

## 7 Presentation of officer reports

### 7.1 Amendment C333boro Part 1 and 2 - Glen Iris Heritage Gap Study - Adoption and abandonment

#### Executive Summary

##### Purpose

The purpose of this report is to seek Council's adoption of Amendment C333boro Part 2 and abandonment of Amendment C333boro Part 1 to the Boroondara Planning Scheme following the Urban Planning Delegated Committee (UPDC) decision at its meeting on 2 May 2022.

##### Background

Amendment C333boro to the Boroondara Planning Scheme seeks to implement the recommendations of the Glen Iris Heritage Gap Study (the Study). As exhibited, the amendment proposed to apply the Heritage Overlay (HO) to 15 individual heritage places and four (4) heritage precinct on a permanent basis.

The Amendment was formally exhibited under section 19 of the *Planning and Environment Act 1987* from 12 February to 12 March 2021. Council received 166 submissions to the Amendment (including six late submissions) which comprised 42 supporting, 115 opposing, 9 partially supporting and 2 neutral submissions.

On 6 September 2021, the UPDC resolved (amongst other things) to request the appointment of an independent panel to consider submissions to the amendment. The UPDC also endorsed changes to the Glen Iris Heritage Gap Study and amendment.

A Panel hearing to consider the submissions received to Amendment C333boro was held over four days from 29 November to 3 December 2021. 22 parties presented at the Panel hearing with most presenters arguing against the application of the Heritage Overlay.

##### Key Issues

On 20 January 2022, Council received the Panel's report generally supporting the amendment and recommending the amendment be adopted subject to the following key changes:

- *Individually significant heritage places*: The Panel supported all individually significant places and recommended changes to the heritage citations for 14 and 29 Alfred Road and 148 Summerhill Road, Glen Iris consistent with Council's submission to the Panel.

The UPDC supported the changes as recommended by the Panel.

- *Mont Iris Estate and Environs Precinct:* The Panel recommended abandoning this precinct due to a lack of coherence and a high degree of non-contributory properties in some sections that undermine the overall integrity of the precinct. Recognising there are very coherent parts of the precinct that would warrant inclusion in the Heritage Overlay, the Panel recommended a further review and assessment of the precinct as part of a separate process.

Council's heritage consultant agreed with some of the Panel's key conclusions and acknowledged that a further comprehensive review is warranted to determine whether one or more smaller precincts can be identified to protect the most intact groups of Interwar housing in this area. Identification of new precinct(s) will include the preparation of new heritage citations (including further comparative analysis) and would therefore be considered a transformative change to the amendment. Accordingly, the review needs to be carried out as a separate process.

The UPDC accepted the Panel's recommendation to abandon the precinct (Part 1 of the amendment) and undertake a further review of the Mont Iris Estate and Environs Precinct through a separate process.

- *Summerhill Estate Precinct:* The Panel considered the Summerhill Estate to be the most coherent of the proposed precincts and supports its inclusion in the Heritage Overlay. The Panel recommended excluding some non-contributory properties located at the edge of the precinct where it considers future redevelopment will not detrimentally impact the precinct. Council's heritage consultant supported the exclusion of 1 Hortense Street, 2 and 4 Prosper Parade, 2 Montana Street, 67 and 69 Celia Street, 70 and 72 Florizel Street, Glen Iris, 64 Brandon Street, Glen Iris from the precinct.

However, the removal of 11 to 17 Adrian Street, Glen Iris is not supported. Council's heritage consultant did not accept the Panel's conclusion that these properties are in an edge location where future development would have limited impact on the precinct. Instead, their location in the centre of a street otherwise covered by the Heritage Overlay, means that future redevelopment on these sites could have significant detrimental visual impact on adjoining contributory properties (9, 19, 8 & 14 Adrian Street) and heritage streetscape. Without the Heritage Overlay, Council will have no means of ensuring development is sympathetic to its heritage context.

The UPDC accepted the Panel's recommendation except the removal of 11, 13, 15 and 17 Adrian Street, Glen Iris from the precinct.

- *Summerhill Estate Precinct:* The Panel recommended re-grading several properties to non-contributory including 38 and 40 Brandon Street, 69 Florizel Street and 23 Montana Street, Glen Iris consistent with Council's submission to the Panel.

However, Council's heritage consultant did not support re-grading 56 Hortense Street, Glen Iris to non-contributory. Council's heritage consultant did not agree that this place is predominantly post-war in form and design and considered it almost identical to other contributory houses in the street where the Panel does not question their grading. While the Summerhill Estate is predominantly Interwar, postwar houses retain a strong continuity of styles, forms and materials.

The UPDC accepted the Panel's recommendation except for the re-grading of 56 Hortense Street, Glen Iris to non-contributory.

- *Violet Farm Estate*: The Panel supported the inclusion of the Violet Farm Estate Precinct in the Heritage Overlay but recommended the re-grading of 21 Parkin Street to non-contributory consistent with Council's submission to the Panel (the dwelling has been legally demolished).

The UPDC accepted the Panel's recommendation.

## Next Steps

Officers recommend Council abandons the Mont Iris Estate and Environs Precinct (C333boro Part 1) and adopts Part 2 of the amendment as shown in Attachments 1-5 consistent with the resolution of the UPDC and submits the amendment to the Minister for Planning for final approval.

Officers will prepare a report on the outcomes of the further review of the Mont Iris Estate and Environs Precinct for consideration by the Urban Planning Delegated Committee following completion of the formal exhibition process associated with a planning scheme amendment seeking to implement the review recommendations.

## Officers' recommendation

That Council resolve to:

1. Abandon Amendment C333boro Part 1 in accordance with Section 23(1)(c) of the *Planning and Environment Act 1987*.
2. Write to the Minister for Planning in accordance with Section 28(1) of the *Planning and Environment Act 1987* advising of Council's decision to abandon Amendment C333boro Part 1.
3. Adopt Amendment C333boro Part 2 to the Boroondara Planning Scheme, as shown in **Attachments 1 to 6**, in accordance with Section 29(1) of the *Planning and Environment Act 1987*.
4. Submit Amendment C333boro Part 2 to the Minister for Planning for approval in accordance with Section 31(1) of the *Planning and Environment Act 1987*.

5. Following the Minister's approval of Amendment C333boro Part 2, update two (2) background documents to the Boroondara Planning Scheme (the Boroondara *Schedule of Gradings Map* and *Boroondara Heritage Property Database*) to include heritage gradings and relevant heritage citations for properties affected by Amendment C333boro Part 2.
6. Authorise the Director Urban Living to undertake administrative changes to the amendment and associated planning controls that do not change the intent of the controls.



---

**Responsible director:**     **Scott Walker, Director Urban Living**

---

## 1. Purpose

The purpose of this report is to:

- Inform Council of the outcomes of the Urban Planning Delegated Committee (UPDC) meeting on 2 May 2022.
- Seek Council's abandonment of Amendment C333boro Part 1 relating to the Mont Iris Estate and Environs Precinct.
- Seek Council's adoption of Amendment C333boro Part 2, as endorsed by the UPDC on 2 May 2022, including:
  - Attachment 1: Clause 22.03 Heritage Overlay Policy
  - Attachment 2: Schedule to Clause 43.01 - Heritage Overlay (Sub-Clause 2.5 HO801 to HO1000)
  - Attachment 3: Schedule to Clause 72.04 - List of Incorporated Documents
  - Attachment 4: Schedule to Clause 72.08 - List of Background Documents
  - Attachment 5: Planning scheme amendment maps
  - Attachment 6: Statement of Significance Incorporated Documents

## 2. Policy implications and relevance to community plan and council plan

### **Boroondara Community Plan 2017-27**

The Boroondara Community Plan 2017-27 sets out the 10-year vision for Boroondara's future based on values, aspirations and priorities important to the community.

The amendment implements Strategic Objective 4 of the Plan: *Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations.*

Specifically, the amendment implements the following strategies:

- **Strategy 4.3** - Preserve the City's history and protect heritage properties and precincts by undertaking a municipal-wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.
- **Strategy 4.6** - Engage with owners and developers to achieve a balance between development and protection of neighbourhood character, heritage and amenity.

## Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The amendment is consistent with action H3 of the Heritage Action Plan 2016:

- "Prepare and implement a heritage study of Glen Iris as part of the municipal wide heritage gap study."

## Boroondara Planning Scheme

The amendment is consistent with the following objectives of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF):

- Clause 15.03-1 *Heritage Conservation* which seeks to '*ensure the conservation of places of heritage significance*' by identifying, retaining and protecting places with identified heritage significance;
- Clause 21.04-5 - *Built Environment and Heritage* of the Municipal Strategic Statement which includes the objective '*to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance*'; and
- Clause 22.03-2 Heritage Policy which seeks to '*preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm*'.

Both the PPF and LPPF seek to ensure the HO is applied to protect places of heritage significance in the City of Boroondara.

## Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of *Plan Melbourne* which seeks to ensure that '*Melbourne is a distinctive and liveable city with quality design and amenity*'.

Direction 4.4 recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places.

Policy 4.4.1 recognises the need for '*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change*'.

The amendment is consistent with these *Plan Melbourne* directions and initiatives.

## Planning and Environment Act 1987

The amendment is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

*To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

This means that Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

### 3. Background

The key milestones in the preparation of the Glen Iris Heritage Gap Study and Amendment C333boro are summarised in the table below.

Table 1: Amendment C333boro history and milestones

Date	Event
2018	Context Pty Ltd undertake the heritage assessment and prepared the Draft Glen Iris Heritage Gap Study.
02 May – 03 June 2019	Preliminary consultation period for <i>Draft Glen Iris Heritage Gap Study</i> . All property owners and occupiers across the suburb are notified in writing and invited to provide feedback.
2 March 2020	Council's UPSC considers the outcomes of preliminary consultation on the draft Study.  The UPSC resolves to adopt the <i>Glen Iris Heritage Gap Study</i> and seek authorisation from the Minister for Planning to prepare and exhibit Amendment C333boro.  The UPSC also resolves to request interim Heritage Overlays for all affected properties (Amendment C334bor).
12 March 2020	Council requests an interim Heritage Overlay to be applied to all properties recommended for inclusion in the adopted <i>Glen Iris Heritage Gap Study</i> (C334boro).
27 April 2020	Council writes to the Minister seeking authorisation to prepare and exhibit Amendment C333boro.
07 September 2020	Minister authorises Amendment C333boro
15 December 2020	Minister for Planning approves interim Heritage Overlay (Amendment C334boro) for some properties in in the Summerhill Estate and Mont Iris Estate precincts.
12 February - 12 March 2021	Exhibition of Amendment C333boro.
6 September 2021	UPDC resolves to:

