

Auburn Village Heritage Study

Volume 3 - Key Findings & Recommendations

**Final report
17 May 2005**

CONTEXT

**Prepared for
City of Boroondara**

© Context Pty Ltd

Project Team:

Katrina Dernelley, Heritage Consultant

David Helms, Senior Heritage Consultant

Sarah Norton, Senior Community Consultant

Context Pty Ltd

22 Merri Street, Brunswick 3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email context@context-pl.com.au

CONTENTS

1	INTRODUCTION	1
1.1	Purpose	1
1.2	Background	1
1.3	Scope	1
2	METHODOLOGY	3
2.1	Introduction	3
2.2	Heritage assessment	3
	Community consultation	4
2.3	Heritage Guidelines	5
	Community consultation	5
3	KEY FINDINGS & OUTCOMES	6
3.1	Heritage assessment	6
	Significance	6
	Precinct boundaries	6
3.2	Heritage guidelines	7
4	RECOMMENDATIONS	8
4.1	Introduction	8
4.2	Auburn Village Heritage Guidelines Study	8
4.3	Planning Scheme Amendment	8
	4.3.1 Incorporated & Reference Documents	8
	4.3.2 Local Planning Policy Framework	9
	4.3.3 Heritage Overlay Schedule & Maps	9
4.4	VHR & VHI recommendations	9
4.5	Priority actions	9
	Parapet and render repairs	9
	Verandah restoration and reconstruction	10
4.6	Other actions	10
	REFERENCES	11

1 INTRODUCTION

1.1 Purpose

This report was commissioned by the City of Boroondara as part of the *Auburn Village Heritage Study 2005* (the Study). In accordance with the Brief, the purpose of the study is to:

- Review and update (where required) the relevant gradings and citations of the *Hawthorn Heritage Study* (1993) for Auburn Village.
- Define the boundaries of the Auburn Village heritage precinct.
- Prepare a new Statement of Significance for Auburn Village.
- Prepare Heritage Guidelines for Auburn Village.

This report provides a summary of the key findings of the study and, on this basis, sets out a suite of recommendations for Auburn Village, which includes statutory protection, the implementation of the guidelines, and other actions including education and interpretation.

The information contained in this report is drawn from the *Auburn Village Heritage Assessment*, which comprises Volume 1 of the Study and the *Auburn Village Heritage Guidelines*, which comprise Volume 2. The purpose of the guidelines is to guide the future management and development of Auburn Village in a manner that conserves its cultural heritage significance. The guidelines provide recommended approaches to future development within the Village including conservation, repair and maintenance, restoration and reconstruction, alterations and additions, infill and development, demolition, subdivision and signage, and the public domain.

1.2 Background

The *Hawthorn Heritage Study* 1993 (HHS) (which incorporated the findings of the *Hawthorn Commercial Area Conservation Study* [HCACS] 1983) recommended that Auburn Village be subject to planning scheme protection. This recommendation was based on the assessment of the significance of a number of individual buildings within the precinct, as well as an assessment of the precinct itself. The findings of the HHS are discussed further in Section 1.5.

However, this recommendation was never implemented. Accordingly, given that over 10 years has passed the City of Boroondara have identified the need to review and update the findings and recommendations of the HHS.

1.3 Scope

The study area comprises the Auburn Village heritage precinct as shown on Figure 1. The precinct boundary is based on the findings of the heritage assessment in Volume 1 of this study.



Figure 1: Boundary of Auburn Village heritage precinct

2 METHODOLOGY

2.1 Introduction

The *Auburn Village Heritage Assessment* and the *Auburn Heritage Village Guidelines* have been developed in accordance with *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* (1999).

Community consultation with key stakeholders was a key component of this project, taking into account the diverse range of external (community) and internal (council) stakeholders who have an active interest in the future of Auburn Village. Consultation was undertaken in collaboration with the City of Boroondara, which places great importance on gathering the views of those people and organisations who have a direct knowledge of the place.

