



Wattle Road & Environs, Hawthorn, Heritage Review

Methodology Report

March 2023

GNL
HERITAGE

Acknowledgement of Country

We respect and acknowledge the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Wurundjeri Woi-wurrung to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

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Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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1 Introduction

1.1 Background and brief

In July 2021, GML Heritage Victoria Pty Ltd (at the time trading as Context) was engaged by the City of Boroondara to undertake a heritage review of Wattle Road, Hawthorn (henceforth 'the Review'). The review comprised of two stages.

- Stage 1—Preliminary Review. This stage included a review of existing documentation, historical research as required, field survey, preliminary comparative analysis and preliminary assessment against the HERCON criteria to ascertain the strength of a heritage precinct and/or any individually significant places and likelihood of these meeting the threshold for significance at the local level.
- Stage 2—Detailed Assessment. The second stage involved preparation of a full citation for each potential individual place and/or precinct put forward for a detailed assessment in Stage 1, in accordance with Planning Practice Note 1: 'Applying the Heritage Overlay' (DELWP, August 2018). Each citation included a contextual history, history, description, integrity statement, comparative analysis and statement of significance.

The purpose of the review was to respond to a community submission received by the City of Boroondara (dated March 2021) requesting that Council undertakes a review of the heritage values of Wattle Road and Wattle Grove, Hawthorn.

Following the receipt of the community submission, Council officers were taken on a walk of Wattle Road by the community group after which Council compiled a list of properties needing to be reviewed. The community group also requested that the street (Wattle Road) be reviewed as a potential heritage precinct in which the properties show 'the development of the street over time'.

1.1.1 Previous heritage studies

Heritage places and precincts in Hawthorn (and Hawthorn East) have been identified and assessed in previous heritage studies. The first study was the 'Hawthorn Heritage Study' carried out by Meredith Gould and completed in 1993, with a review of some recommendations carried out in 1994.

While most of the residential precincts recommended in the 1993 study were implemented at the time, little commercial development was included. Likewise, nearly all individual properties graded 'A' or 'B' (State and Regional significance) in the 1993 study were implemented at the time. This left a small number of 'B' graded places and all C* graded ('Keynote') outside of precincts without protection.

Since that time, there have been other heritage studies following on from the unimplemented recommendations of the 1993–94 'Hawthorn Heritage Study':

- 'Auburn Village Heritage Study' by Context Pty Ltd, 2005
- 'Review of C* Grade Buildings in the Former City of Hawthorn' by Lovell Chen, 2006, revised June 2007, revised November 2009
- 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' by Lovell Chen, 2007 revised 2009
- 'Assessment of the Burwood Road Heritage Precinct, Hawthorn' by John Briggs, 2008
- 'Hawthorn Heritage Precincts Study' by Context Pty Ltd, 2009, revised 2012
- 'Kew and Hawthorn Further Heritage Investigations—Assessment of Specific Sites' by Lovell Chen, 2012, revised 2014
- 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 3: Hawthorn' Context, 2019, revised 2020.

These studies have resulted in additional places and precincts being included in the (now) Boroondara Heritage Overlay.

Since 2012, there have also been assessments of individual places and precincts carried out by this office (then trading as Context Pty Ltd, and since 2021 as GML) as part of ongoing heritage advice to the City of Boroondara's Strategic Planning Department.

Pertinent to considerations for the current Review were the following findings from the above studies.

The Review of C* Grade Buildings in the Former City of Hawthorn (Lovell Chen, 2006, revised June 2007, revised November 2009) recommended some changes to the Heritage Overlays. Within the Group C* study area, Lisson Grove was found to be a highly consistent streetscape of late nineteenth century dwellings, although many of these have been altered, while Wattle Road was found to contain more varied housing stock dating from the nineteenth century through to the 1980s.

The Hawthorn Precinct Study (2008, revised 2012) was undertaken in four stages encompassing four different study areas. One of these was Wattle Road Environs (revised to Lisson Grove Precinct) which included properties in the area bounded by Glenferrie Road, Riversdale Road, Power Street and the properties generally fronting Wattle Road. The findings of this study noted that:

Lisson Grove is a highly consistent street of Victorian Italianate villas on large allotments. There is limited evidence of the work of notable architects and some designs by less prominent architects. Individually the houses are architecturally conservative, and are found elsewhere in Boroondara, however the presence of so many in one street is rare, as is the retention of many large allotments. The integrity of individual houses is fair, as many have been renovated and additions made, however the integrity of the street is high due to the high proportion of contributory buildings. Places of individual significance in Lisson Grove are supported by adjacent buildings of similar architectural and historical

value. It is therefore recommended that a precinct in Lisson Grove be adopted. The cross streets between Lisson Grove and Wattle Road and Wattle Road itself do not meet the threshold for local significance. While they contain some consistent examples of Edwardian, Interwar and later buildings, they have lower integrity when compared to Lisson Grove and other HO precincts.

The Hawthorn Precinct Study did however identify 12 places in the Wattle Road area as being of potential individual significance that should form part of future work:

1. 18 Wattle Road Residence
2. 21 Wattle Road Residence (since demolished)
3. 22 Wattle Road Residence (since demolished)
4. 41 Wattle Road Residence
5. 43 Wattle Road Residence
6. 50 Wattle Road Residence
7. 53 Wattle Road Residence
8. 58 Wattle Road Residence (permit issued for demolition)
9. 76 Wattle Road Residence
10. 78 Wattle Road Residence (now HO546)
11. 86 Wattle Road Residence
12. 88 Wattle Road Residence

In 2014, these places were assessed in the Kew and Hawthorn investigations - Assessment of Specific Sites undertaken by Lovell Chen. With the exception of 78 Wattle Road all other places were not recommended for site-specific Heritage Overlays.

In 2016, all streets in the City of Boroondara were looked at in the municipal wide heritage gap study by Context. No places in the above list were recommended for further assessment as potential individual places or precincts.

1.1.2 Existing heritage status

As a result of the previous studies six places in Wattle Road were included in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as individually Significant places. These are:

1. HO137—44 Wattle Road, Hawthorn, built c1880
2. HO138—60 Wattle Road, Hawthorn, built 1887–88
3. HO431—4 Ardene Court (originally 66 Wattle Road), Hawthorn, built 1860s–1880s

4. HO429— 'Knottywood' 61 Wattle Road, Hawthorn, built in 1868
5. HO479—'Loyola & Surrey', 73–75 Wattle Road, Hawthorn, built 1898
6. HO546—78 Wattle Road, Hawthorn.

