

OFFICE OF THE MAYOR



24 June 2019

The Hon. Richard Wynne MP
Minister for Planning
PO Box 500
EAST MELBOURNE VIC 3002

Dear Minister Wynne

**Boroondara Planning Scheme
Amendment C315boro - Incorporated Document (Planning Permit Exemptions, May 2019)
Response to further heritage assessment for 337 Auburn Road, Hawthorn ('Currajong House')**

Thank you for your intervention to protect Currajong House from demolition, which has been well received by the Boroondara community.

As you are aware, Currajong House would have been protected upon gazettal of the interim Heritage Overlay, notwithstanding the issue of Building approval for demolition, prior to the approval of the Incorporated Document (Planning Permit Exemptions, May 2019). It is this amendment which has introduced the exemptions which allow heritage properties to be lost whilst Council progresses the introduction of permanent heritage controls. As outlined in my correspondence to you dated 8 May 2019, Council requests that you delete these exemptions.

Council has further investigated the heritage significance of Currajong House and its importance to the Longford Estate and Environs Precinct as detailed below and in the enclosed attachments.

Heritage places and precincts in Hawthorn and Hawthorn East were initially identified in the Hawthorn Heritage Study (1993), commissioned by the former City of Hawthorn. Most of the individual properties graded 'A' or 'B' ('Individually Significant' under the current heritage grading system) and residential heritage precincts identified through this study were protected through the Heritage Overlay.

The property at 337 Auburn Road, Hawthorn was identified in the Hawthorn Heritage Study (1993) as a C graded building ('Contributory' under the current heritage grading system) and was not included in the Heritage Overlay at that time. However, since the completion of the 1993 study, the continued loss of 'Contributory' heritage properties has elevated the importance of Currajong House and the surrounding area. In Council's view, as a 'Contributory' property in a heritage precinct, it is certainly worthy of protection.

Municipal Wide Heritage Gap Study

As you will be aware, Council has committed to a Municipal Wide Heritage Gap Study which to date, has identified more than 5,000 properties to be of heritage value.

Council has allocated approximately \$250,000 per year over a five year period for the implementation of the gap study. The total cost of the gap study is anticipated to exceed \$1 million. We are anticipating this study will identify 6,000 (approx.) properties with heritage value, upon completion of the study.

337 Auburn Road, Hawthorn

Council's heritage consultant, Context, who prepared the Hawthorn East Heritage Gap Study, has prepared an extensive heritage assessment of the property (see enclosed). The findings confirm that the property makes an important contribution to the heritage value of the precinct. Further the findings confirm the property is 'Contributory' to the Longford Estate and Environs Precinct for the following reasons:

- Currajong House is one of the highest quality and earliest Victorian houses in the Longford Estate and Environs Precinct.
- Currajong House stands out in the precinct due to its corner location and double block, which is the largest in the precinct (both widest and largest in square meterage).
- The architectural contribution to the precinct is strengthened by the high level of intactness of the front façade.

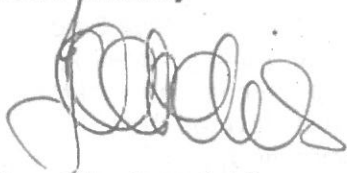
The original heritage citation and subsequent assessment provide significant justification to support continued protection of the building. Its loss would have a negative impact on the precinct, as Currajong House illustrates the earliest residential development in the area and is the largest and most elaborately detailed Victorian Italianate dwelling in the precinct.

We support your action and seek your continued support to protect Currajong House while Amendment C308boro is progressed which seeks to include the property in the Heritage Overlay on a permanent basis. Council believes that the planning scheme amendment process is the appropriate opportunity for the grading of Currajong House to be debated and tested.

Council would be pleased to engage with Heritage Victoria on this matter should this be required.

Should your office require any further information please have them contact Simon Mitchell, Acting Director City Planning, by telephone on 9278 4800 or email simon.mitchell@boroondara.vic.gov.au

Yours sincerely



Councillor Jane Addis
Mayor

Enc: Heritage Assessment of Currajong House by Context & Longford Estate and Environs Precinct Citation