A range of consultation strategies were employed including information sessions, community workshops and one-on-one consultation to enable a representative range of stakeholders to be involved including the property owners, local traders and the Hawthorn Historical Society. During the consultation process both Context and the City of Boroondara aimed to create an environment of openness and honesty, enabling people to feel that their voice is being heard and their input appreciated. It was considered to be a critical aspect of this consultation to make information relevant and in a form that was understood, which aimed to ensure individuals made informed decisions, and were supported in developing their views.

2.2 Heritage assessment

The assessment of the significance of Auburn Village included the following key steps:

- A history (from secondary sources including the HHS) was prepared to define the key periods of development of the Village. This traces its historic development from the mid-nineteenth century and identifies key influences upon its development.
- A physical inspection was made of the Village to determine if the integrity had changed since the HHS and to confirm or change the boundaries. The survey also identified whether places were of individual significance (local or State), contributory significance or non-contributory to the precinct. On this basis, a description was prepared of Auburn Village as it exists today in terms of its location, building style and form, subdivision layout, and public realm elements.
- Finally, an analysis and assessment of the significance of Auburn Village was made using the Register of the National Estate (RNE) criteria. On this basis, a concise Statement of Significance was prepared, which describes *What* is important about Auburn Village (in terms of extant buildings, public realm elements and other fabric) and *How* and *Why* it is important having regard to the relevant RNE criteria. Significant elements within the precinct have been identified and a comparison made between the findings of this assessment and the previous assessment of the HHS. In addition, the assessment was informed by information provided at a community workshop.

Community consultation

An information session was held at the beginning of the study in December 2004. Participants were asked to fill in a form which posed a number of questions about what people thought was important about the Village and what information they needed to help maintain their property. Ten forms were returned and the responses may be summarised as follows:

Question	Summary of response
What attracted you to Auburn Village?	6 responses mentioned the architecture or the 'village atmosphere', others cited it simply as location or investment opportunity.
Why do think Auburn Village is significant?	Almost all the responses cited the significant Victorian architecture noting the 'sense of grandeur', some noted the intactness of the centre. One noted that it was a 'unique' part of Melbourne and becoming rare.
What would you like to see protected?	Again, almost all mentioned places that make the Village significant – buildings, bluestone laneways, streetscapes. Verandahs were mentioned specifically by a number of responses.
What maintenance issues do you regularly encounter?	A variety of maintenance issues were identified including roof repair, painting, façade & parapet repairs, rendering etc.
What information would you like to see provided by Council to help you maintain your property?	A variety of responses was made. Some requested further information about the maintenance issues mentioned above including a list of contractors who could undertake the work, others requested further information about the history of the village and suggested plaques on buildings and information history boards.

The draft assessment of significance report was circulated to all property owners in the precinct, as well as to Heritage Victoria and the National Trust of Australia (Victoria). Once they had had a chance to consider the guidelines, all owners were given the opportunity to have a 'one on one' interview with a member of the Context project team. Approximately 14 people attended an interview. The response to the initial assessment report was generally positive with most people acknowledging the special historic character of Auburn Village. Key issues that were raised during these sessions included:

- How the assessment of significance affects the ability to develop or use a property.
- How the assessment of significance affects property values or ability to sell or lease a property.
- What funding opportunities are available to assist owners.
- Parking supply is a key issue and must be addressed.
- Importance of maintenance and upgrading of public domain as well as private properties.

No one who was interviewed specifically objected to the inclusion of their property in the precinct.

Written submissions were also provided by Heritage Victoria and the National Trust, which were supportive of the project. Heritage Victoria recommended that the statement of significance be amended to acknowledge the historical association of the shops with the creation of 'Marvellous Melbourne' and the 1880s landboom. This recommendation was accepted and the statement was amended as required.

2.3 Heritage Guidelines

The heritage guidelines were prepared having regard to:

- The significance of Auburn Village, having particular regard to the elements of primary significance.
- Key issues identified at the community workshop (see below).
- Related planning policies, guidelines and controls in the Boroondara Planning Scheme.
- Relevant guidelines prepared by the Department of Sustainability and Environment and Heritage Victoria.