	<ul style="list-style-type: none"> <li>• receive and note the submissions received in accordance with s 22 of the Act;</li> <li>• endorse the Council officers' response to submissions and recommended changes to the Amendment and the <i>Glen Iris Heritage Gap Study</i> (as exhibited); and</li> <li>• request the Minister appoint an independent Planning Panel under s 23 of the Act to consider all submissions received in response to the Amendment.</li> </ul>
<b>26 October 2021</b>	Panel Directions Hearing (online)
<b>29 November - 3 December 2021</b>	Panel Hearing (online)
<b>20 January 2022</b>	Panel report received by Council
<b>2 May 2022</b>	<p>UPDC meeting to consider the Panel report and officer recommendations. The UPDC resolves to:</p> <ol style="list-style-type: none"> <li>1. Receive and acknowledge the Panel's report and recommendations, as shown at <b>Attachment 1</b>, in accordance with Section 27(1) of the <i>Planning and Environment Act 1987</i>.</li> <li>2. Endorse the officers' response to the Panel's recommendations and recommended changes to Amendment C333boro to the Boroondara Planning Scheme, as shown at <b>Attachment 2</b>.</li> <li>3. Split Amendment C333boro into two parts:             <ol style="list-style-type: none"> <li>a. Part 1 relating to the proposed Mon Iris Estate and Environs Precinct;</li> <li>b. Part 2 relating to all individually significant properties, the Summerhill Estate Precinct, the Glen Iris Heights and Cherry's Hill Precinct and the Violet Farm Estate Precinct.</li> </ol> </li> <li>4. Adopt the revised Glen Iris Heritage Gap Study as shown at <b>Attachment 4</b>.</li> <li>5. Refer Amendment C333boro Part 1 to an Ordinary Meeting of Council recommending that it be abandoned in accordance with Section 28 of the <i>Planning and Environment Act 1987</i>.</li> <li>6. Refer the updated Amendment C333boro Part 2 to an Ordinary Meeting of Council to be adopted in accordance with Section 29(1) of the <i>Planning and Environment Act 1987</i>.</li> <li>7. Authorise the Director Urban Living to undertake administrative changes to the amendment and associated planning controls that do not change the intent of the controls.</li> <li>8. Immediately commence the further heritage assessment of the Mont Iris Estate and Environs Precinct, broadly focussing on but not limited to, High Street, Munro Avenue, Tower Hill Road and Hilltop Avenue to determine whether one or more smaller precincts and any individually significant properties can be identified as meeting the threshold for inclusion in the Heritage Overlay. The review should be completed within 4 months (subject to heritage consultant engagement and capacity).</li> <li>9. Request retention of the current interim Heritage Overlay over the Mont Iris Estate from the Minister for Planning.</li> <li>10. Upon completion of heritage assessments of the Mont Iris Estate and Environs Precinct, write to the Minister for Planning to request:             <ol style="list-style-type: none"> <li>a. Authorisation to prepare an amendment(s) to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the <i>Planning and Environment Act 1987</i> to apply the Heritage Overlay to identified properties.</li> <li>b. The removal of the interim Heritage Overlay from properties not part of the new precinct(s) or not identified for individual significance.</li> </ol> </li> </ol>

11. Write to all property owners to notify of the outcomes of the review and whether their property is identified for inclusion in the Heritage Overlay as part of a new precinct or as an individually significant place.
12. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.

#### 4. Outline of key issues/options

##### The Panel Report

The Panel generally supported the amendment and considered it to be well founded, strategically justified and consistent with the relevant Ministerial Directions. The Panel found GML (previously Context) used a robust methodology in preparing the Glen Iris Heritage Gap Study and the project benefitted from the preliminary consultation process.

Accordingly, the Panel recommended the amendment should be adopted as exhibited subject to several changes including abandonment of the Mont Iris Estate and Environs Precinct and further assessment of the precinct.

##### Panel recommendations - Individually significant places

The Panel supported the inclusion of all 15 individually significant heritage places in the Heritage Overlay subject to some specific updates to the Statements of Significance for 14 Alfred Road, 29 Alfred Road and 148 Summerhill Road, Glen Iris. The Panel's recommendations relating to these three properties were consistent with changes endorsed by the UPSC post-exhibition and/or were recommended as part of Council's submission to the Panel itself and evidence from Council's heritage consultant.

The UPDC supported the Officers' recommendation to accept the Panel's recommendations at its meeting on 2 May 2022.

##### Panel recommendations - Heritage Precincts

The Panel supported the inclusion of three of the four proposed heritage precincts in the Heritage Overlay:

- Summerhill Estate - subject to some boundary changes and regrading of some properties
- Violet Farm Estate - subject to some minor updates to the Statement of Significance and regrading
- Glen Iris Heights and Cherry's Hill Precinct - no specific recommendations or changes

The Panel did not support the proposed Mont Iris Estate and Environs Precinct and recommended a further review through a separate process.

### *Mont Iris Estate and Environs Precinct*

Most significantly, the Panel recommended the Mont Iris Estate and Environs Precinct be abandoned and undergo further review and assessment through a separate process to determine whether one or more smaller and more coherent precincts can be identified.

The Panel formed the view that the precinct does not present as a single cohesive heritage precinct but rather a collection of multiple precincts separated by concentrations of non-contributory properties. The Panel concluded that the precinct is not intact enough (particularly in the areas around Bridges Street and Vale Street) to achieve local significance. Accordingly, the Panel recommended abandoning the precinct.

However, the Panel recognised that parts of the precinct (mostly the north-eastern portion) are sufficiently intact to warrant inclusion in the Heritage Overlay. It therefore recommended Council undertake a further review of the precinct to determine whether one or more cohesive heritage precincts can be identified and included in the Heritage Overlay.

Council officers and Council's heritage consultant agreed with the Panel that a comprehensive review of the precinct at this stage of the amendment process is not possible.

The UPDC accepted the officers' recommendation to abandon the Mont Iris Estate and Environs Precinct and to undertake a further review of the precinct to determine whether one or more smaller precincts can be identified for inclusion in the Heritage Overlay as part of a separate process.

Accordingly, the UPDC resolved to split the amendment into two parts with Part 1 relating to the Mont Iris Estate and Environs Precinct to be abandoned at its meeting on 2 May 2022.

### *Summerhill Estate Precinct*

The Panel supported the Summerhill Estate Precinct finding it to be the most coherent of the proposed precincts. Despite its support the Panel recommended some changes discussed in more detail below.

#### Boundary changes

The Panel formed the view that the following non-contributory properties should be removed from the Summerhill Estate Precinct given their location on the edge of the precinct and the lower risk of future redevelopment having a detrimental visual impact on adjoining heritage places and the broader precinct:

- 11, 13, 15 and 17 Adrian Street, Glen Iris
- 1 Hortense Street, Glen Iris
- 2 and 4 Prosper Parade, Glen Iris

- 2 Montana Street, Glen Iris
- 67 and 69 Celia Street, Glen Iris
- 70 and 72 Florizel Street, Glen Iris
- 64 Brandon Street, Glen Iris

Council's heritage consultant acknowledged that future redevelopment of 1 Hortense, 2 and 4 Prosper Parade, 2 Montana Street, 67 and 69 Celia Street and 70 and 72 Florizel Street as well as 64 Brandon Street, Glen Iris will have a lesser visual impact on the precinct and supported their removal from the precinct.

However, Council's heritage consultant did not agree with the Panel's recommendation to exclude 11, 13, 15 and 17 Adrian Street, Glen Iris from the precinct and recommended these to remain in the precinct.

These four non-contributory properties stand at the centre of a street that is otherwise entirely covered by the HO precinct. Council's heritage consultant considered that future redevelopment of 11 to 17 Adrian Street has the potential to negatively impact the heritage streetscape. Without inclusion in the Heritage Overlay intrusive development on these sites will have an immediate visual impact on adjoining contributory properties (9, 21, 8 & 14 Adrian Street) and Council would have no means of ensuring development sympathetic to the heritage streetscape.

The UPDC accepted the officers' recommendation to adopt the changes as recommended by the Panel except for the exclusion of 11, 13, 15 and 17 Adrian Street, Glen Iris and retain these properties in the Summerhill Estate Precinct at its meeting on 2 May 2022.

#### Grading changes

The Panel recommended the re-grading of 38 and 40 Brandon Street, 69 Florizel Street and 23 Montana Street and 56 Hortense Street, Glen Iris to non-contributory.

Council's heritage consultant supported the regrading of 38 and 40 Brandon Street, 69 Florizel Street and 23 Montana Street which are consistent with Council's submission to the panel.

Council's heritage consultant did not agree with the recommendation to regrade 56 Hortense Street to non-contributory. Council's heritage consultant considered 56 Hortense Street to be virtually identical in form and materials to the cream-brick interwar house at 50 Brandon Street (1940) and the cream-brick early post-war house at 48 Hortense Street (1951). The Panel does not question their contributory value in the Summerhill Estate Precinct. It is unclear therefore how the Panel reached its conclusions with regards to 56 Hortense Street.

The UPDC accepted the officers' recommendation to adopt the Panel's re-gradings with the exception of 56 Brandon Street, Glen Iris at its meeting on 2 May 2022.

#### *Violet Farm Estate Precinct*

The Panel's recommendation to re-grade 21 Rix Street to non-contributory was consistent with Council's submission to Panel and the decision by the UPDC on 6 September 2021. The building has been legally demolished.

The UPDC accepted the Panel's recommendation at its meeting on 2 May 2022.

### **5. Consultation/communication**

All submitters to Amendment C333boro were notified of and given the opportunity to attend and present at the Panel hearing.

All relevant parties were notified in writing of the release of the Panel report.

In addition to the above, all affected property owners and occupiers and submitters were invited to the UPDC meeting on 2 May 2022 and this Council meeting.

### **6. Financial and resource implications**

Cost associated with the preparation and implementation of the Study will be funded through the MWHGS Priority Project Budget for the 2021/2022 financial year.

### **7. Governance issues**

The officers responsible for this report have no direct or indirect interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

### **8. Social and environmental issues**

The inclusion of the precincts and individually significant properties in the Heritage Overlay recommended by the Study would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

**Manager:** David Cowan, Manager Strategic and Statutory Planning

**Report officer:** Christian Wilmsen, Coordinator Strategic Planning



**BOROONDARA PLANNING SCHEME****22.03**15/03/2018  
C279**HERITAGE POLICY**

This policy applies to all planning permit applications under the Heritage Overlay.

The policy:

- Applies the State Planning Policy Framework provisions relating to heritage in Clause 15.03 to local circumstances.
- Builds on the Municipal Strategic Statement objectives and strategies identified in Clause 21.04-5.

**22.03-1**26/10/2017  
C229**Policy basis**

The City of Boroondara recognises the extensive and significant range of heritage assets in the City which provide benefits to both the local community, and the broader metropolitan and state-wide communities.

Boroondara's heritage assets include indigenous heritage sites, mansion and worker cottage developments from the last part of the 19th century, inter-war and post-war subdivisions/ settlement from the 20th century, individually significant and groups of Victorian, Federation, Inter-War and Post-War residences, former industrial sites, commercial buildings, public utilities including bridges, government buildings, railway stations, and parks and gardens. These places are of aesthetic, social, historic, technical or spiritual significance to the municipality.

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

An explanation of heritage place gradings used in the City of Boroondara and definitions of words used in this policy are included in Clause 22.03-5 and Clause 22.03-6 of this policy, respectively.

**22.03-2**26/10/2017  
C229**Objectives**

- To preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.
- To facilitate sympathetic new buildings which extend the life of 'significant' heritage places.
- To retain and conserve 'contributory' places and fabric in the Heritage Overlay which are visible from the primary street frontage.
- To facilitate sympathetic additions, alterations and new buildings to 'contributory' heritage places which are massed, detailed, finished and located to preserve the presentation of the place from the street.
- To ensure buildings and works to 'non-contributory' properties are sympathetic to the heritage values of the precinct and complement the precinct's heritage built fabric by being respectful of the scale, massing, rhythm and detailing.