Wattle Road also provides a street frontage to the rear of the Glenferrie Primary School (Primary School No. 1508) which is included on the Victorian Heritage Register (H1630, HO95). This land was purchased in 1904 and includes an Infants' School (1907).

1.2 Limitations

- Places were only investigated externally and from the public domain, meaning that the front façade and partial side elevations were viewed.
- This assessment does not address historical archaeological or Aboriginal cultural values.

2 Approach and Methodology

2.1 Introduction

The Review was undertaken in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013* and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2018) (PPN01).

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised and updated several times since, most recently in 2013. This document established so-called 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been developed, based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria were superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. PPN01 recommends the use of the HERCON criteria for carrying out heritage assessments.

The approach to the Review was developed to fulfil the key tasks set out in Council's brief:

Stage 1—Preliminary Review

- Review of existing material (including all material provided by community members as part of the nomination) which involved a comprehensive survey of documentary sources pertaining to the study area to confirm understanding of its statutory context.
- Fieldwork involving two consultants walking the entire heritage review area. During and following fieldwork, data including photographs were systematically collated and filed using the QField GIS program. Brief investigation of comparable nearby precincts in the Municipality was also undertaken to assist with comparative analysis.
- An internal team workshop was held to discuss fieldwork findings and establish the benchmarking thresholds for local significance gradings (Individually Significant, Significant within the precinct, Contributory or Non-contributory) to inform recommendations for Stage 2. Benchmarking indicators were informed by analysis during fieldwork, as well as of other examples beyond the project study area currently protected within the City of Boroondara's Heritage Overlay.

At the end of Stage 1, a summary report was prepared and submitted to Council. This report set out:

- a list of new individual places and precincts with strong potential for local significance, including the reasons why.
- a scope for Stage 2 works; and
- recommendations for other future work.

Stage 2—Detailed Assessment

- For each property and/or precinct that was found to meet the threshold for local significance and therefore warrant inclusion in the Heritage Overlay, a full citation was prepared. The full citation included a history, description, comparative analysis and statement of significance. It was prepared in accordance with the guidance provided in Planning Practice Note 1: 'Applying the Heritage Overlay' (DELWP, August 2018).
- Recommendations for any additional controls to be applied in the Schedule to the Heritage Overlay, and for an appropriate curtilage, were also included. For the precinct, a map was prepared denoting Significant, Contributory and Non-Contributory elements, as relevant.
- The key output for Stage 2 was a Methodology Report, setting out the overview of the methodology used during the project, including notes of the purpose and recommendation of the Stage 1 works that led to it; and an overview of the conduct of the study, recording the decisions, findings and recommendations made.

In addition to the above, the Review also considered relevant Independent Panel reports.

2.2 Stage 1—Preliminary assessment

2.2.1 Desktop review

In July 2021, GML Heritage staff undertook an online desktop review of all properties in the study area to determine whether there were other places with apparent heritage values in addition to those already identified by Community members and Council officers.

Other initial tasks of the Review included:

- a comprehensive survey of primary and secondary sources pertaining to the Wattle Road study area and preparation of a succinct development history of the streets
- analysis of previous studies and reviews
- review of existing registers, databases, typological/thematic studies to inform comparative analysis.

Sources used in the Review included (but were not limited to):

- Historical primary and secondary sources (i.e., MMBW detail plans, Parish plans, rate books, local histories)
- 'Hawthorn Heritage Study' Meredith Gould, 1993, reviewed 1994
- Meredith Gould data sheets (1993)
- Google Maps
- Google Street View
- Nearmap
- Resources and notes provided by the Wattle Road Residence Group in 2021
- Hermes Orion web tool
- VHD database
- 'Review of C* Grade Buildings in the Former City of Hawthorn' by Lovell Chen, 2006, revised 2009
- 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' by Lovell Chen, 2007 revised 2009
- 'Hawthorn Heritage Precincts Study' by Context Pty Ltd, 2009, revised 2012
- 'Municipal-Wide Heritage Gap Study Volume 2: Hawthorn' Context Pty Ltd, 2019
- Residents' submission and supporting documentation (8 Folders).

2.2.2 Field survey

Following the desktop review, two GML Heritage consultants walked the study area. Properties were surveyed from the public domain. Principal elevations and elements and, where possible, side elevations were photographed. A GIS-base map and database was prepared for internal use by the project team as part of Stage 1. Its purpose was to record all properties considered and the findings from each step in the Stage 1 review.

Historical research for the places and precincts also informed the field survey work. Some field work resulted in a requirement for further historical research in response to specific questions.

At the conclusion of the preliminary fieldwork tasks, a project team workshop was held to discuss the findings of the desktop review and fieldwork and develop a preliminary list of places/precincts to be further considered. To assist in identification of potential precincts and individual places and to inform comparative analysis, the following factors were considered:

- appeared to date from Victorian, Federation, interwar etc period
- appeared to retain a high level of integrity as a group and/or to their original construction period or date
- appeared to retain a high level of intactness
- where not already covered by a Heritage Overlay
- had not been issued with a development permit (for example, 58 Wattle Road).

2.2.3 Benchmarking integrity

As mentioned above, following the site inspection tasks, an internal project team workshop was held. The purpose of the workshop was to clarify the benchmark for local significance on the basis of integrity. It provided a basis for justifying the potential significance of the investigated properties.

The process of benchmarking integrity was informed by review of the existing precincts and individual places in Hawthorn and the broader City of Boroondara. Through this process, a short list of precincts and places to be recommended for full assessment in Stage 2 was formed.

Due to the relatively small size of the subject area, the area was initially looked at as a whole to identify any potential as a precinct, or precincts. Once potential precinct areas had been identified, individual properties were reviewed to evaluate their potential as either a significant, contributory or non-contributory place within the precinct. Simultaneously, those places that fell outside the potential precinct boundaries (or a precinct’s defining characteristics) were assessed for their potential as an individually significant place.

The Wattle Road area presents development patterns and building stock of various periods. All place types and development periods (generally up to the 1980s) were considered. Place types that are currently under-represented on the HO were subject to typological as well as historical comparison.

The following table contains a summary of the key benchmarking indicators, developed for internal reference (see Table 1). The benchmarking indicators informed the justification for assessment of any new places for inclusion in the HO. For a place to meet an indicator the majority of listed indicators had to be met. Other factors such as former or current use, streetscape contribution, historical value, and social or associative values were also be considered.

Table 2.1 Benchmarking indicators.