Similar guidelines used by other Councils, as well as the draft *Local Government Heritage Guidelines* prepared by Heritage Victoria were also reviewed.

The format of the guidelines was based on the existing heritage guidelines used by the City of Boroondara in accordance with the study brief. Minor amendments were made to the layout to improve usability and consistency with other guidelines used by the City of Boroondara.

Community consultation

A community workshop was held in February 2005 to identify key issues that the local community would like to see addressed in the guidelines prepared for Auburn Village. The key issues identified at the workshop included:

- Vision for Auburn Village
- Clear boundary of study area
- Maintenance of public realm including roadways & paths
- Paint controls
- Visual appearance of railway bridge and station environs
- Signage
- Streetscape
- Infill development
- Demolition control – height and bulk of new buildings
- Restoration & maintenance

Once the draft guidelines were prepared they were distributed to all the people who attended the workshop as well as other key stakeholders. Following this a further information session was held in late March 2005. The purpose of the final information session was to provide feedback on the draft guidelines and the following suggestions were made by participants:

- A cross reference to other relevant council policies and guidelines should be included at front of the guidelines.
- There should be a paving recommendation for footpaths and for other aspects of the public domain (e.g. lighting) - what actions need to be taken to implement?
- Identify priority recommendations (maintenance, verandas).
- Extra guideline for air-conditioning units etc.
- The guidelines were then reviewed and amended, as appropriate, in response to this feedback.

3 KEY FINDINGS & OUTCOMES

3.1 Heritage assessment

Significance

The assessment undertaken by this Study generally confirms the findings of the *Hawthorn Heritage Study* 1993 (HHS). It is noted that:

- The precinct as a whole is considered to be of local significance. However, part of Auburn Road comprising the properties at Nos. 87-131 and 126-152 is considered to be of potential State significance and may be nominated for inclusion on the Victorian Heritage Register. This includes two groups of shops at 132-142 and 144-48 Auburn Road that may also be of individual State significance.
- The existing citations for the places of individual significance (ie. graded A, B or C* by the HHS) are adequate, however, consideration may be given to re-writing the Statements of Significance for these places using the Heritage Victoria format adopted by this Study.
- Only one building, the former Murphy Bros. Grain Store has been ‘up graded’ by this Study to local significance. The ‘C’ grading of the HHS indicated that it was not of individual local significance, however, this would appear to have been an oversight as the place has a detailed citation (from the HCACS), which identified it as being of local or regional significance.
- The new citation for Auburn Village set out in Section 4.5 of Volume 1 provides an appropriate statement of significance for the contributory places within the precinct that do not have individual citations.
- One new building of potential local significance has been identified, which is the Auburn Baptist Church at 597 Burwood Road.

In addition, three cottages have been identified in Newburgh Place and further research is required to determine the significance of these places. They were not surveyed by the HHS, while the map prepared for the HCACS (Figure 1) appears to show them included in the precinct, but no further reference to them is made. The significance of these cottages is being investigated and the findings and recommendations will be set out in a separate report to Council.

For further detail about the significance of Auburn Village please refer to the *Auburn Village Heritage Assessment* in Volume 1 of this Study.

Precinct boundaries

The boundary of the Auburn Village precinct as defined by the HHS was found to be appropriate. However, it is considered that the buildings at Nos. 713-735 Burwood Road should be excluded from the precinct as they are too remote from the nearest contributory building at No. 669.

Accordingly, the recommended Auburn Village precinct boundary is shown in Figure 1, which comprises the properties Nos. 96-152 and 87-137 Auburn Road and Nos. 549-669 and 574-608 Burwood Road.

3.2 Heritage guidelines

The *Auburn Village Heritage Guidelines* are intended to encourage and support the conservation of the historic character of Auburn Village. The purpose of the *Guidelines* is to provide both Council and property owners or occupiers with clear guidance for decision making in regard to making changes to heritage places.