**22.03-3**26/10/2017  
C229**Policy**

The following policies apply when considering planning permit applications under the Heritage Overlay or any application for the amendment of plans. Separate policy is provided on Demolition, Alterations and Conservation, Additions and New Buildings for each of the three property gradings ('significant', 'contributory' and 'non-contributory'). Policy on Statements of Significance, Subdivision, Fences, Landscape Setting, Vehicle Accommodation, Outbuildings and Services, Commercial Buildings and Archaeological Sites apply to all three property gradings.

This policy and the schedule to the Heritage Overlay override the various guidelines contained within the heritage studies included in the Boroondara Heritage Property Database.

**BOROONDARA PLANNING SCHEME****22.03-3.1 Statements of Significance**

Take into account the relevant statement of significance for a heritage place when assessing an application. Statements of Significance for precincts are contained within the reference document - *Heritage Policy - Statements of Significance (City of Boroondara, August 2016*, or as amended and adopted by Council from time to time). Place citations are contained within the *Boroondara Heritage Property Database* which is a reference document to this Heritage Policy.

Where a 'significant' graded heritage place is located within a heritage precinct, any proposal must have regard to both the most recent statement of significance for the individual place (where available) as well as the most recent statement of significance for the heritage precinct in which it is located.

**22.03-3.2 'Significant' heritage places****Demolition**

- Retain significant built fabric and not normally allow demolition.
- Permit partial demolition of significant built fabric for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the place and will assist the long term conservation of the building.
- Normally permit the demolition of non-original and non-contributory additions. Where appropriate include a demolition management plan to ensure that the removal of non-original and non-contributory additions does not compromise significant built fabric.
- Consider the following, as appropriate, before determining an application for demolition of 'significant' heritage places:
  - The cultural heritage significance of the heritage place.
  - Whether the demolition or removal of the entire heritage place or any part of the place will adversely affect cultural heritage significance.
  - In the case of partial demolition or removal of non-contributory elements, whether the partial demolition or removal contributes to the long-term conservation of the heritage place.
  - Whether the heritage place is structurally unsound and cannot reasonably be rectified. The poor condition of a heritage place should not in itself, be a reason for permitting demolition of a 'significant' heritage place or part thereof.

**Conservation and alterations**

- All alterations, including restoration or reconstruction works, should be directed at maintaining the cultural heritage significance and integrity of the place.
- Encourage reconstruction of features or finishes formerly removed, only in instances where historic evidence of original or earlier appearance can be found.
- Ensure that appropriate materials and restoration techniques are used.
- Discourage the painting of previously unpainted surfaces. This does not apply to non-original features.
- Discourage the rendering of previously non-rendered surfaces.
- Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features.
- Discourage sandblasting of rendered, masonry or timber surfaces.
- Discourage the introduction of architectural features, unless it can be proved they were originally present.

## BOROONDARA PLANNING SCHEME

### Additions and new buildings

Additions and new buildings should:

- Not alter fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place including elements that cannot be seen from the public realm.
- Not obscure fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place that addresses the public realm.
- Make use of materials and surface finishes that are complementary to the fabric of the heritage place.
- Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings.
- Use design details which complement the design of the heritage place (including, but not limited to the type and form of windows, doors, architectural features and verandahs). Design details of new buildings and works should either be:
  - Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings, or
  - A replication of historic forms and detailing.
  - Through appropriate siting and massing be located in a manner which does not detract from or dominate significant fabric of the heritage place. This should be achieved utilising a combination of setbacks, heights and physical separation as appropriate. This does not apply to commercial buildings.
  - Be located to the rear of the heritage place, where possible.
  - Be sympathetic with heritage fabric of the place rather than any 'non-contributory' elements of the place.
  - Vegetation and fences are not considered to be permanent screening and will not be taken into account when determining if a proposed addition is visible from the street.

### 22.03-3.3 'Contributory' heritage places

#### Demolition

- Retain contributory built fabric and not normally allow demolition.
- Permit partial demolition of 'contributory' heritage places for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the precinct and in particular ensure that the original built fabric which contributes to the heritage values of the precinct is retained.
- Discourage demolition that results in 'facadism' - where only the very front most parts of the heritage place are maintained but the integrity and massing of the place is lost either through demolition or obtrusive additions.
- Demolition to remove non-original and non-contributory additions to 'contributory' heritage places is generally supported.
- Consider the following, as appropriate, before determining an application for demolition of 'contributory' heritage places:
  - The cultural heritage significance of the heritage place and its contribution to the significance of the precinct.
  - Whether the demolition or removal of the entire heritage place or any part of the place will adversely affect the cultural heritage significance of the wider precinct.

## BOROONDARA PLANNING SCHEME

- Whether the demolition or removal contributes to the long-term conservation of the heritage place.
- Whether the heritage place is structurally unsound and cannot be reasonably rectified. The poor condition of a heritage place should not in itself, be a reason for permitting demolition of a 'contributory' heritage place.

### Conservation and alterations

- All alterations including restoration or reconstruction works should maintain the cultural heritage significance and integrity of the place.
- Encourage reconstruction of features or finishes formerly removed only in instances where historic evidence of original or earlier appearance can be found.
- Ensure that materials are sympathetic to the heritage place.
- Discourage the painting of previously unpainted surfaces, particularly to the primary street frontage. This does not apply to non-original features.
- Discourage the rendering of previously non-rendered surfaces.
- Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features.
- Discourage sandblasting of rendered, masonry or timber surfaces.
- Discourage the introduction of architectural features, unless it can be proved that they were originally present.

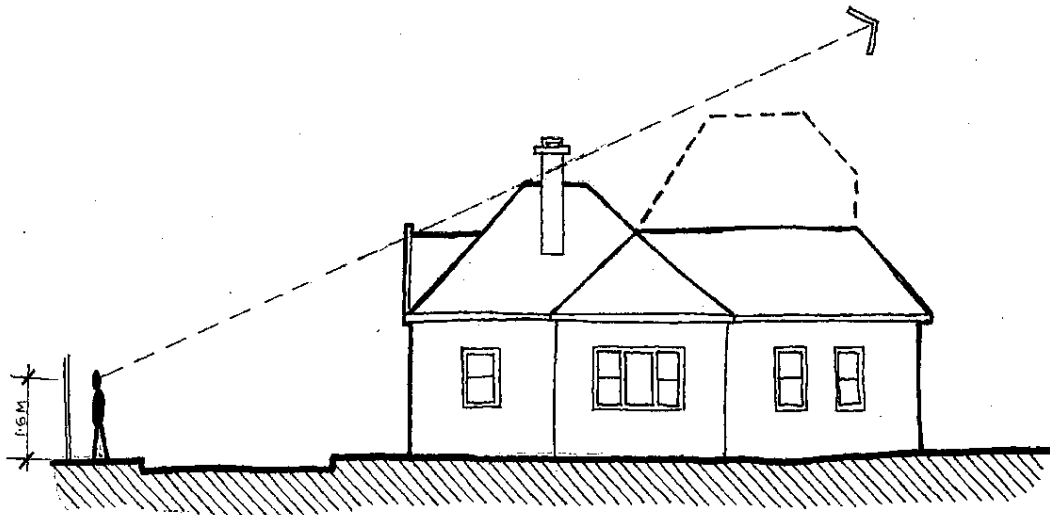
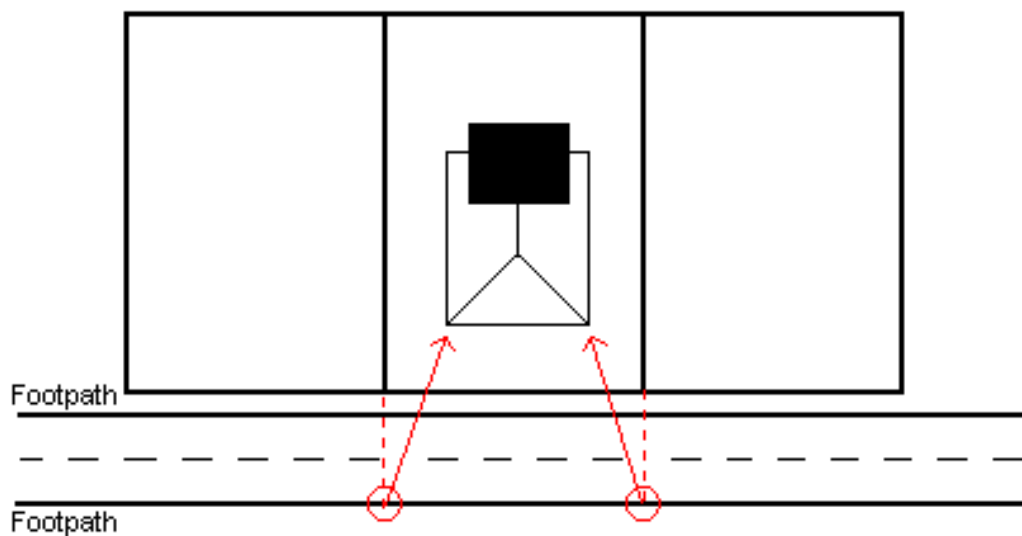
### Additions and new buildings

Additions and new buildings should:

- Not alter or obscure fabric that contributes to the cultural heritage significance of a 'contributory' heritage place including changes to the principal visible roof forms or principal façade.
- Not unreasonably obscure 'contributory' or 'significant' fabric in the wider precinct.
- Make use of materials and surface finishes that are complementary to the contributory fabric of the heritage place.
- Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings.
- Use design details which complement the design of the heritage place, (including, but not limited to the type and form of windows, doors, architectural features and verandahs).
- Design details of new buildings and works should either be:
  - Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings, or
  - A replication of historic forms and detailing.
- Through appropriate siting and massing, be located in manner which does not detract from or dominate the heritage place and or detract from heritage values of the precinct. This should be achieved utilising a combination of setbacks and matching the height of the heritage place. This does not apply to commercial buildings. Refer to Figures 1, 2 and 3 below for an example of a siteline and massing of an upper level addition behind the 'contributory' heritage place.
- Should be visually recessive and read as a secondary element to the heritage place. Where side setbacks are an important feature in a heritage precinct, ground level additions should have side setbacks that are the same or similar to those of the precinct.
- Be located to the rear of the heritage place where possible.

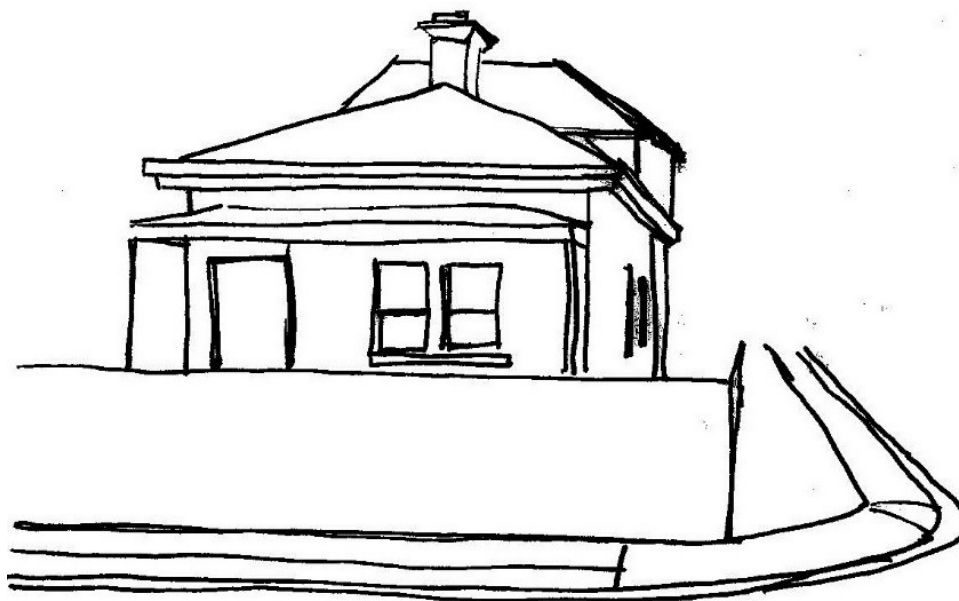
**BOROONDARA PLANNING SCHEME**

- Be sympathetic with heritage fabric of the place and precinct rather than any 'non-contributory' elements of the place.
- Vegetation and fences are not considered to be permanent screening and will not be taken into account when determining if a proposed addition is visible from the street.