Above benchmark	At benchmark	Below benchmark
High architectural or historical merit, interesting detailing or unusual finishes. Early/pioneering examples in the area. Original or early built form and roof form intact. Original or early physical fabric extant (i.e., opening patterns, joinery, decorative	Retains key characteristics that relate to the type or style but otherwise highly typical/representative example. Medium to low architectural merit, some interesting detailing. Built during the major development period of the type or style. Original or early built form extant. No change to the primary roof form.	Typical example/still legible but with extensive changes. Low architectural merit. Visible alterations and/or additions to the front of the building (including roof). Original or early physical fabric (i.e., opening patterns, joinery, decorative or unique detailing, wall surfaces) substantially altered.

Above benchmark	At benchmark	Below benchmark
<p>or unique detailing, wall surfaces).</p> <p>No alterations or additions to the building (including roof) that are visually dominant from the public domain.</p> <p><u>Optional</u>*: intact garden, plantings, fences or streetscape character.</p>	<p>Minor alterations or additions to the building, so long as they are visually recessive or set back behind the primary roof form.</p> <p>Original or early physical fabric (i.e., opening patterns, joinery, decorative or unique detailing, wall surfaces) largely intact, reflecting original designs.</p> <p><u>Optional</u>*: largely intact garden, plantings, fences or streetscape character.</p>	<p>New buildings/buildings built outside the main period of development for the precinct.</p>

Places that were considered to be below benchmark were not recommended for detailed assessment in Stage 1.

2.2.4 Developing recommendations for Stage 2

Precincts and places recommended for detailed assessment in Stage 2 fell into two groups:

- those that were determined likely to meet the threshold for significance at the local level
- those requiring further research and/or further comparative analysis (beyond the scope of this preliminary review) before a determination can be made about whether detailed assessment was warranted.

2.2.5 Stage 1—Findings and recommendations

Stage 1 of the Review found the following:

Potential Wattle Road precinct

Wattle Road has a diversity of built form, lot sizes and setbacks. It includes houses, townhouses, flats and apartments dating from different eras and ranging in scale, form and materiality. Some dwellings are set well back on the lot with deep front gardens, whereas others are set closer to the street. While the street itself is distinguished by its narrow width (a result of its origins as a lane) the street’s more fragmented development pattern, inconsistent built form and greatly varying setbacks means the unity and cohesion required to be legible as a precinct is lacking. There are precincts in the Heritage Overlay in Boroondara that are significant for the evidence they provide of successive development phases (for example Brickfields Environs Precinct). However, unlike Wattle Road, in the other precincts the development phases are legible in the

physical attributes of the place and/or there are features that contribute the consistency needed for a precinct. Because of the inconsistency and fragmentation at Wattle Road it would be hard to justify a precinct in a statement of significance as required by PPN01. For this reason, it was not recommended that a precinct Heritage Overlay be applied to the street or discrete section of the street.

For more details regarding our analysis of potential precincts and individual significant places please refer to appendices A, B and C.

However, 2 smaller precincts and 16 individual places were identified to be of potential heritage significance and were recommended for Stage 2—Detailed Assessments:

Proposed precincts

1. Wattle Grove—1,2,3,4,5,6 and 7 Wattle Grove and 30,32, 34 and 36 Wattle Road, Hawthorn.
2. Finchley Court—1–6 Finchley Court, Hawthorn.

Proposed individual significant places

Victorian places

1. 18 Wattle Road, Hawthorn
2. 41 and 43 Wattle Road, Hawthorn
3. 42 Wattle Road, Hawthorn
4. 48 Wattle Road, Hawthorn
5. 50 Wattle Road, Hawthorn
6. 'Harlech' 53 Wattle Road, Hawthorn
7. 76 Wattle Road, Hawthorn
8. 82–84 Wattle Road, Hawthorn
9. 86 Wattle Road, Hawthorn
10. 88 Wattle Road, Hawthorn

Interwar places

11. 18–20 Burton Avenue, Hawthorn
12. 1 New Street, Hawthorn
13. 2A Wattle Road, Hawthorn

Postwar places

14. 7 Burton Avenue, Hawthorn

15. 'Knottywood Flats' 63 Wattle Road, Hawthorn

Late twentieth century places

16. 57 Wattle Road, Hawthorn

For details of the rationale for recommendations made at the end of Stage 1 refer to Appendix A

2.3 Stage 2—Detailed assessment

2.3.1 Contextual and individual place histories

A contextual history for Wattle Road and its surrounding streets was prepared, providing an overview of its nineteenth and twentieth-century periods of development.

Individual histories were prepared for each individual place, providing answers to key questions such as when the building was created/built, for whom, by whom (builder and designer, if known), and how it changed over time (both physically and in use).

Biographical information on architects was also included where applicable.

Researchers drew upon the following primary and secondary sources:

- planning permit records and associated plans provided by City of Boroondara
- certificates of title and plans of subdivision
- Central Plan Office historic aerial photography collection
- rate books
- parish plans
- Trove and Newspapers.com newspaper searches
- State Library Victoria online collections of historic maps, plans and photos
- University of Melbourne archives
- Sands & McDougall street directories
- Public Record Office Victoria archival collections
- previous heritage studies, including: 'Hawthorn Heritage Study' Meredith Gould, 1993, reviewed 1994
- 'Review of C* Grade Buildings in the Former City of Hawthorn' by Lovell Chen, 2006, revised 2009
- 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' Lovell Chen, 2007 revised 2009
- 'Hawthorn Heritage Precincts Study' Context Pty Ltd, 2009, revised 2012
- 'Municipal-Wide Heritage Gap Study Volume 2: Hawthorn' by Context Pty Ltd, 2019
- 'Thematic Environmental History' prepared for City of Boroondara by Built Heritage 2012
- local histories.

2.3.2 Description and integrity

A description of each place was prepared based on the field survey and documentation from Stage 1. Second and third site visits were undertaken to verify some details as necessary. The description sets out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, and any alterations.

A statement about integrity was prepared. This considered the intactness and the legibility of each place and informed the subsequent comparative analysis. Considerations were made for each place's retention of overall form and massing, original external finishes, pattern of fenestration, architectural detailing and setting, as well as level of alterations.

2.3.3 Comparative analysis

PPN01 advises that thresholds to be applied in the assessment of significance are state significance and local significance: 'Local significance includes those places that are important to a particular community or locality'.

