 911, 913, 915, 917, 919, 921
McGrath Street: 2, 4, 6, 8

HO32 Hillcrest Estate and environs, Caulfield South

Statement of Significance:

The Hillcrest Estate Historic Area is noteworthy at the State level as the first housing estate undertaken by the A.V.Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It has historic value also as an early planned housing estate associated with the depression years and is distinguished by its aesthetic values formed by a combination of restrained diversity in housing styles and a landscaped garden house environment.

Contributory Buildings:

Hillcrest Avenue: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Marara Road: 27, 28

HO74 Lempriere Avenue, Greenmeadows Gardens and environs

Statement of Significance:

The Lempriere Avenue estate of Dickson and Yorston Pty Ltd and "Greenmeadows Gardens" represents an early high point in the development of the garden suburb environment in the metropolitan area during the 1920's, demonstrated today by the attention to the design of a landscaped street environment in Lempriere Avenue and by the planned relationship with now mature public gardens which survive in a substantially intact state to the immediate south. The survival of the majority of houses forming part of the development enhances this significance.

Contributory Buildings:

Alston Grove: 24

GLEN EIRA PLANNING SCHEME

Balaclava 37, 39
Road:
Lempriere Ave: 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17
Green Street: 1 Greenmeadows Gardens

HO75 Ormond Precinct environs

Statement of Significance:

The Area has historic and architectural significance. The historic importance rests on the manner in which the street grid, perimeter parkland and building stock demonstrate the formative influences on the development of the district. These include the Rosstown Junction Railway, the relative failure of the nineteenth century Land Boom to generate building activity and the period of Inter-war expansion made possible by the Area's proximity with Ormond rail station.

The architectural values, though enriched by the survival of nineteenth century and post Federation development, especially on the higher south-west of the North Road/Wheatley Road intersection, are dominated by the stylistically diversity and integrity of middle class suburban bungalows and villas of the Inter-war years which collectively demonstrate the role of small scale investor/builders of the period and the ideals of the Garden Suburb movement.

Contributory Buildings:

Anthony Street: 1, 2, 3, 4, 5, 8, 10-31, 33-42, 44, 45, 46, 47
Beatty 1, 2, 3, 4
Crescent:
Bethell Street: 1, 3, 5, 6, 7, 8, 12-21, 24, 25, 28-41, 44, 45
Booran Road: 194, 196, 202, 204, 205, 206, 207, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 222, 223, 224, 225, 226, 227
Coane Street: 2, 5, 6, 7
Dalmor Avenue: 1-11, 13-19, 21, 23, 24, 25, 27-41, 45, 47
Elm Grove: 2C, 15, 19
Eumeralla 2A
Road:
Foch Street: 1, 2, 3, 4, 5, 6, 10, 12
Fraser Street: 2, 3, 4, 5, 6, 8, 9, 10, 12-20
Glen Orme 2B, 2, 19, 21, 23, 25, 27, 29, 31, 35-49, 52, 53, 1/54, 56, 59, 60, 61, 63, 65, 67, 68, 1/69,
Avenue: 70, 72, 74-82 (St Kevins Primary School)
Hawthorn 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 15, 17, 19
Grove:
Malane Street: 1, 3, 4, 5, 7-17, 19-32, 1/33, 34-43, 45-52, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73
Malua Street: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 22
Maud Street: 2-8, 10-16, 18, 20, 21, 22, 23, 25
McKinnon 129-167 (odd only)
Road:
Murry Road: 39, 43, 52, 54, 56, 58, 60, 62, 64, 66, 66A
Newham Grove: 3, 4, 5, 6, 6A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 23, 26, 26A, 28, 30, 34, 36, 36A, 38, 40, 42
North Road: 369, 371, 373, 375, 379, 381, 383, 387, 1/392, 393, 1/394, 395, 396, 397, 399, 400, 401, 401A, 402, 404, 406, 407, 408, 409, 411, 413, 414, 415, 416, 418, 420, 428, 430, 432, 434, 436-440, 455-483 (odd).
Ocean Street: 2, 4, 7, 11, 15, 17, 19, 20, 22
O'Loughlin 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30,
Street: 32, 1/33, 35, 37, 39, 41, 43
Queen Street: 1, 4, 5, 6, 7, 8, 9, 11-23, 25-38, 40- 46, 1/48
Ruby Street: 3, 6, 8, 10, 13, 15
Stewart Street: 2, 3, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 21, 23, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 40, 42, 44, 45, 1/46, 1/47, 48
Wattle Grove: 14
Wheatley Road: 121 (Ormond Primary School), 123, 125, 126, 127, 129, 130, 132, 135, 136, 138, 140, 142, 143, 145, 146, 147, 147A, 148, 149, 150, 152, 154, 160, 162, 164, 166, 168, 170

HO55 Park Crescent and environs, Caulfield North

Statement of Significance:

The Area is locally important for its aesthetic value as a prominent row of late Inter-war houses skilfully demonstrating the use of Classical, Mediterranean and Spanish Mission styles in a landscaped setting, enhanced by the view across Caulfield Park.