The objectives of the guidelines are:

- To conserve the integrity of Auburn Village as an exemplar of a late nineteenth and early twentieth century shopping centre.
- To encourage the conservation of fabric that contributes to the significance of heritage places within Auburn Village.
- To ensure that new development is of the highest quality contemporary design that positively and creatively interprets and responds to the historic character of Auburn Village.
- To ensure that new development becomes a valued addition, which complements the historic character of Auburn Village.
- To ensure that new development does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing

The guidelines explain what Council will take into consideration when assessing an application for development or subdivision of land within Auburn Village. They will be considered in conjunction with other relevant State and local planning policies and controls contained in the Boroondara Planning Scheme.

The Guidelines do not provide solutions for every individual design issue that might arise, but rather are a starting point that provides some guiding principles.

The guidelines include the following sections:

- Significance of Auburn Village
- How to use the Guidelines
- Guideline 1>Maintenance, preservation and repairs
- Guideline 2>Restoration and reconstruction
- Guideline 3>Alterations & additions
- Guideline 4>Infill development
- Guideline 5>Subdivision & signage
- Guideline 6>Public domain

For further detail about the guidelines please refer to the *Auburn Village Heritage Guidelines* in Volume 2 of this study.

4 RECOMMENDATIONS

4.1 Introduction

This section provides the key recommendations of the Study, which are considered to be fundamental to the effective future management of the conservation values of Auburn Village. They are:

- The adoption of the *Auburn Village Heritage Study 2005* by the City of Boroondara.
- A planning scheme amendment to implement key findings of the Study.
- Nominations to the Victorian Heritage Register.
- Priority actions.
- Other actions..

4.2 Auburn Village Heritage Guidelines Study

On the basis of the key findings in this report, it is recommended that the City of Boroondara adopt the *Auburn Village Heritage Study 2005*, which comprises:

- Volume 1 – *Auburn Village Heritage Assessment*
- Volume 2 – *Auburn Village Heritage Guidelines*
- Volume 3 – *Auburn Village Key Findings and Recommendations* (this report)

4.3 Planning Scheme Amendment

It is recommended that the City of Boroondara prepare and exhibit an amendment to the Boroondara Planning Scheme to implement the findings of the *Auburn Village Heritage Guidelines Study 2005*. This amendment would:

4.3.1 Incorporated & Reference Documents

- Include the *Auburn Village Heritage Guidelines Study 2005* as an Incorporated Document to the Boroondara Planning Scheme.

An Incorporated Document forming part of the planning scheme must be considered or given the same ‘weight’ as other parts of the scheme. This would require both the Study and the Guidelines to be considered by Council, applicants and the Victorian Civil and Administrative Tribunal when deciding an application that affects a heritage place within the precinct.

It should be noted that as an incorporated document forms part of the planning scheme, an amendment to the Planning Scheme would be required if Council wish to change any part of the Study.

While this is the preferred option, an alternative approach would be to include the Study as a Reference Document only. In this case, the Study would not form part of the planning scheme and so there may be a need to make changes to the heritage local policy to assist in guiding decision making.

4.3.2 Local Planning Policy Framework

- Include the Study as a policy reference in Clause 21.05 Urban Character in Boroondara Municipal Strategic Statement, the Advertising Signs local policy at Clause 22.01 and the Heritage local policy at Clause 22.05.
- Make the following additional changes to Clause 22.01:
 - Delete the first policy statement under Auburn Village shopping centre on page 3 and replace it with the following:
 - *New signage is sited in historically appropriate locations on buildings.*
 - *New signage does not become a dominant element in the streetscape.*
 - *New signage should complement the historic character of Auburn Village without simply mimicking or copying early signage.*
 - Replace the map of Auburn Village shopping centre on page 10 of the Advertising Signs local policy at Clause 22.01 with the new precinct map as included in this report.