In order to apply a threshold, comparative analysis was undertaken to substantiate the significance of each place. The comparative analysis drew on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

In most cases comparisons were sought from within the City of Boroondara, and in some cases, from even farther afield where pertinent comparisons were not found within the municipality. This was where they provided a direct comparison in terms of their architectural style or type, or due to their demonstration of similar development pattern. Municipal-wide typological or comparative study was beyond the scope of this project.

2.3.4 Assessment against criteria

In accordance with PPN01, heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In the context of these assessments, where the criteria say, 'our cultural or natural history', it should be understood as 'Boroondara's cultural or natural history'.

2.3.5 Statement of significance

For each individual place found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (rev. 2013)*; using the HERCON criteria and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended in PPN01, namely:

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance,

its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example “(Criterion G)”.

2.3.6 Gradings within precincts

Once it had been established that an identified heritage precinct satisfied one or more of the PPN01 criteria at a local level each property in the identified precinct was given a category of either significant, contributory or non-contributory. A category schedule for each place is included for each precinct citation.

The current definitions for each category as defined in Clause 22.05 of the Boroondara Planning Scheme are:

- **‘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 are places within a heritage precinct that have no identifiable cultural heritage significance related to the precinct. 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.

2.3.7 Mapping and curtilages

PPN01 states in regard to mapping:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a ‘curtilage’ and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the

curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, the individual places recommended by this study are to be mapped to the extent of the title boundaries.

For precincts, a map that shows the proposed extent and property categories of the recommended HO were prepared.

2.3.8 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance were made in accordance with relevant policies and guidelines set out in PPN01.

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place, including:

- External Paint Controls—to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls—to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls—to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Solar energy system controls –to require a permit to install a solar energy system (solar panels)
- Fences and Outbuildings which are not exempt from advertising planning permit applications—demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register—can only be entered by Heritage Victoria.
- Prohibited uses may be permitted—this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.

- Incorporated Plan has been adopted for the place/precinct—an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct or provide specific guidance in managing a complex site.
- Aboriginal heritage place—note that Aboriginal heritage significance was not assessed as part of this study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected were indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

2.3.9 Hermes Orion entry

PPN01 specifies that:

All statements of significance should be securely stored in the HERMES heritage database.¹

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department’s HERMES heritage database.

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Boroondara Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found not meet the threshold of local significance should be entered via Hermes Orion to note that they have been ‘Researched but NOT recommended’. These records are not published for the general public to see but are accessible to Council staff.

¹ The web-based data entry and management tool HERMES is now Hermes Orion.

3 Key findings

3.1 Local significance

A total of twelve individual places assessed were considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus worthy of protection in the Heritage Overlay.

These places are:

1. 18 Wattle Road, Hawthorn
2. 41 and 43 Wattle Road, Hawthorn
3. 48 Wattle Road, Hawthorn
4. 50 Wattle Road, Hawthorn
5. 'Harlech' 53 Wattle Road, Hawthorn
6. 82–84 Wattle Road, Hawthorn
7. 86 Wattle Road, Hawthorn
8. 88 Wattle Road, Hawthorn
9. 18–20 Burton Avenue, Hawthorn
10. 2 and 2A Wattle Road, Hawthorn
11. 'Knottywood Flats' 63 Wattle Road, Hawthorn
12. 57 Wattle Road, Hawthorn

Note: 76 Wattle Road, Hawthorn was assessed as being of local significance. Due to a request for a demolition permit for the property it was removed from the study and dealt with under a separate planning scheme amendment.

Two precincts were also assessed and considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus worthy of protection in the Heritage Overlay.

These precincts are:

1. Finchley Court Precinct
2. Wattle Grove Precinct

3.2 Not of local significance

Three places considered in Stage 1 were found to fall below the threshold for local significance as individual places. The rationale for these findings is detailed in Appendix B

No further action is recommended for these places.

4 Recommendations

4.1 Adoption of Assessment

It is recommended that the City of Boroondara:

- formally adopt the 'Wattle Road & Environs Heritage Review' (2023), which comprises this report, and
- include this report as a Background Document in the Boroondara Planning Scheme.

4.2 Implementation of Assessment

It is recommended that the City of Boroondara implement the recommendations of the review by preparing a planning scheme amendment that will add the individual places and precincts assessed as being of local significance listed at section 3.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations.

In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay' (2018).

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Sands & McDougall (S&McD). Melbourne Directories.

Appendix A—Stage 1 Preliminary assessment findings

Places recommended for Stage 2 assessment

Individual Places

No	Name	Address	Period	Notes / rationale
1	Sherwood Court	18–20 Burton Avenue	Interwar	The block of flats at 18–20 Burton Avenue were built in 1932–33 on land subdivided off the rear of Nos 51 and 53 Lisson Grove. Highly intact and maintain their low brick front fences and letterboxes, twin concrete strip drives, name plates and original garages. They evidence the social and environmental change that occurred in Hawthorn and Hawthorn East from the 1930s resulting in the building of blocks of flats. The flats are of potential historical, representative (architectural) and aesthetic significance
2		2 and 2A Wattle Road	interwar	A pair of highly intact single-storey brick houses designed with Arts and Crafts influences. Designed to appear as a single house, they are possibly constructed by Dunlop & Hunt who were a leading homebuilders in suburban Melbourne between about 1904 and the mid-1920s. They provide evidence of interwar suburban development in Boroondara which saw the intensification in housing density. While duplexes were becoming an increasingly acceptable housing option in this period, detached single dwellings were more typical. For this reason, duplexes were often built to present as a single residence in order to maintain the appearance of a single dwelling

No	Name	Address	Period	Notes / rationale
3	Maryville	18 Wattle Road	Victorian	<p>An intact asymmetrical Italianate villa with wide canted bay and substantial Italianate chimneys built c1880s. Maintains its large rear land. Representative of the middle-class development in the street during the 1870s and 1880s. Requires further research and comparative analysis.</p> <p>Potential historical and representative (architectural) significance.</p>
4		41 & 43 Wattle Road	Victorian	<p>Both houses potentially built by the Finger family and potentially incorporating earlier houses from the 1850s and 1860s. Houses share a similar layout and potentially shared history so treat as single overlay. Potential historical, representative (architectural) and associative significance. Recommended for Stage 2 assessment.</p>
5		48 Wattle Road	Victorian	<p>Intact double-storey freestanding terrace house built in 1876 for Frederick Secretan. Unusual building typology to be in a large garden setting. The 1902 MMBW detail plan shows the terrace had an orchard in the rear yard. The house is a fine example of an Italianate terrace and appears to be intact. Representative of the middle-class development in the street during the 1870s and 1880s. Requires further research and comparative analysis.</p> <p>Potential historical, representative (architectural) and aesthetic significance.</p>
6	Beulah	50 Wattle Road	Victorian	<p>Substantial double-storey Italianate house built in 1876 to a design by John Felix Matthews for Joseph Dodgshun. The estate originally ran through to Lisson Grove and included a stable building (now at 8 Carson Crescent which is too altered to be of individual significance). The estate was subdivided in c1920 creating Carson Crescent. The house received an interwar makeover with a Mediterranean influenced façade at this time.</p>