Contributory Buildings:

Park Crescent: 54, 56, 58, 60, 62, 64, 66

HO66 Caulfield South Shopping Centre and environs, Caulfield South

Statement of Significance:

This Area has historic and architectural significance. Its historic values are derived in part from its links with Camden Town, the main service centre for Caulfield for a period, and now demonstrated by the surviving state school no. 773 and other more tenuous evidence. It is important also, as the municipality's pre-eminent Inter-war shopping centre, comparing with Glen Huntly, Carnegie and McKinnon.

The Area also has architectural importance as an Inter-war shopping centre, underpinned by some prominent buildings of the period including the Church of the Holy Cross, the former State Savings Bank, the ANZ bank and shops situated on corner sites at Hawthorn Road, Alder and Poplar Streets. Together with the less important though contributory intermediate shops, some of which retain their original shopfronts, the South Caulfield Centre retains the greater part of its Inter-war architectural character.

Contributory Buildings:

Glenhuntly (north side) 705, 707, 713-717, 723-747, 755-793
Road:

(south side) 702A-708, 712-722, 724 (Caulfield Primary School), 758-772, 782-792

Glenhuntly
Road overhead
tram poles
105-121

HO76 Vadhure Avenue and Balaclava Road, St Kilda East

Statement of Significance:

The Vadhure Avenue Historic Area is locally important as a small group of substantial middle class houses of the Inter-war period including exceptional Spanish Mission and English Domestic influenced residences and front gardens.

Contributory Buildings:

Balaclava 15, 17, 19, 21, 23
Road:

Vadhure 2, 3, 6, 7
Avenue:

HO152 Normanby Road/Kambrook Road, Caulfield North

Statement of Significance:

The Precinct is historically significant for its capacity to demonstrate standards of design and building construction in this part of the municipality during the late Land Boom years and especially just prior to the bank collapse of 1891. The housing stock is representative of the standards of amenity expected by the middle classes of Melbourne society at the time, including artists, (horse) trainers, jockeys, managers, travellers, journalists and the like, also having a functional link with the activities of the Caulfield Racecourse which forms an important element in the history of the

Municipality. The row of attached pairs at 5-11 Kambrook Road and 53-67 Normanby Road is especially significant in this respect in that the narrow allotments are indicative of the owner/developer's determination to maximise profits at the height of the Land Boom in 1891. The names of the dwelling are significant as a group in that they recall the developer's homeland of Scotland and yet appear to unaccountably strange to the casual observer of today.

The Precinct is aesthetically significant on account of its development pattern made up primarily of groups of identical or very similar attached and detached villas, thus nos. 5-11 Kambrook Road and 53-67 Normanby Road form one group, nos. 75, 77 and 79 Normanby Road a second group and nos. 87 and 89 Normanby Road a third. Together with other houses of the Land Boom years, they demonstrate most of the commonly employed aesthetic devices characteristic of the Italianate Style including patterned brickwork, patterned slate roofs, cast iron lace verandahs, ornamental stucco work and ashlar boards. This pattern of development is complemented by examples of late architectural styles representative of the Post Federation and Arts and Crafts modes adding diversity to an otherwise highly cohesive streetscape. Post War defacement to some of the significant places has compromised the values of the Precinct in a limited manner.

Contributory Buildings:

Kambrook Road: 1-3, 5, 7, 9, 11, 1/13, 15
 Normanby Road: 53- 67, 71- 79, 83- 89

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Definitions

Conservation: The process of looking after a place so as to retain its cultural significance.

Cultural Significance: aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric: the physical material of the place, including components and fixtures, and can include building interiors.

Heritage Place: anything subject to the Heritage Overlay and can include a site, area, land, landscape, tree, building or other work, or group of buildings of heritage significance.

Maintenance: the continuous protective care of the fabric and setting of a place. It is distinguished from repair which involves restoration and reconstruction.

Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction: returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Restoration: returning the existing fabric of a place to a known earlier state and is distinguished from reconstruction by no introduction of new material into the fabric.

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 G149 Proposed C214glen

Policy Reference documents

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Addendum to the Glen Eira Heritage Management Plan (Revised), Andrew Ward, 2017

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