4.3.3 Heritage Overlay Schedule & Maps

- Replace the existing Schedule to the Heritage Overlay in the Boroondara Planning Scheme with a new Schedule, which includes the Auburn Village heritage precinct as a separately listed place.
- Amend the relevant Boroondara Planning Scheme Heritage Overlay map/s to include Auburn Village in the Heritage Overlay in accordance with the recommendations of the Study.

4.4 VHR & VHI recommendations

It is recommended that the City of Boroondara nominate the following places for inclusion on the Victorian Heritage Register:

- Auburn Village precinct (part) – 87-131 & 126-152 Auburn Road
- Shops, 132-142 Auburn Road (either as an individual place or as part of the above precinct)
- Shops, 144-148 Auburn Road (either as an individual place or as part of the above precinct)

4.5 Priority actions

The community consultation raised a number of maintenance issues that owners are facing. At the final workshop, participants requested that the Study provide recommended priority actions to guide future conservation. On this basis, the following two key priorities are recommended:

Parapet and render repairs

At least one building at 582 Burwood Road requires urgent works to repair the parapet. Unless these works are undertaken soon there is a chance that the parapet may become dangerous and will have to be removed. The owner has experienced difficulty in finding a tradesperson willing to undertake the work. There is more possibility of the work being done if repairs could be carried out to the whole of the parapet to the row of shops that the building forms a part of. Council could assist in co-ordinating the works, including making a funding application to Heritage Victoria.

Verandah restoration and reconstruction

The reconstruction of verandahs would result in an immediate and dramatic visual improvement to the historic character of the centre. A similar scheme was recently implemented by Hobsons Bay City Council in Nelson Place, Williamstown and this could be used as the model for a similar program in Auburn Village. This would be dependent on funding being obtained from Heritage Victoria or other sources.

To facilitate this project, it would be also desirable to investigate options for placing power lines underground within Auburn Village and to reduce the number of power poles that would otherwise obstruct the reconstruction of some verandahs. This would have the added benefit of enhancing the appearance of the Village.

4.6 Other actions

The following actions are recommended to improve community awareness of the significance of Auburn Village and to promote use of the guidelines:

- Council should obtain an ISBN number for the Study, and arrange for a copy to be deposited with the State Library of Victoria and the National Library. Copies should also be provided to Heritage Victoria, the National Trust of Australia (Victoria) and the Department of Sustainability and Environment Library (Infralib) at Level 19, Nauru House, Collins Street, Melbourne.
- A copy of the Study including the assessment, guidelines and key findings and recommendations should be provided to all property owners and occupiers once it has been adopted by Council.
- A copy of the Study should be provided to all local libraries within the City of Boroondara.
- A copy of the Study should be placed on Council's website in a format that is able to be downloaded.
- Copies of the Study should be made available for purchase either in hardcopy or on CD.
- Council should investigate the preparation of a booklet outlining the significance of Auburn Village, which could include a self-guided walking tour of the centre. This could be developed in consultation with the Hawthorn Historical Society.

It is also recommended that the Auburn Baptist Church at 597 Burwood Road should be assessed to determine if it is of individual local significance.

REFERENCES

- Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 1999
- Butler, Graeme, *Hawthorn Commercial Area Conservation Study: Upper Hawthorn*, Alphington 1985
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Applying the Heritage Overlay*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Format of Municipal Strategic Statements*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Writing a Local Planning Policy*
- Gould, Meredith, *Hawthorn Heritage Study*, Eaglemont 1992
- McWilliam, Gwen, 'Auburn Village', in Hawthorn Historical Society, *Upper Hawthorn*
- McWilliam, Gwen, *Hawthorn Streets Index. A Brief History of the Streets of Hawthorn*, Hawthorn, 1999 (Revised 2004)
- Pearson, Michael & Sullivan, Sharon, *Looking After Heritage Places*. Carlton, 1995
- Peel, Victoria et al, *A History of Hawthorn*, Carlton [Vic]: Melbourne University Press, 1993