No	Name	Address	Period	Notes / rationale
				Potential historical, representative (architectural) and aesthetic significance.
7	Harlech	51–53 Wattle Road	Victorian	<p>A substantial single-storey Victorian villa built c1868. A school run by the Sisters of the Faithful Companion of Jesus was run from the house between 1911 and 1921. The land was subdivided in 1923 at which time the house appears to have had some alterations/upgrades. An intrusive block of flats was built in the front east corner of the property in c1960s (53 Wattle Road). The house evidences an early and distinctive phase in the history of suburban development in Hawthorn Requires further research.</p> <p>Potential historical, representative (architectural) and aesthetic significance.</p>
8		57 Wattle Road	Late twentieth century	<p>Highly intact. late modern house built in 1986 to a design by eminent architect Neil Clerehan. Shows some influences of post-modernism which is interesting for Clerehan’s work. Demonstrates Boroondara as a centre for fine, leading architect-designed public and private buildings from the 1850s into the postwar period. Interesting for its incorporation of post-modern elements. Underrepresented period in the Heritage Overlay. Further investigation and comparative analysis are required.</p>
9		76 Wattle Road	Victorian	<p>Built in c.1882 for Christopher Williams and purchased by John Trood in 1886. Trood lived in Lisson Grove and built a number of houses in that street as investments. He also owned 78 (H0547) and 80 Wattle Road. The house is a substantial single-storey brick Italianate villa. The verandah has been removed and the original slate roof replaced with corrugated iron. This house retains the largest set back in the street and evidences the street’s development of substantial middle-class villas set in large gardens during the 1860s to 1880s.</p>

No	Name	Address	Period	Notes / rationale
				Potential historical, representative (architectural) and aesthetic significance
10	Knottywood Flats	63 Wattle Road	Postwar	Highly intact modernist unit development built between 1958 and 1962 to a design by Roy Simpson AO (Yuncken Freeman). Simpson grew up in the neighbouring house at 61 Wattle Road (HO429) with these units being built on its subdivided land. Very early example of type of place. Requires further research and comparative analysis. Potential representative (architectural) and aesthetic significance.
11	Carola (84) & Olinda (82)	82 & 84 Wattle Road	Victorian	Intact pair of double-storey bi-chrome brick Italianate terrace houses built in 1879. Owned by Joseph Stokes. Representative of the middle-class development in the street during the 1870s and 1880s. Requires further research and comparative analysis. Unusual typology in Hawthorn. Potential historical and representative (architectural) significance.
12	Cloughfin	86 Wattle Road	Victorian	A good representative example of a nineteenth century Italianate villa that is highly intact and retains its circular front garden path layout as shown on the 1902 MMBW plan. Representative of the middle-class development in the street during the 1870s and 1880s. Requires further research and comparative analysis. Potential historical and representative (architectural) significance.
13		88 Wattle Road	Victorian	Possibly the earliest house to remain in street. The original dwelling was reputedly built in 1853/4 for Christian Finger the younger, who purchased the land from Johann Gotthard Fankhauser in 1853. The house was updated in 1941 and featured in <i>Australian Home Beautiful</i> in November 1941. The original verandah has been removed; the four posts, two of them coupled with fretwork infill, moulding, and each with a central boss, have been used to support the present Georgian portico

No	Name	Address	Period	Notes / rationale
				which was added in 1941. Potential historical, representative (architectural), aesthetic and associative significance.

Precincts

No	Name	Address	Period	Notes / rationale
1	Finchley Court Precinct	1-6 Finchley Court	Interwar	<p>In the early 1940s the Glass family subdivided land at the eastern end of Wattle Road to create Finchley Court upon which 6 blocks of residential flats were built. These flats are all double storey of face brick (mix of red, clinker and cream) construction, with hipped tiled roofs and double hung timber framed sash windows. They are stripped of any superfluous detail and have a simple elegant austerity to their design. This reflects the period in which they were built during World War II. War time developments are unusual in Boroondara due to a shortage in materials and labour. The Finchley Court flats appear to be highly intact with very few changes visible from the public domain. The integrity of the blocks is enhanced by the retention of some early elements such as letterboxes and concrete driveway, external stairs and garages.</p> <p>The group of six flat buildings evidence major social and environmental change which occurred in Hawthorn and Hawthorn East from the 1930s. Such change was associated with substantial population expansion between 1911 and 1933, and resulted in a major increase in multi-unit dwellings often built on land subdivided from the grounds of a Victorian-era mansion. They are unusual as an intact court of interwar flats in Boroondara. It is recommended that Finchley Court be assessed in stage 2 for its potential as a precinct of wartime flats. This</p>

No	Name	Address	Period	Notes / rationale
				precinct is of potential historic, representative (architectural) and aesthetic significance
2	Wattle Grove Precinct	30–36 Wattle Road; 1–7 Wattle Grove; and 2–6 Wattle Grove	Victorian	Wattle Grove (formerly Weinberg Grove) was created in 1885 when land owned by Walter Bonwick was subdivided into sixteen allotments (twelve facing Wattle Grove and four facing Wattle Road). The street developed over the next twenty years and was fully built out by 1906. Of the original sixteen allotments thirteen of the early houses remain. The houses are a mix of timber and brick, single and double fronted, single-storey cottages most of which demonstrate characteristics of the Victorian Italianate style. The exception to this is no. 6 with its prominent gable end with strap work and timber finial. The houses all appear to have good integrity and intactness and are representative of smaller residential development that occurred throughout Hawthorn. Further research and comparative analysis are required. It is recommended that Wattle Grove be assessed in stage 2 for its potential as a precinct of late nineteenth century cottages. This precinct is of potential historic and representative (architectural) significance.