**Figure 1: Sight line diagram****Figure 2: Oblique views diagram**

## BOROONDARA PLANNING SCHEME

Figure 3: Three dimensional oblique view



## 22.03-3.4 'Non-contributory' places

**Demolition**

- Normally permit the demolition of 'non-contributory' places. However, the demolition or removal of 'non-contributory' places will not generally be approved until a replacement building or development is approved. An application for a new building or works should accompany a demolition application.

**Replacement buildings, development, alterations and additions**

- Encourage high quality sympathetic design.
- Be sympathetic with heritage fabric of the place, rather than any 'non-contributory' elements of the place.
- Require proposals to conform with the guidelines in Table 1.

**Table 1: Performance criteria for replacement buildings, development, alterations and additions**

Guideline	Performance criteria
<b>Siting</b>	<ul style="list-style-type: none"> <li>▪ New buildings and additions/alterations to non-contributory places should be oriented in a similar manner to the siting of adjacent 'significant' or 'contributory' heritage places and to the heritage precinct as a whole.</li> </ul>
<b>Façade height and setbacks</b>	<ul style="list-style-type: none"> <li>▪ The position of a new building and its façade height or an addition/alteration to the façade of a non-contributory place should not dominate adjoining 'significant' or 'contributory' heritage places. The façade should neither exceed in height, nor be positioned forward of, the adjoining heritage place(s).</li> <li>▪ The height of the façade should not be significantly lower than prevailing heights of 'significant' or 'contributory' heritage places in the precinct, especially where the precinct has a consistent façade height.</li> </ul>

## BOROONDARA PLANNING SCHEME

Guideline	Performance criteria
	<ul style="list-style-type: none"> <li>The façade should not be substantially set back behind prevailing setbacks of 'significant' or 'contributory' heritage places in the heritage precinct, especially where the heritage precinct has a consistent front setback.</li> <li>The proposals should have side setbacks that reflect those of adjacent places, particularly those of adjacent 'significant' or 'contributory' heritage places.</li> </ul>
<b>Building height and form</b>	<ul style="list-style-type: none"> <li>The height and form of a new building or an addition/ alteration to a non-contributory place should respect the height and form of adjacent and surrounding 'significant' or 'contributory' heritage places, as these places are viewed from the street.</li> <li>If located in a heritage precinct or part of a heritage precinct that has a consistent building height and form the completed height of the new building or addition/alteration to a non contributory place should be no higher than the roof ridgeline of the adjacent buildings when viewed from the street, but may include a higher, unobtrusive component to the rear.</li> <li>If located in a heritage precinct or part of a heritage precinct with a diverse building height and form, and adjacent to a 'significant' or 'contributory' heritage place, the new building or addition/alteration to a non-contributory place should be of a height and form that respects both the adjacent 'significant' or 'contributory' heritage places and the prevailing height and form of 'significant' or 'contributory' places in the precinct, but may include a higher, unobtrusive component to the rear.</li> <li>If located in a heritage precinct or part of a heritage precinct with a diverse building height and form, but not adjacent to a 'significant' or 'contributory' heritage place, the new building or addition/alteration to a non-contributory place should be of a height and form that respects the prevailing height and form of 'significant' and 'contributory' heritage places in the precinct.</li> </ul>
<b>Roof form</b>	<ul style="list-style-type: none"> <li>The roof form and the window and door proportions of new buildings and additions/alterations to non-contributory places should be similar too or sit well with the prevailing forms in the heritage precinct.</li> </ul>
<b>Materials, surface finishes and details</b>	<ul style="list-style-type: none"> <li>New buildings and additions/alterations to non-contributory places should display the following design characteristics: <ul style="list-style-type: none"> <li>Wall elevations are to be articulated in a manner that is complementary to the heritage precinct through their massing and form and the use of materials and finishes.</li> <li>Materials, textures and finishes are to complement materials evident in the heritage precinct.</li> </ul> </li> </ul>

## 22.03-3.5

## Fences

- Retain original or early fences of 'significant' or 'contributory' heritage places.
- Encourage the reconstruction of original fences where historical evidence exists of their form, or encourage the construction of new front fences in sympathy to the period and design of the 'significant' or 'contributory' heritage places. Design should be consistent with The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates (1988).

**BOROONDARA PLANNING SCHEME**

- Discourage the construction of high solid fences that block the view of the principal façade (or secondary façade for corner lots) of ‘significant’ or ‘contributory’ places from the street.
- Fence design for ‘non-contributory’ places should seek to complement the following characteristics of fences in the precinct that contribute to the heritage significance of the precinct:
  - Height
  - Visual permeability
  - Spacing of elements
  - Materials and finishes.

**22.03-3.6 Landscape setting**

- Retain or restore (where evidence can be found) original hard and soft landscape elements that contribute to the significance of the heritage place.
- Consider the heritage values of the place in the design of hard and soft landscape treatments.

**22.03-3.7 Vehicle accommodation, outbuildings and services**

Vehicle accommodation and other outbuildings and services should not dominate heritage places, in particular:

- Ensure that vehicle accommodation and other services do not dominate heritage places, by encouraging adoption of the following design guidelines:
  - Minimising new vehicle cross-overs for heritage places with narrow street frontage or where few or no crossovers exist or where rear laneway access is available.
  - Discourage the widening of vehicle crossovers, except in the interests of traffic safety, or the construction of large areas of paving or other hard surfaces in the front setback where this is not responsive to the heritage place.
  - Encouraging the location of new carports, garages and outbuildings to the rear of the main building (excluding verandahs, porches, bay windows or similar projecting features) except in circumstances where the character of the heritage place supports the location of carports, garages and outbuildings to the side of the heritage building behind the main front building line.
  - Encouraging any new carports, garages and outbuildings that are visible from the street to use wall openings, roof forms and materials which complement the main building or the characteristics of the heritage precinct.
  - Discourage the location of swimming pools in the front setback.
  - Allowing the location of rain water tanks, hot water systems, air-conditioning units and other equipment in areas visible from the street only if it can be shown that they will not detract from the heritage significance of the place.
  - Visible roof fixtures, such as solar panels, should not be fixed to the principal visible roof form.
  - Visible roof fixtures should be aligned with the profile of the roof and not be mounted on protruding frames.



**BOROONDARA PLANNING SCHEME****22.03-3.8 Roads and laneways**

- Ensure works within roads and laneways maintain the heritage significance of the road or laneway through the use of sympathetic materials. Ensure finish surface materials adjacent to roads and laneways maintain the heritage significance of the place.

**22.0-3.9 Commercial buildings**

In addition to the application of sections 2, 3 and 4 (as relevant to the grading of the building), the following policies apply to the consideration of commercial buildings:

- Upper level additions should be sufficiently set back from the front façade to appear as a secondary element of the heritage place.
- Encourage the retention, restoration or reconstruction of significant or contributory shopfronts and/or verandahs and any other feature to the public realm that has been removed.
- Where historical evidence of an early street verandah exists, it may be appropriate to reinstate a timber or cast iron verandah based on historical models. In cases where no evidence is available, a simple and understated design incorporating a traditional form and scale may be acceptable.
- Discourage the introduction of architectural features, where it is not known that these features were originally present, with the exception of street verandahs to commercial buildings, as outlined in the above point.

**22.03-3.10 Advertising signs**

- Any new signage on a heritage building should complement historic character, minimise visual clutter and should not obscure or destroy any architectural features of cultural heritage significance.
- Any internally illuminated signs should not have an area greater than 1.5 square metres.
- The following sign types are discouraged:
  - Above verandah signs
  - Sky signs
  - Animated signs
  - Reflective signs
  - Electronic signs.
- Any alterations should not obscure or remove existing signage that is deemed to have heritage value.

**22.03-3.11 Subdivision**

- Subdivision will not generally be approved until a permit or permits for buildings and works on any resulting lots are approved. An application for a new buildings and works should accompany a subdivision application.
- Where an application for subdivision is not accompanied by an application for buildings and works on the resulting lot or lots, that application for subdivision should be accompanied by building envelopes for any lots to be created by subdivision.
- Ensure that the building envelopes proposed for any resulting lots do not adversely affect the cultural heritage significance of the place.

**BOROONDARA PLANNING SCHEME**

- Ensure that the subdivision in and around a heritage place does not adversely affect the cultural heritage significance of the place.
- Ensure that the subdivision of heritage places results in a pattern of development that retains the existing pattern of development where such pattern contributes to the significance of the heritage place.
- Ensure that appropriate settings and contexts, including gardens and landscaping, for 'significant' or 'contributory' heritage places are maintained.

**22.03-3.12 Archaeological sites**

- Proposed development must not adversely impact on aboriginal cultural heritage values as indicated in a Cultural Heritage Management Plan as set out in the *Aboriginal Heritage Act 2006*.

**22.03-4 Application requirements**

26/10/2017  
C229

**Demolition and subdivision of 'significant', 'contributory' and 'non-contributory' buildings**

- Require, as appropriate, an application for a new building or works to accompany a demolition or subdivision application. The demolition or removal of any heritage place or part of a heritage place will not normally be approved until a replacement building or development is approved. Subdivision will not normally be approved prior to approval of any buildings or buildings envelopes for any resulting lots.
- Require a Demolition Management Plan and/or Conservation Management Plan where appropriate.

**Conservation and alterations**

- Require evidence of original details and finishes when they are proposed to be reinstated.

**New buildings and additions**

- Applications for upper-storey additions should be accompanied by:
  - Sight line diagram (see Figure 1)
  - Oblique view diagrams (see Figures 2-3).
- An application for new buildings to be accompanied by a streetscape elevation.

**Archaeological sites**

- Where sites are known to contain archaeological material or have been identified as likely to contain archaeological material, a report prepared by an archaeologist is to be submitted by the applicant with any application for a planning permit.

**22.03-5 Gradings and grading definitions**

26/10/2017  
C229

Gradings for all properties in the Heritage Overlay in Boroondara can be found in the Schedule of Gradings Map, which is a reference document in the MSS.

'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.

**BOROONDARA PLANNING SCHEME**

‘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.

**22.03-6**26/10/2017  
C229**Definitions**

In this policy, unless the context suggests otherwise, words and phrases have the meaning defined in Table 2.

**Table 2: Definitions**

<b>Term</b>	<b>Meaning</b>
<b>Alteration</b>	to modify the existing fabric of a place without undertaking building works in the form of an addition. This may include introducing new openings for windows or doors.
<b>Conservation</b>	all the processes of looking after a place so as to retain its cultural heritage significance (see definition for cultural heritage significance below). This may include maintenance, preservation, restoration, reconstruction and adaptation to accommodate new uses.
<b>Context</b>	the setting of a place, the key natural (including landscaping and established gardens) and built features of that setting, and the extent to which the setting influences the scale of development and land use patterns.
<b>Cultural heritage significance</b>	the aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural heritage significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects where appropriate.
<b>Fabric</b>	all the physical material of the place including components and external fixtures.
<b>Heritage place</b>	a site, area, land, landscape, building or other work, or group of buildings or other works with cultural heritage significance. Can indicate an individual site or a heritage precinct. It may include components, spaces and views.
<b>Heritage precinct</b>	a group of buildings and/or structures or other works and their associated land which have cultural heritage significance when read together.
<b>Interpretive</b>	design and materials that honestly admit their modernity while relating to the heritage character of their surroundings including building and roof forms, proportions, colours, detailing and decoration.
<b>Massing</b>	the arrangement of a buildings bulk and its articulation into parts.
<b>Outbuilding</b>	a structure that is not part of a main building but which supports the function of the main building. Outbuildings can include carports, garden sheds, stand-alone conservatories, stables, cabanas and studios.
<b>Principal façade</b>	the external face of a building as viewed from the street.

**BOROONDARA PLANNING SCHEME**

Term	Meaning
<b>Reconstruction</b>	the process of returning a place to a known earlier state and is different from restoration (defined below) by the introduction of new material into the fabric.
<b>Restoration</b>	the process of returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
<b>Scale</b>	relative size. The term is used in planning to relate a place to its surroundings.
<b>Siting</b>	the placement and/or position of a building within a lot of land.

**22.03-7****Reference documents**

18/12/2020 - [redacted]  
6334boro Proposed C333boroPt2

Assessment of Heritage Precincts in Kew (City of Boroondara, April 2013)

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

Auburn Village Heritage Study (City of Boroondara, 2005)

Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review (City of Boroondara, August 2006)

Boroondara Heritage Property Database

Boroondara Schedule of Gradings Map

Camberwell Conservation Study (City of Camberwell, 1991)

Camberwell Junction Heritage Review (City of Boroondara, 2008, updated 2013)

Canterbury Hill Estate Precinct Citation (2014)

City Of Boroondara Municipal-Wide Heritage Gap Study Volume 1: Canterbury (Context Pty Ltd, 25 May 2017)

City Of Boroondara Municipal-Wide Heritage Gap Study Volume 2: Camberwell (Context Pty Ltd, 26 September 2017)

~~City Of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, 2 March 2020)~~

City of Kew Urban Conservation Study (City of Kew, 1988)

Creswick Estate Precinct Heritage Citation (2016)

Fairmount Park Estate Precinct Heritage Citation (2016)

Grange Avenue Residential Precinct Citation (August 2014)

Hawthorn Heritage Precincts Study (City of Boroondara, April 2012)

Hawthorn Heritage Study (City of Hawthorn, 1993)

Heritage Policy - Statements of Significance (City of Boroondara, August 2016, or as amended and adopted by Council from time to time)

Kew and Hawthorn Further Investigations - Assessment of Specific Sites (February 2014)

Kew Junction Commercial Heritage Study (September 2013)

National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates (1988)

Review of B-graded Buildings in Kew, Camberwell and Hawthorn (City of Boroondara, January 2007, updated June 2007 and November 2009) Volumes 1, 2 and 3.

**BOROONDARA PLANNING SCHEME**

Review of C\* Grade Buildings in the Former City of Hawthorn ( City of Boroondara, September 2006, updated June 2007 and November 2009) Volumes 1 and 2.

Surrey Hills North Residential Precinct Citation (2014, updated 2014)

Surrey Hills and Canterbury Hill Estate Heritage Study (2014, updated 2016)

Union Road Commercial Precinct Citation (City of Boroondara, 2011)

Union Road Residential Precinct Citation (2011, updated 2014)

Canterbury Heritage Gap Study (2018)

City of Boroondara Municipal-Wide Heritage Gap Study Volume 2. Camberwell (December, 2018)

## BOROONDARA PLANNING SCHEME

16/05/2019  
C293**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**06/09/2018  
C300**Application requirements**

None specified.

**2.0**14/04/2022  
C362boro**Heritage places**

The requirements of this overlay apply to both the heritage place and its associated land.