Places not recommended for Stage 2 Assessment

No	Name	Address	Period	Rationale
1		38 Wattle Road	Victorian	A single-storey double fronted brick villa built before 1902. It is a standard symmetrically arranged Italianate house which has had its verandah replaced, roof tiled, and chimney caps removed. The render finish to its walls appears recent. This typology is well represented on Boroondara’s heritage overlay. Likely to be

No	Name	Address	Period	Rationale
				contributory within an intact streetscape or precinct but would not meet the threshold as an individually significant place
2		74 Wattle Road	Federation	A single-storey brick villa built before 1902. It exhibits characteristics of the transition in style from the Italianate to Queen Anne that occurred between the late 1890s and early 1900s. It bears hallmark features of local builder Frederick Green who was prolific throughout the Hawthorn/Camberwell area at this time. These include a projecting gable end with box bay window and heavy cornice of alternating masonry brackets and rosettes. Houses of this design are well represented on Boroondara’s Heritage Overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
3		77 and 79 Wattle Road	Victorian	A pair of single-storey terrace houses that demonstrate key characteristics of the Italianate style. This includes their bi-chrome brick work, low-pitched hip roof, and Italianate chimneys. The verandah across the front appears to have been altered (77) and/or replaced (79). These houses appear on the 1902 MMBW plan, but a precise build date has not been ascertained. They differ to the typical development of the street as they are more modest in scale and would have housed workers rather than the middle class. This typology is well represented on Boroondara’s Heritage Overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place
4		4–10 Wattle Road	Federation	Designed with Queen Anne influences these two pairs of single-storey brick houses feature prominent projecting gable ends with timber strapwork, walls of red bricks and rough cast render and alternating bow and bay windows. No.6 has had its street facing window replaced and nos. 4, 8 and 10 have been overpainted.

No	Name	Address	Period	Rationale
				These houses are good representative examples of their typology. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as individually significant places
5		65, 65a and 65B Wattle Road	Federation	Built in c1915 these three single fronted houses (one pair, one single) were built on the subdivided land of 67 Wattle Road (now demolished). Designed with Queen Anne influences these single-storey brick houses feature prominent projecting gable ends with timber strapwork, walls of red bricks and side verandahs with turned timber posts and fretwork. These houses are good representative examples of their typology. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as individually significant places.
6		7 and 9 Wattle Road	Interwar	This single-storey brick pair of houses were built in c1920 when houses along Power Street subdivided off their rear yards to form the west side of Vivian Grove. The pair have an unusual built form with a transverse gable roof, side porches with timber fretwork and prominent gable ends with parapets and chimneys. The houses represent a transition between the stylising's of Queen Anne and the Arts and Crafts movement. They are of architectural interest. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place
7		45, 47 and 49 Wattle Road	Interwar	These houses were built when New Street was created in 1923 on the subdivided land of 'Harlech' at 53 Wattle Road. They are good representative examples of single-storey brick interwar bungalows. This is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.

No	Name	Address	Period	Rationale
8		48A Wattle Road	Interwar	Built on the land of 'Beulah' at 50 Wattle Road when the estate was subdivided in 1924 forming Carson Crescent. The house is a good representative example of single-storey brick interwar bungalows. This is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
9		55 Wattle Road	Interwar	Built on the subdivided land of 'Harlech' at 51 Wattle Road following its subdivision in 1923, this single-storey brick house is a good representative example of an interwar bungalow. It is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
10		56 Wattle Road	Interwar	Built on the land of an earlier house which was subdivided along with 50 Wattle Road in 1923 to form Carson Crescent. This single-storey clinker-brick house with hip tile roof and boxed sash windows with leadlight to their upper panes is a good representative example of a late interwar bungalow. This is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
11		62 and 68 Wattle Road	Interwar	These houses appear to have been built on the subdivided front land of 66 Wattle Road (now 4 Ardene Court HO431) in c1924 and c1926 respectively. They are good representative examples of brick interwar bungalows. This is a typology that is well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable,

No	Name	Address	Period	Rationale
				cohesive precinct but would not meet the threshold as an individually significant place
12		23 Wattle Road	Postwar	Large unit development built on the land of an earlier Victorian house. The development extends through to Manningtree Road. The units are of historical interest only. They demonstrate the intensification of residential development in Hawthorn in the postwar period. Unlikely to meet the threshold as an individually significant place.
13		24 Wattle Road	Postwar	Unit development of 10 townhouses built in the 1970s on the land of an earlier Victorian house. The units are of historical interest only. They demonstrate the intensification of residential development in Hawthorn in the postwar period. The units demonstrate traits of postwar modernism however they are conventional in their design. Unlikely to meet the threshold as an individually significant place.
14		28 Wattle Road	Postwar	Large block of walk-up flats built c1960s on the land of an earlier Victorian house. Very conventional in design. The units are of historical interest only. They demonstrate the intensification of residential development in Hawthorn in the postwar period. Unlikely to meet the threshold as an individually significant place.
15		69 Wattle Road	Postwar	Unit development of 16 single-storey units set in their own courtyard gardens built in the 1970s. The units are of historical interest only. They demonstrate the intensification of residential development in Hawthorn in the postwar period. The units demonstrate some traits of late postwar design however they are conventional in their design. Unlikely to meet the threshold as an individually significant place
16		Vivian Grove	Interwar	The east side of Vivian Grove was developed from 1911 after the Schober family, who had owned the land at the western end of

No	Name	Address	Period	Rationale
				Wattle Road since 1860, subdivided. The west side of the street appears to have been developed from 1920 when property owners along Power Street sold off their rear yards. The street is developed with mostly single-storey timber bungalows typical of the era. Development since 1975 has resulted in the loss of 4 out of 9 houses (Nos 2,4,5 and 8), resulting in the street falling below the threshold for intactness as a precinct.
17		Burton Avenue (East side)	Federation	The east side of Burton Avenue first appears in Sands and McDougall Directories in 1913 when 12 vacant homes were listed. The street was formed by the demolition of 62 Wattle Road and 45 Lisson Grove and incorporated the western garden of 66 Wattle Road and vacant land on Lisson Grove (MMBW 1902). The houses were built by Aaron Wyatt. Of the original 12 houses built by Wyatt on this side of the street only 5 remain. Those that remain are good representative examples of small brick and timber Federation houses and are of interest as they were built by a single builder in a single building program. They would be likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as individually significant places.
18		10–12 Burton Avenue	Interwar	Built by 1938 on land subdivided off the rear of 60 Wattle Road, these maisonettes are good representative examples of their typology however they are well represented on Boroondara's heritage overlay. Likely to be contributory within an intact streetscape or distinguishable, cohesive precinct but would not meet the threshold as an individually significant place.
19		Carson Crescent	Interwar	The 'Beulah' Estate was subdivided in 1924 forming Carson Crescent. The subdivision was created out of the combined land of 50 Wattle Road and 54 Wattle Road. 13 allotments in total were created with three allotments facing Wattle Road (nos. 48A,

No	Name	Address	Period	Rationale
				<p>50 and 54) and three facing Lisson Grove. The original 1876 house at 50 Wattle Road remained and was sold as lot 2.</p> <p>Lot 4 contained the original coach house of no.50. This building remains today although it has been extensively altered and is no longer recognisable to its original built form. This lot was further subdivided with a pair of interwar maisonettes being built at nos. 4 and 6.</p> <p>Lot 11 contained the original Victorian era house of 54 Wattle Road. This house has been subsequently demolished, and its land further subdivided to become nos. 5 and 7.</p> <p>Of the remaining lots only two houses from the interwar years remain: 11 Carson Crescent and 48A Wattle Road. Together with the maisonettes at Nos 4 and 6 these houses are good representative examples of interwar architectural styles popular at the time. Likely to be contributory within an intact streetscape or a distinguishable, cohesive precinct but would not meet the threshold as individually significant places</p>
20		Ardene Court	Postwar	<p>Ardene Court was created in 1957 following the demolition of 70 Wattle Road. The court was created by incorporating land at the rear of 66 Wattle Road to form its western side. 64 and 68 Wattle Road appear to have been subdivided off from Nos 66 and 70 respectively in the 1920s. The entry to Ardene Court is in the approximate position of the original driveway entry for No. 66 Ardene Court and was first listed in the 1962 Sands and McDougall Directory. Although the court is largely intact the houses are conventional in their design. They do not exhibit any of the traits of postwar modernism and as such are of little interest from a heritage perspective. The subdivision includes 70 and 70A Wattle Road</p>

Appendix B—Places not recommended for the Heritage Overlay after Stage 2 assessment

No	Name	Address	Period	Rationale
1		1 New Street	Interwar	<p>1 New Street, Hawthorn is an example of a two-storey interwar house built following the subdivision of an earlier nineteenth century estate in Hawthorn. While stylistically it compares somewhat to other individually significant places in the Heritage Overlay, it does not possess the same level of architectural refinement and sophistication. While demonstrating some stylistic details of the interwar period these are arranged in a standard manner that lacks the picturesque quality of other examples. This has resulted in a façade that has a flatness to it rather than the bold articulation of receding forms that can be seen elsewhere. Coupled with a lower integrity and intactness, 1 New Street does not meet the threshold as an individually significant place at the local level (Criterion D and E).</p> <p>Historically, while the use of the house as a Boys Home for 14 years from 1946 and later as a supported residential aged care home from 1984 is of interest and a theme relevant to Boroondara's history, there are other earlier and better examples in the Heritage Overlay which demonstrate subthemes 8.3.4 Helping Others and 8.6.2 Growing Old and Retirement of the Thematic Environmental History The use of a converted 1920s house for these purposes was not typical across the municipality. While several large Victorian Mansions were converted into hostels during the 1920s, aged care facilities tended to utilise purpose-built facilities.</p>

No	Name	Address	Period	Rationale
2		42 Wattle Road	Victorian	<p>When compared to other similar places in the Heritage Overlay, 42 Wattle Road is a less architecturally refined example of a late Victorian era Italianate house. While demonstrating some characteristics of the style, these elements have been applied in a standard way. When combined with the overall integrity and intactness of the house, and the fact that the setting of the house has been compromised by the carport and tall front fence, 42 Wattle Road does not meet the threshold of an individually significant place at the local level.</p> <p>Historically, the house is of a later build date (c.1890) and as such it represents the consolidation of residential development in Wattle Road rather than providing evidence of the street's distinctive early development period between the 1850s to 1880s which saw the land use move away from agricultural to residential use</p>
3		7 Burton Avenue	Postwar	<p>Overall, whilst the house at 7 Burton Avenue is of historical interest, it does not meet the threshold as an individually significant place at the local level for the following reasons.</p> <ul style="list-style-type: none"> • While the project or display house was a significant development in postwar Australia, the building typology was not prevalent in the more established suburbs of Boroondara and as such does not represent an important theme within the municipality's historic patterns of development. • The house has had all of its original door and window joinery replaced and the original native landscape setting has also been replaced. • The place does not compare well to other similar individually significant places

Appendix C—Details of analysis of potential precincts

Appendix C outlines our findings after assessing potential precincts suggested in the community submission dated July 2021.

The following extract is taken from the contextual history written as part of the Review and is reproduced here to provide background to the comments below:

Five German families (headed by Christian Finger, Gustave Kobelke, Gottlieb Aurisch, Johann Fankhauser and Karl Roemer) arrived in the Hawthorn area in 1850 (McWilliam 1978:7) ...

In 1851 Hughes sold allotments 45 and 46 to Edward Kobelke, who then sold one-third of the land to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30). The German settlers also purchased land in areas surrounding Wattle Road. Christian Finger purchased part of Crown allotment 64 at the corner of Glenferrie Road and Oxley Road in 1852. The same year, his son Henry Finger purchased part of Crown allotment 67, situated south of Liddiard Street (McWilliam 1997:21). Finger's property was divided by a lane (today's Wattle Road). He planted a vineyard on the site of present-day 41 Wattle Road...

Demand for suburban blocks is reflected in the subdivision and building of residences in the 1860s on Weinberg Road (now Wattle Road). In this decade, more than 25 properties were built on Weinberg Road, owned by 20 different families (Context 2012:10). Of these properties, Walter Bonwick, occupying what is now 28–44 Wattle Road (on the southern side), had built three houses (Gould 1992). Wilhelm Finger (son of Christian Finger) had also built three houses, having subdivided the vineyard on the northern side of Wattle Road. Of these three houses, only two houses built by the Finger family remain today, and these were rebuilt in 1883 by the Fingers. The Melbourne land boom of the 1880s greatly stimulated speculative subdivision and residential development in Hawthorn...

During the 1880s the German presence in Hawthorn began to dissipate, and many of the original farming families relocated their vineyards and orchards elsewhere. The Fankhausers, for example, moved to Balwyn, where they lived south of Belmore Road...

The German families sold off portions of their land through the 1880s in a more ad hoc way and, by 1890, 50 houses had been built on Weinberg Road (Poole 2018).