**2.1**14/04/2022  
C362boro**HO1 to HO200**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	<i>Golf Links Estate, Camberwell</i> Includes Camberwell Rd (part), Christowel St (part), Fairmont Ave (part), Finsbury Way, Lansell Cres, Lyric Grove, Maple Cres, Marlborough Ave, Murdoch St (part), Orrong Cres, Tyrone St (part).	No	No	No	No	No	No	No
HO2	<i>House</i> 19 Anderson Road, Hawthorn East	No	No	No	No	No	No	No
HO3	<i>Ercildoune</i> 424 Auburn Road, Hawthorn	Yes	No	No	No	No	Yes	No
HO4	<i>Xavier College</i> 135 Barkers Road, Kew	-	-	-	-	Yes Ref No H893	Yes	No
HO5	<i>House</i> 62 Barkers Road, Hawthorn	No	No	No	No	No	No	No
HO6	<i>Preshil Junior School</i> 395 Barkers Road, Kew	-	-	-	-	Yes Ref No H72	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	<i>House</i> 492 Barkers Road, Hawthorn East	No	No	No	No	No	No	No
HO8	<i>Werona</i> 500 Barkers Road, Hawthorn East	No	No	No	No	No	No	No
HO9	<i>St Ouen</i> 520 Barkers Road, Hawthorn East	No	No	No	No	No	No	No
HO10	<i>Turinville</i> 53 Barnard Grove, Kew	Yes	No	No	No	No	Yes	No
HO11	<i>D'estaville</i> 7 Barry Street, Kew	-	-	-	-	Yes Ref No H201	Yes	No
HO12	<i>Marathon</i> 1 Beaconsfield Road, Hawthorn East	No	No	No	No	No	No	No
HO13	<i>House</i> 10 Beaconsfield Rd, Hawthorn East	No	No	No	No	No	No	No
HO14	<i>House</i> 12 Beaconsfield Rd, Hawthorn East	No	No	No	No	No	No	No
HO15	<i>Avondale</i> 22 Berkeley Street, Hawthorn	No	No	No	No	No	No	No
HO16	<i>House (formerly Wakato)</i> 38 Berkeley Street, Hawthorn	No	No	No	No	No	No	No
HO17	<i>Broughton Hall (formerly Tara)</i> 2 Berwick Street, Camberwell	-	-	-	-	Yes Ref No H1176	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO18	<i>Former ES&amp;A Bank</i> 482 Riversdale Road, Hawthorn East	-	-	-	-	Yes Ref No H534	Yes	No
HO19	<i>Nachemo</i> 997 Burke Road, Hawthorn East	No	No	No	No	No	No	No
HO21	<i>House</i> 1093 Burke Road, Hawthorn East	No	No	No	No	No	No	No
HO22	<i>Ultima</i> 1099 Burke Road, Hawthorn East	No	No	No	No	No	No	No
HO23	<i>Former Invergowrie Lodge</i> 8 Palmer Place, Hawthorn	-	-	-	-	Yes Ref No H517	Yes	No
HO24	<i>Manresa Peoples Centre (Former ES&amp;A Bank)</i> 343 Burwood Road, Hawthorn	-	-	-	-	Yes Ref No H516	Yes	No
HO25	<i>House</i> 759 Burwood Road, Hawthorn East	No	No	No	No	No	No	No
HO26	<i>Kardinia</i> 8 Calvin Street, Hawthorn	No	No	No	No	No	No	No
HO28	<i>Camberwell Court House and Police Station</i> 311-317 Camberwell Rd, Camberwell	-	-	-	-	Yes Ref No H1194	Yes	No
HO29	<i>Canterbury Mansions</i> 208 Canterbury Road and 126 Maling Road, Canterbury	-	-	-	-	Yes Ref No H869	Yes	No
HO30	<i>Grace Park House</i>	-	-	-	-	Yes	Yes	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	19 Chrystobel Crescent, Hawthorn					Ref No H730		
HO31	<i>Huntingtower</i> 106 Church Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO32	<i>Former Bridge Hotel</i> 155 Church Street, Hawthorn	-	-	-	-	Yes Ref No H449	Yes	No
HO33	<i>House</i> 27 Constance Street, Hawthorn East	No	No	No	No	No	No	No
HO34	<i>Second Church of Christ Scientist</i> 41 Cookson Street, Camberwell	-	-	-	-	Yes Ref No H1196	Yes	No
HO36	<i>Invergowrie</i> 21 Coppin Grove, Hawthorn	-	-	-	-	Yes Ref No H195	Yes	No
HO37	<i>Wimba</i> 235 Cotham Road, Kew	Yes	No	No	No	No	Yes	No
HO38	<i>Ross House (formerly Charleville)</i> 292 Cotham Road, Kew	-	-	-	-	Yes Ref No H202	Yes	No
HO39	<i>The Hawthorns</i> 5 Creswick Street, Hawthorn	-	-	-	-	Yes Ref No H457	Yes	No
HO40	<i>Mackillop House (Sisters of St Joseph)</i> 13 Havelock Road, Hawthorn	No	No	No	No	No	No	No
HO41	<i>Riverton</i> 22 Elm Street, Hawthorn	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO42	<i>Hawthorn Railway Station Complex</i> 54 Burwood Road, Hawthorn	-	-	-	-	Yes Ref No H1566	Yes	No
HO43	<i>House</i> 10 Faircroft Avenue, Glen Iris	No	No	No	No	No	No	No
HO44	<i>Toxtern</i> 4 Fordholm Road, Hawthorn	No	No	No	No	No	No	No
HO45	<i>Konsley</i> 7 Fordholm Road, Hawthorn	No	No	No	No	No	No	No
HO46	<i>Glenferrie Railway Station Complex</i> 668 Glenferrie Road, Hawthorn	-	-	-	-	Yes Ref No H1671	Yes	No
HO47	<i>House</i> 568 Glenferrie Road, Hawthorn	No	No	No	No	No	No	No
HO48	<i>Hawthorn Presbyterian Church</i> 580-582 Glenferrie Road, Hawthorn	Yes	No	No	No	No	Yes	No
HO50	<i>Cottingley</i> 16 Glenroy Road, Hawthorn	No	No	No	No	No	No	No
HO51	<i>Oxbridge House</i> 12 Grandview Grove, Hawthorn East	Yes	No	No	No	No	Yes	No
HO52	<i>Alloarmo</i> 5 Grattan Street, Hawthorn	-	-	-	-	Yes Ref No H552	Yes	No
HO53	<i>House</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	15 Grattan Street, Hawthorn							
HO54	<i>Rotha</i> 29 Harcourt Street, Hawthorn East	-	-	-	-	Yes Ref No H510	Yes	No
HO63	<i>House</i> 3 Henrietta Street, Hawthorn	No	No	No	No	No	No	No
HO64	<i>Boroondara General Cemetery, Springthorpe Memorial &amp; Cussen Memorial</i> 430-440 High Street, Kew	-	-	-	-	Yes Ref No H49 & Ref No H522 & Ref No H2036	Yes	No
HO67	<i>National Australia Bank</i> 185 High Street, Kew	Yes	No	No	No	No	Yes	No
HO68	<i>Former Kew Post Office</i> 186 High Street, Kew	-	-	-	-	Yes Ref No H885	Yes	No
HO69	<i>Police Station and former Court House</i> 188 High Street, Kew	-	-	-	-	Yes Ref No H944	Yes	No
HO70	<i>Holy Trinity Church and Vicarage</i> 249-251 High Street, Kew	Yes	No	No	No	No	Yes	No
HO71	<i>Houses</i> 5 & 7 Higham Road, Hawthorn East <b>Statement of Significance:</b> 5 & 7 Higham Road, Statement of Significance, February 2021	No	No	Yes - Oak at rear of 5 Higham Road	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO72	<i>House</i> 3/2 Hodgson Street, Kew <b>Statement of Significance:</b> River House Statement of Significance, June 2021	Yes	Yes	Yes - Oak trees (x3), Cypress tree, Stone Pine, Stand of Elms	Yes, jetty and landing	No	Yes	No
HO73	<i>Wandara</i> 5 Hollingsworth Avenue, Hawthorn	No	No	No	No	No	No	No
HO74	<i>Oxford</i> 21 Isabella Grove, Hawthorn	-	-	-	-	Yes Ref No H196	Yes	No
HO75	<i>House</i> 96 Kilby Road, Kew	Yes	No	No	No	No	Yes	No
HO76	<i>Colinetta</i> 9 Kildare Street, Hawthorn East	No	No	No	No	No	No	No
HO77	<i>Shenton, also known as Immigration Reception Centre</i> 41 Kinkora Road, Hawthorn	-	-	-	-	Yes Ref No H788	Yes	No
HO78	<i>Talandoon</i> 10-12 Kooyongkoot Road, Hawthorn	No	No	No	No	No	No	No
HO79	<i>Crossakiel</i> 26 Kooyongkoot Road, Hawthorn	No	No	No	No	No	No	No
HO80	<i>House</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	45 Liddiard Street, Hawthorn							
HO81	<i>House</i> 51 Liddiard Street, Hawthorn	No	No	No	No	No	No	No
HO82	<i>House</i> 71 Liddiard Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO83	<i>Glenferrie Oval Grandstand</i> 34 Linda Crescent, Hawthorn	-	-	-	-	Yes Ref No H890	Yes	No
HO84	<i>Maroondah</i> 22 Lisson Grove, Hawthorn	Yes	No	No	No	No	Yes	No
HO85	<i>Cintra</i> 34 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO86	<i>Formerly Austral</i> 38 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO87	<i>Kinvonvie</i> 42 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO88	<i>Valetta</i> 47 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO89	<i>Formerly Roslyn</i> 58 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO90	<i>House</i> 65 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO91	<i>House</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	12 MacDonald Street, Glen Iris							
HO92	<i>Ivy Grange</i> 3 Malmsbury Street, Kew	Yes	No	No	No	No	Yes	No
HO93	<i>House</i> 11 Manningtree Road, Hawthorn	No	No	No	No	No	No	No
HO94	<i>House</i> 81 Manningtree Road, Hawthorn	No	No	No	No	No	No	No
HO95	<i>Glenferrie Primary School No. 1508</i> 78-98 Manningtree Road, Hawthorn	-	-	-	-	Yes Ref No H1630	Yes	No
HO96	<i>Carrigal</i> 18-20 Mason Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO97	<i>Craignethorn</i> 24-26 Mason Street, Hawthorn	No	No	No	No	No	No	No
HO98	<i>Eyre Court</i> 2 Molesworth Street, Canterbury	-	-	-	-	Yes Ref No H817	Yes	No
HO99	<i>Frognall</i> 54 Mont Albert Road, Canterbury	-	-	-	-	Yes Ref No H707	Yes	No
HO100	<i>Former Dairy</i> 2 Neave Street, Hawthorn East First 5 metres from Myrniong Grove, including facade of the former dairy.	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO101	<i>Xavier Preparatory School (formerly Studley House, also known as Wren House)</i> 2 Nolan Avenue, Kew	-	-	-	-	Yes Ref No H789	Yes	No
HO102	<i>Formerly Goldthorns</i> 86 Normanby Road, Kew	Yes	No	No	No	No	Yes	No
HO103	<i>Formerly Ramornie</i> 24 Pakington Street, Kew	Yes	No	No	No	No	Yes	No
HO104	<i>Formerly Roseneath</i> 62 Peel Street, Kew	Yes	No	No	No	No	Yes	No
HO105	<i>Parlington</i> 46 Parlington Street, Canterbury	-	-	-	-	Yes Ref No H731	Yes	No
HO106	<i>Booroke</i> 131 Power Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO107	<i>Manor Court Lodge</i> 144 Power Street, Hawthorn	No	No	No	No	No	No	No
HO108	<i>House</i> 174 Power Street, Hawthorn	No	No	No	No	No	No	No
HO109	<i>Former Willsmere Hospital</i> 1-258 Wiltshire Drive and 21 Vaughan Crescent, Kew	-	-	-	-	Yes Ref No H861	Yes	No
HO110	<i>Auburn Primary School No. 2948</i> 51 Rathmines Road, Hawthorn East	-	-	-	-	Yes Ref No H1707	Yes	No
HO111	<i>Eyrecourt</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	11 Riversdale Road, Hawthorn							
HO112	<i>House</i> 62 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO113	Summerlea 7 Summerlea Grove, Hawthorn (Also known as 76 Riversdale Road)	No	No	No	No	No	No	No
HO114	<i>House</i> 82 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO115	<i>House</i> 169 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO116	<i>Former Robin Boyd House</i> 664-666 Riversdale Rd, Camberwell	-	-	-	-	Yes Ref No H879	No	No
HO117	<i>McCartney House</i> 19 Rockingham Close, Kew	Yes	No	No	No	No	Yes	No
HO118	<i>Ennis Mount</i> 5 Rosslyn Street, Hawthorn East	No	No	No	No	No	No	No
HO119	<i>Cullymont</i> 4 Selwyn Street, Canterbury	-	-	-	-	Yes Ref No H811	Yes	No
HO120	<i>'The Haven' homes for women</i> 2 Station Street, Hawthorn East	No	No	No	No	No	No	No
HO121	<i>'The Haven' homes for women</i> 2A Station Street, Hawthorn East	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO122	<i>'The Haven' homes for women</i> 4 Station Street, Hawthorn East	No	No	No	No	No	No	No
HO123	<i>'The Haven' homes for women</i> 4A Station Street, Hawthorn East	No	No	No	No	No	No	No
HO125	<i>House</i> 77 St Helens Road, Hawthorn East	No	No	No	No	No	No	No
HO126	<i>Boatsheds and Boat House, Studley Park</i> Studley Park	Yes	No	No	No	No	Yes	No
HO127	<i>Kanes footbridge, Studley Park</i> 114 Studley Park Road, Kew	Yes	No	No	No	No	Yes	No
HO128	<i>Raheen</i> 96 Studley Park Road, Kew	-	-	-	-	Yes Ref No H515	Yes	No
HO129	<i>House Swinton</i> 23 Swinton Avenue, Kew	Yes	No	No	No	No	Yes	No
HO130	<i>Kawarau</i> 405 Tooronga Road, Hawthorn	-	-	-	-	Yes Ref No H489	Yes	No
HO131	<i>House</i> 12 Tower Place, Hawthorn East	No	No	No	No	No	No	No
HO132	<i>Auburn Railway Station Complex</i> 99 Auburn Road, Hawthorn East	-	-	-	-	Yes Ref No H1559	Yes	No
HO133	<i>Former Hawthorn Tramways Trust Depot</i> 8 Wallen Road, Hawthorn	-	-	-	-	Yes Ref No H876	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO134	<i>Villa Alba</i> 44 Walmer Street, Kew	-	-	-	-	Yes Ref No H605	No	No
HO135	<i>Otira</i> 73 Walpole Street, Kew	Yes	No	No	No	No	Yes	No
HO136	<i>Jefferies House</i> 7 Warwick Avenue, Surrey Hills	-	-	-	-	Yes Ref No H461	Yes	No
HO137	<i>House</i> 44 Wattle Road, Hawthorn	No	No	No	No	No	No	No
HO138	<i>House</i> 60 Wattle Road, Hawthorn	No	No	No	No	No	No	No
HO139	<i>Harelands</i> 5 Willsmere Road, Kew	Yes	No	No	No	No	Yes	No
HO140	<i>House and stable</i> 1-1A Wiseman St, Hawthorn East	No	No	No	No	No	No	No
HO141	<i>Zetland</i> 16 Yarra Street, Hawthorn	-	-	-	-	Yes Ref No H477	No	No
HO142	<i>Barrington Avenue Precinct, Kew</i> Includes Adeney Ave (part), Barrington Ave, Belmont Ave (part), 135 to 187 (odd) Cotham Road (Excluding 161 and 167 Cotham Road) Glenferrie Rd (part), Hillcrest Ave (part), Kent St, Marshall Ave, Park Hill Rd (part), Ridgeway Ave, Uvadale Gve.	No	No	No	No	No	No	No
HO143	<i>Barry Street Precinct, Kew</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Includes A'Beckett St (part), Barry St, Cameron Ct, Fellows St (part), Fernhurst Gve (part), Holroyd St (part), Molesworth St (part), Princess St (part), Sir William St (part), Stawell St (part), Studley Ave (part), Wills St (part).							
HO144	<i>Burke Road Precinct, Hawthorn East</i> Includes Burke Rd (part).	No	No	No	No	No	No	No
HO145	<i>Maling Road Shopping Centre and Residential Environs, Canterbury</i> Includes Bryson St, Canterbury Rd (part), Church St, Claremont Cres, Cross St, Golding St, Highfield Rd (part), Leeds St, Logan St, Maling Rd (part), Margaret St, Matlock St (part), McGregor St, Milton St (part), Molesworth St, Prospect Hill Rd (part), Scott St, Short St, Selwyn St, Theatre Pl, Warburton Rd (part), Wattle Valley Rd (part), Wilandra Ave	No	Yes - Reredos at 2-2A Margaret Street, Canterbury only	No	No	No	No	No
HO146	<i>Central Gardens Precinct, Hawthorn</i> Includes Allen St, Falmouth St, Henry St (part), Malmsbury Street (part), Selbourne St (part), William St (part).	No	No	No	No	No	No	No
HO147	<i>Corsewall Close Precinct, Hawthorn East</i> Includes Corsewall Close	No	No	No	No	No	No	No
HO148	<i>Fairview Park Precinct, Hawthorn</i> Includes Fairview St (part), Riversdale Ct (part), Riversdale Rd (part), Wallen Rd (part).	No	No	No	No	No	No	No
HO149	<i>Glenferrie Hill Precinct, Hawthorn</i> Includes Callantina Rd (part), Glenferrie Rd (part) and Wellesley Rd (part).	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO150	<i>Glenferrie Road Precinct, Kew</i> Includes Barkers Rd (part), 4 Belmont Ave, Byron St, Charles St (part), Coleridge St, College Pde, College Pl, Cotham Rd (part), Doona Ave, Edgevale Rd, Franks Gve, Gordon Ave, Glenferrie Rd (part, including 231 Barkers Rd), Highbury Gve, Lofts Ave (part), Rossfield Ave (part), Scott St, Selbourne Rd, Stansell St, St Johns Pde, Stirling St, Union St (part), Wellington St (part)	No	No	No	No	No	No	No
HO151	<i>Harcourt Street Precinct</i> Includes Auburn Rd (part), Barkers Rd (part), Bayview Ave, Harcourt St (part), Higham Rd (part), Kildare St (part), Molesworth St, Rathmines Rd (part)	No	No	No	No	No	No	No
HO152	<i>Grace Park and Hawthorn Grove Precincts, Hawthorn</i> Includes Barkers Rd (part), Charles St, Chrystobel Cr, Clovelly Cr, Denham St (part), Elgin St (part), Eric St, Grove Rd (part), Hawthorn Gve, Hilda Cr, Lennox St (part), Kinkora Rd, Linda Cres (part), Mary St, Moore St, Power St (part), Ruby St.	No	No	No	No	No	No	No
HO154	<i>Lower Burke Road Precinct, Glen Iris</i> Includes Burke Road (part).	No	No	No	No	No	No	No
HO155	<i>Lyndhurst Crescent Precinct, Hawthorn</i> Includes Lyndhurst Cres (part).	No	No	No	No	No	No	No
HO156	<i>Morang Road Precinct, Hawthorn</i> Includes Evansdale Rd (part), Morang Rd (part), Rosney Street (part) Railway Place (part)	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO157	<i>Oswin Street Precinct, Kew</i> Includes Glass St (part), Irymple Ave, Namur St, Oswin St.	No	No	No	No	No	No	No
HO158	<i>Walmer Street Precinct, Kew</i> Includes Ettrick St (part), Hodgson St (part), Nolan Ave (part), Studley Park Rd (part), Walmer St.	No	No	No	No	No	No	No
HO159	<i>Prospect Hill Road Precinct, Camberwell</i> Avoca St, Berwick St, Brinsley Rd, Broadway, Cookson St (part), Craig Ave, Derby St, Fermanagh Rd, Holly St, Kasouka Rd, Kingsley St, Kintore St, Loch St, Lorne Gve, Moorehouse St, Palmerston St, Prospect Hill Rd (part), Riversdale Rd (part), Royal Cres, Russell St, Sefton Pl, Stanhope Gve, Thorn St, Trafalgar Rd, Victoria Rd, Wandin Rd, Waterloo St, East Camberwell Railway Station.	No	No	No	No	No	No	No
HO160	<i>Rathmines Grove Precinct, Hawthorn East</i> Includes Rathmines Gve (part), Rathmines Rd (part).	No	No	No	No	No	No	No
HO161	<i>Ryeburne Avenue Precinct, Hawthorn East</i> Includes Harcourt St (part), Kildare St (part), Rathmines Rd (part), Ryburne Ave.	No	No	No	No	No	No	No
HO162	<i>Sackville Street Precinct, Kew</i> Includes 1185 to 1189 (odd) Burke Road, 6 to 14 (even) Grange Road (excluding 12 Grange Road); and 16 Rowland Street, Sackville Street (part), Wrixon Street (part).	No	No	No	No	No	No	No
HO163	<i>St James Park Estate, Hawthorn</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Includes Burwood Rd (part), Coppin Gve, Isabella Gve, Shakespeare Gve, Wyuna Ave, Yarra St (part).							
HO164	<i>Leslie Street Precinct, Hawthorn</i> Includes Leslie Street Urquhart Estate, Hawthorn: includes The Boulevard (part), Elmie St (part), Goodall St (part), Lyall St (part), Swinburne Ave (part), Urquhart St. Oxley Road Precinct, Hawthorn: includes Burwood Rd (part), Camden Rd, Dean Ave, Edlington St (part), Elmie St (part), Goodall St (part), Hepburn St, Kent St, Launder St, Lyall St (part), Minona St, Oxley Rd, Paterson St, St Columbs St, Auburn Rd (part).	No	No	No	No	No	No, except for vicarage building of St Columbs Church at 448 Burwood Road, Hawthorn	No
HO165	<i>Wanganella (formerly St Johns Wood)</i> 8 Aird Street, Camberwell	Yes	No	No	No	No	Yes	No
HO166	<i>House</i> 39 Avenue Athol, Canterbury	Yes	No	No	No	No	Yes	No
HO168	<i>House</i> 27 Balwyn Road, Canterbury	Yes	No	No	No	No	Yes	No
HO169	<i>Fintona Girls School (formerly Tourmont)</i> 79 Balwyn Road, Balwyn Front area 'Tourmont', i.e. driveway, 10 metres from northern edge of building, 3.5 metres setback west side of building, 2 metres setback from the south boundary of building.	Yes	No	No	No	No	Yes	No
HO170	<i>House</i> 6 Bulleen Road, Balwyn North	Yes	No	No	No	No	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO171	<i>Linda House (former)</i> 19-21 Canterbury Road, Camberwell Front setback of land including 34 metres from the eastern boundary abutting Canterbury Road to 'Linda House' centred on building and 2.5 metres setback from north and west of building	Yes	No	Yes - Mature Moreton Bay Fig, Deodar Cedar and Eucalypt	No	No	Yes	No
HO172	<i>House</i> 31 Canterbury Road, Canterbury	Yes	No	No	No	No	Yes	No
HO174	<i>House</i> 10 Donna Buang Street, Camberwell	Yes	No	No	No	No	Yes	No
HO175	<i>Wiora</i> 21 Irilbarra Road, Canterbury	Yes	No	No	No	No	Yes	Yes
HO176	<i>House</i> 3 Kalonga Road, Balwyn North	Yes	No	No	No	No	Yes	No
HO177	<i>House</i> 43 Kireep Road, Balwyn	Yes	No	No	No	No	Yes	No
HO178	<i>Residence, formerly Colinton</i> 92 Mont Albert Road, Canterbury	-	-	-	-	Yes Ref No H1399	Yes	No
HO179	<i>Alzheimer Society of Victoria (House)</i> 98 Riversdale Road, Hawthorn	Yes	No	No	No	No	Yes	No
HO180	<i>House</i> 16 Muswell Hill, Glen Iris	Yes	No	No	No	No	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO182	<i>Travencore (formerly Stanmore)</i> 608 Riversdale Road, Camberwell	Yes	No	No	No	No	Yes	No
HO183	<i>Astolat</i> 630 Riversdale Road, Camberwell	Yes	No	No	No	No	Yes	No
HO184	<i>Flats</i> 7 Rochester Road, Canterbury	Yes	No	No	No	No	Yes	No
HO185	<i>House</i> 9 Rochester Road, Canterbury	Yes	No	No	No	No	Yes	No
HO187	<i>House</i> 23 Sunnyside Avenue, Camberwell	Yes	No	No	No	No	Yes	No
HO188	<i>Stargazer House</i> 1/2 Taurus Street, Balwyn North	Yes	No	No	No	No	Yes	No
HO189	<i>House</i> 15 Walbundry Avenue, Balwyn North	Yes	No	No	Yes	No	Yes	No
HO190	<i>Medlow</i> 42 Warrigal Road, Surrey Hills	Yes	No	No	No	No	Yes	No
HO191	<i>Hassett's Estate &amp; Environs, Camberwell</i> Includes Alta St, Catherine St, Cooba St, Cooloongatta Rd (part) Dorothea St, Elphin Gve (part), Hassett Ave, Griotte St, Quantock St, Maysia St, Prospect Hill Rd (part), Riversdale Rd (part).	No	No	No	No	No	No	No
HO192	<i>Reid Estate, Balwyn</i>	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Includes Barnsbury Rd (part), Belmont Ave (part), Bowley Ave, Chatfield Ave, Crest Ave, Highton Gve, Lydia St (part), Maleela Ave (part), Myambert Ave, Oakdale Ave, Palm Gve, Parkside Ave (part), Pelham Pl (part), Ruhbank Ave, Salisbury St (part), Walsh St (part).							
HO193	<i>Campion College (formerly Dalswaith)</i> 99 Studley Park Road, Kew	Yes	No	No	No	No	Yes	No
HO194	<i>Neville</i> 46 Fellows Street, Kew	Yes	No	No	No	No	Yes	No
HO195	<i>House</i> 1 Fellows Street, Kew and 99 Princess Street, Kew	Yes	No	No	No	No	Yes	No
HO196	<i>Mynda</i> 5 Molesworth Street, Kew	Yes	No	No	No	No	Yes	No
HO198	<i>House</i> 33 Uvadale Grove, Kew	Yes	No	No	No	No	Yes	No
HO200	<i>RSL (formerly Wilton)</i> 63 Cotham Road, Kew	Yes	No	No	No	No	Yes	No