Precinct models suggested by residents' group for consideration	Comments
German Settlement Precinct	<p>A potential German Settlement precinct was considered in Stage 1 of the study. In order to recommend a precinct on historical grounds (Criterion A), Planning Panels Victoria are consistent in their approach that a precinct should be easy to recognise on the ground. This requires a high proportion of buildings that contribute to historic significance. Other than 41 and 43 Wattle Road (which are assessed as individually significant as part of this study), there are no other properties surviving that evidence the street's early German origins. The Boroondara C177 Panel assessed the threshold and delineation of proposed precincts based on whether they can be understood as a distinguishable, cohesive unit that illustrates the significant heritage values described in the relevant statement of significance. We do not consider there to be sufficient remaining tangible evidence of the German origins of the street for a precinct based on this connection to be supported at panel.</p>
Finger house group	<p>A Finger house group was considered as a potential precinct or serial/group listing in Stage 1 of the Review. As noted above, there are only two houses that remain in Wattle Road that are associated with the Finger family. 43 Wattle Road was built for Christiane Volkman (nee Finger) in 1884 and 41 Wattle Road by members of the Finger Family in 1892 (on land possibly owned by the family since 1853). These houses have been assessed as a pair and found to be of local historical and representative (architectural) significance.</p>
Different eras of nineteenth century development	<p>The contextual history prepared for the Review confirmed there were successive waves of development (and hence subdivision) in Hawthorn during the nineteenth century. The 1860s was a decade of transformation and prosperity for Hawthorn. Suburban development was spurred by the election of Hawthorn's first</p>

Precinct models suggested by residents' group for consideration	Comments
	<p>municipal council in 1860, making it the geographic centre of the city, alongside the opening of the railway to Hawthorn in 1861. The residential composition of Hawthorn shifted again in the 1870s as the subdivision of larger estates gathered momentum when, following the death of some leading district pioneers, large properties were sold to developers, who divided them into residential lots (Context 2012:10). The Melbourne land boom of the 1880s greatly stimulated speculative subdivision and residential development in Hawthorn. This period of economic buoyancy in Hawthorn was further stimulated by the extension of the railway from Hawthorn to Lilydale in 1882 and the spur railway from Hawthorn to Kew in 1887. The pattern of speculative subdivision continued in many parts of Hawthorn as the number of large private estates declined to accommodate the growing professional middle class who were settling in Hawthorn at this time (Context 2012:5). This resulted in a number of pockets of uniform development, many of which are represented in the Heritage Overlay. In contrast, Wattle Road experienced ad-hoc development as early families sold off parts of their land over successive years. As a result, there is no distinguishable pattern of nineteenth century subdivision on the ground that provides a uniform or coherent streetscape, such as seen along Manningtree Road (HO493). Wattle Road's nineteenth century development is quite widely dispersed along the street reflecting the gradual selling off of the original land holdings through the 1860s and 1870s. The areas in between have subsequently and sporadically been infilled with Edwardian, interwar, postwar and recent development as the large land parcels were further subdivided or houses demolished.</p>
Mixed era precinct	<p>The potential for a mixed era precinct was considered in Stage 1 of the Review. There are a number of precincts in Boroondara's Heritage Overlay that are significant for the evidence they provide of successive development phases (for example Brickfields Environs</p>

Precinct models suggested by residents' group for consideration	Comments
	<p>Precinct HO841, Prospect Hill Road Precinct, Camberwell HO159). However, unlike Wattle Road, in these precincts the development phases are consistent and legible on the ground making the precincts easily understood. Due to this consistency, it is possible to articulate the pattern of subdivision and development succinctly in a single statement of significance. By comparison, Wattle Road's development has been ad hoc with much tangible evidence of successive development having been eroded on the ground by recent and substantial development since the 1990s. Due to this now inconsistent and fragmented development pattern, coupled with a low integrity when viewed as a whole, it was not possible to justify a Wattle Road Precinct in a statement of significance as required by Planning Practice Note No 01 'Applying the Heritage Overlay' (2018). For this reason, it was not recommended that a precinct Heritage Overlay be applied to Wattle Road or any discrete sections of the street.</p>

Precinct models suggested by residents' group for consideration

Comments



Map showing analysis of the development patterns across the subject area according to different time periods. Note the inconsistency in the pattern of development with places from all eras spread across the area. (Source: GML)

Precinct models suggested by residents' group for consideration	Comments
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Map showing potential gradings of places if a precinct existed. Note the large number of non-contributory places and gaps between contributory and significant places. A higher concentration of contributory places can be seen around Wattle Grove and Finchley Court. (Source: GML)

Extension of Manningtree Road, and/or Lisson Grove precincts	Potential extensions to Manningtree Road and/or Lisson Grove precincts were considered in Stage 1 of the Review. In 2012 Context Pty Ltd undertook a review of the Wattle Road and Environs area as part of the Heritage Precinct Study 2012. This study found
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Precinct models suggested by residents' group for consideration	Comments
	<p>Lisson Grove to have a highly consistent streetscape of Victorian Italianate villas on large allotments. Wattle Road and the cross street between Lisson Grove and Wattle Road were found to not meet the threshold for local significance due to low integrity.</p> <p>For this Review we re-walked the earlier study area which included Manningtree Road, Wattle Road, Lisson Grove and all interconnecting streets. After careful analysis and further historical research we agreed with the original findings of the 2012 study. Integrity along Wattle Road and the inter-connecting Streets (with the exception of Wattle Grove and Finchley Court) is low and does not meet the threshold required for a precinct.</p> <p>When looking further afield there are no historical links between Manningtree Road, Wattle Road and Lisson Grove that would support a single precinct.</p> <p>In 1851 CA 48 was conveyed to George McElvey who built 'Tripoli' and CA47 was conveyed to Henry Walsh who built 'Longfield'. In 1873 these estates were merged and subdivided by developer, Le Cren, Harton and Bradley to form Lisson Grove with the estate being described as the 'first really speculative venture in subdivision in Hawthorn.' (Context 2012).</p> <p>Similarly, Manningtree Road was laid out in 1873 from Crown Allotment 44, the original Manningtree Estate of Henry Box.</p> <p>Unlike neighbouring Wattle Road (CA 45, 46, part 47), the original subdivision layout for Lisson Grove Precinct and the Manningtree Road Precinct remain evident on the ground today with a high number of extant houses. As discussed above, Wattle Road saw a much more ad-hoc subdivision pattern, one which, due to substantial intervening re-development, is no longer legible on the ground. To combine the three street into a single precinct on historical ground could not be supported.</p>