## BOROONDARA PLANNING SCHEME

## 2.2

07/04/2022  
C375boro

## HO201 to HO400

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO201	<i>Butleigh Wootton</i> 867 Glenferrie Road, Kew	Yes	No	No	No	No	Yes	No
HO202	<i>Formerly Melrose</i> 878 Glenferrie Road, Kew	Yes	No	No	No	No	Yes	No
HO203	<i>Comaques</i> 896 Glenferrie Road, Kew	Yes	No	No	No	No	Yes	No
HO205	<i>Formerly Mount View</i> 12 Selbourne Road, Kew (part)	Yes	No	No	No	No	Yes	No
HO206	<i>Formerly Tarring</i> 12 Selbourne Road, Kew (part)	Yes	No	No	No	No	Yes	No
HO207	<i>Evangeline</i> 15 Hawthorn Grove, Hawthorn	Yes	No	No	No	No	Yes	No
HO208	<i>House</i> 38 Hawthorn Grove, Hawthorn	Yes	No	No	No	No	Yes	No
HO209	<i>Auburn Uniting Church Complex</i> 81 Oxley Road and 3 Hepburn Street, Hawthorn	-	-	-	-	Yes Ref No H2034	Yes	No
HO210	<i>Terrick Terricks</i> 11 Paterson Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO211	<i>Auburn House (formerly Malling Grove)</i> 4 Goodall Street, Hawthorn	Yes	No	No	No	No	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO212	<i>Former Augustine Congregational Church</i> 492-500 Burwood Road, Hawthorn	Yes	No	No	No	No	Yes	No
HO213	<i>Tay Creggan (Strathcona Baptist Girls School)</i> 30 Yarra Street, Hawthorn	-	-	-	-	Yes Ref No H2210	Yes	No
HO214	<i>Monda</i> 52 Prospect Hill Road, Canterbury	Yes	No	No	No	No	Yes	No
HO215	<i>Fairholme</i> 35 Prospect Hill Road, Canterbury	Yes	No	No	No	No	Yes	No
HO216	<i>Beechfield</i> 21 Trafalgar Road, Camberwell	Yes	No	No	No	No	Yes	No
HO217	<i>Baldene</i> 10 Sefton Place, Camberwell	Yes	No	No	No	No	Yes	No
HO218	<i>House</i> 28 Studley Park Road, Kew	Yes	No	No	No	No	Yes	No
HO219	<i>Xavier Preparatory School (formerly Waverley)</i> 2 Nolan Avenue, Kew (part)	Yes	No	No	No	No	Yes	No
HO220	<i>West Hawthorn Precinct</i> Includes Barkers Rd, Barton St, Brook St (part), Burwood Rd (part), Church St (part), College St, Colvin Gve, Connell St, Creswick St (part), Denham St (part), Edgerton St, Elgin St (part), Fashoda St, Grove Rd (part), Hill St, Honour Ave, Lennox St	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	(part), Lion St, Mason St (part), Melville St, Simpson Pl, Smart St, Spencer St, Randolph St, Wood St.							
HO221	<i>Uniting Church and Uniting Church Hall</i> 21-25 Highbury Grove, Kew	Yes	No	No	No	No	Yes	No
HO222	<i>Former Hawthorn Fire Station</i> 66-68 William Street, Hawthorn	-	-	-	-	Yes Ref No H1327	Yes	No
HO223	<i>Villa Maria</i> 6 Studley Park Road, Kew	Yes	No	No	No	No	Yes	No
HO224	<i>Coorinyah</i> 150 Mont Albert Road, Canterbury	Yes	No	No	No	No	Yes	No
HO225	<i>Fairview Avenue Precinct, Camberwell</i> Fairview Avenue	No	No	No	No	No	No	No
HO226	<i>Goodwin Street and Somerset Road Precinct, Glen Iris</i> Goodwin Street (part), Somerset Road (part), Glen Iris.	No	No	No	No	No	No	No
HO227	<i>Great Glen Iris Railway Junction Estate and Environs, Ashburton</i> Includes Dent St (part), Highgate Gve, Lexia St, Ward St.	No	No	No	No	No	No	No
HO228	<i>Holyrood Estate and Environs, Camberwell</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Includes Dominic St, Highfield Rd (part), Holyrood St, Hunter Rd (part), Riversdale Rd (part), Wattle Valley Rd (part).							
HO229	<i>Ross Street Precinct, Surrey Hills</i> Ross Street, Surrey Hills	No	No	No	No	No	No	No
HO230	<i>Toorak Estate and Environs, Glen Iris</i> Includes Burke Rd (part), Howitt St, Nepean St (part), Turner St (part).	No	No	No	No	No	No	No
HO231	<i>Riverside Estate and Environs, Balwyn North</i> Includes Bulleen Rd (part), Burke Rd (part), Cascade St (part), Doncaster Rd (part), Inverness Way, Kyora Pde, Riverside Ave (part), The Boulevard (part), Walbundry Ave.	No	No	No	No	No	No	No
HO232	<i>House</i> 57 Cotham Road, Kew	Yes	No	No	No	No	Yes	No
HO233	<i>Westella</i> 39 Kinkora Road, Hawthorn	Yes	No	No	No	No	Yes	No
HO234	<i>Formerly Pomeroy</i> 43 Sackville Street, Kew	Yes	No	No	No	No	Yes	No
HO235	<i>Carn Brae</i> 5 Harcourt Street, Hawthorn East	Yes	No	No	No	No	Yes	No
HO236	<i>Wembsden</i> 40 Chrystobel Crescent, Hawthorn	Yes	No	No	No	No	Yes	No
HO237	<i>House</i>	Yes	No	No	No	No	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	45 Chrystobel Crescent, Hawthorn							
HO238	<i>Ensignton</i> 51 Chrystobel Crescent, Hawthorn	Yes	No	No	No	No	Yes	No
HO239	<i>House</i> 37 Mary Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO240	<i>Alverno</i> 53-55 Mary Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO241	<i>House</i> 8 Moore Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO242	<i>Cestria</i> 521 Glenferrie Road, Hawthorn	-	-	-	-	Yes Ref No H1924	Yes	No
HO243	<i>Hawthorn House (formerly Richmond House)</i> 1 Shakespeare Grove, Hawthorn	Yes	No	No	No	No	Yes	No
HO244	<i>Avon Court</i> 20 Shakespeare Grove, Hawthorn	Yes	No	No	No	No	Yes	No
HO245	<i>House</i> 31 Shakespeare Grove, Hawthorn	Yes	No	No	No	No	Yes	No
HO246	<i>Glucksburg</i> 9 Yarra Street, Hawthorn	Yes	No	No	No	No	Yes	No
HO247	<i>Talana</i>	-	-	-	-	Yes	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1 Harcourt Street, Hawthorn East					Ref No H2382		
HO248	<i>Murtoa (formerly Lexinton)</i> 7 Harcourt Street, Hawthorn East	Yes	No	No	No	No	Yes	No
HO249	<i>Kyverdale</i> 186-190 Auburn Road, Hawthorn	Yes	No	No	No	No	Yes	No
HO251	<i>Clemson House</i> 24 Milfay Avenue, Kew	-	-	-	-	Yes Ref No H2006	No	No
HO252	<i>Genazzano FCJ College</i> 285-315 Cotham Road, Kew	-	-	-	-	Yes Ref No H1902	Yes	No
HO255	168A Mont Albert Road, Canterbury	No	No	Yes	No	No	No	No
HO257	<i>Mountfield</i> 4-6 Mont Albert Rd and 35 Parlington Street, Canterbury <b>Incorporated plan</b> "Mountfield" Estate Incorporated Plan, March 2005 (updated September 2011)	No	No	Yes	No	No	No	No
HO258	<i>Shrublands</i> 16 Balwyn Road, Canterbury	-	-	-	-	Yes Ref No H2037	Yes	No
HO260	<i>Auburn Village Precinct, Hawthorn</i> Includes 96-152 and 87-137	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Auburn Road, 549-669 and 574- 608 Burwood Road, Hawthorn							
HO261	<i>The Undertaker; Former Masonic Hall</i> 329 and 331 Burwood Road, Hawthorn	No	No	No	No	No		No
HO262	<i>Hawthorn Catholic Parish Office; Roman Catholic Church of the Immaculate Conception</i> 345 Burwood Road, Hawthorn and 347 Burwood Road, Hawthorn	No	No	No	No	No		No
HO263	<i>Camberwell Railway Station</i> 2R Cookson Street, Camberwell <b>Incorporated plan</b> Camberwell Railway Station Incorporated Plan 2007	No	No	Yes	No	No	No	No
HO264	<i>Balwyn Road Residential Precinct</i>	No	No	No	No	No	No	No
HO272	<i>Former Carn Brae, Glenwood, Wrixon House</i> 311 Barkers Road, Kew	No	No	No	No	No	No	No
HO273	<i>Eurobin</i> 389 Barkers Road, Kew	No	No	No	No	No	No	No
HO274	<i>Former Kew Fire Station</i> 35-37 Belford Road, Kew East	No	No	No	No	No	Yes	No
HO277	<i>House</i> 1 Bradford Avenue, Kew	No	No	No	No	No	No	No
HO278	<i>House</i>	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1199 Burke Road, Kew							
HO279	<i>House</i> 1205 Burke Road, Kew	No	No	No	No	No	No	No
HO280	<i>Gosmont</i> 1221 Burke Road, Kew	No	No	No	No	No	No	No
HO281	<i>Carbethon</i> 1223 Burke Road, Kew	No	No	No	No	No	No	No
HO282	<i>E A Watts House</i> 1291 Burke Road, Kew	No	No	No	No	No	No	No
HO283	<i>House</i> 46 Clyde Street, East Kew	No	No	No	No	No	No	No
HO284	<i>House</i> 161 Cotham Road, Kew	No	No	No	No	No	No	No
HO285	<i>House</i> 167 Cotham Road, Kew	No	No	No	No	No	No	No
HO287	<i>Sheringham Flats</i> 206-208 Cotham Road, Kew	No	No	No	No	No	No	No
HO288	<i>Tanfield Lee Flats</i> 221-229 Cotham Road, Kew	No	No	No	No	No	No	No
HO289	<i>Elsfield</i> 241 Cotham Road, Kew	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO290	<i>El Paso</i> 294 Cotham Road, Kew	No	No	No	No	No	No	No
HO291	<i>Cotham</i> 340 Cotham Road, Kew	No	No	No	No	No	No	No
HO293	<i>House</i> 2 Daracombe Avenue, Kew	No	No	No	No	No	No	No
HO297	<i>Former Mount Ephraim, Edgecombe, Mount Edgecombe</i> 26 Edgecombe Street, Kew	No	No	No	No	No	No	No
HO298	<i>House</i> 9 Eglinton Street, Kew	No	No	No	No	No	No	No
HO299	<i>Ashcapby</i> 162 Eglinton Street, Kew	No	No	No	No	No	No	No
HO300	<i>House</i> 20 Fernhurst Grove, Kew	No	No	No	No	No	No	No
HO303	<i>House</i> 2 Gellibrand Street, Kew	No	No	No	No	No	No	No
HO304	<i>House</i> 6 Gellibrand Street, Kew	No	No	No	No	No	No	No
HO307	<i>House</i> 77 Gladstone Street, Kew	No	No	No	No	No	No	No
HO308	<i>House</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	12 Grange Road, Kew							
HO309	<i>House</i> 53 Harp Road, East Kew	No	No	No	No	No	No	No
HO314	<i>House</i> 2 Howard Street, Kew	No	No	No	No	No	No	No
HO315	<i>House</i> 10 Howard Street, Kew	No	No	No	No	No	No	No
HO317	<i>House</i> 20 Howard Street, Kew	No	No	No	No	No	No	No
HO318	<i>Hermon</i> 2 John Street, Kew	No	No	No	No	No	No	No
HO319	<i>House</i> 16 John Street, Kew	No	No	No	No	No	No	No
HO320	<i>Lodge House</i> 24 Lister Street, East Kew	No	No	No	No	No	No	No
HO321	<i>Darley</i> 2 Merrion Grove, Kew	No	No	No	No	No	No	No
HO325	<i>Townhouses</i> 76 Molesworth Street, Kew	No	No	No	No	No	No	No
HO326	<i>Former R Haughton James House</i> 82 Molesworth Street, Kew	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO327	<i>House</i> 17 O'Shaughnessy Street, Kew	No	No	No	No	No	No	No
HO328	<i>Kloa, Formerly Castleman</i> 57 Pakington Street, Kew	No	No	No	No	No	No	No
HO329	<i>Terrace Houses</i> 66-68 Pakington Street, Kew	No	No	No	No	No	No	No
HO330	<i>Glen Rose</i> 70 Pakington Street, Kew	No	No	No	No	No	No	No
HO331	<i>Allathorn</i> 83 Pakington Street, Kew	No	No	No	No	No	No	No
HO332	<i>Waverley</i> 98 Pakington Street, Kew	No	No	No	No	No	No	No
HO333	<i>Itzehoe</i> 72 Peel Street, Kew	No	No	No	No	No	No	No
HO334	<i>Stawell and Princess</i> 33-35 Princess Street, Kew	No	No	No	No	No	No	No
HO336	<i>Inverkelty, later Kiora and Baroona</i> 11 Redmond Street, Kew	No	No	No	No	No	No	No
HO337	<i>Howard Pettigrew House</i> 21 Redmond Street, Kew	No	No	No	No	No	No	No
HO338	<i>St Hilary's Church of England Vicarage</i> 34 Rowland Street, Kew	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO339	<i>House</i> 3 Second Avenue, Kew	No	No	No	No	No	No	No
HO340	<i>Monte Cristo, Charleton, Charlatan</i> 12 Stevenson Street, Kew	No	No	No	No	No	No	No
HO341	<i>House</i> 34 Stevenson Street, Kew	No	No	No	No	No	No	No
HO342	<i>R G Lawrence House and Flats</i> 13 Studley Avenue, Kew	No	No	No	No	No	No	No
HO343	<i>Krongold House</i> 25 Studley Park Road, Kew	No	No	No	No	No	No	No
HO344	<i>House</i> 44 Studley Park Road, Kew	No	No	No	No	No	No	No
HO345	<i>House</i> 52 Studley Park Road, Kew	No	No	No	No	No	No	No
HO346	<i>House</i> 75 Studley Park Road, Kew	No	No	No	No	No	No	No
HO347	<i>House</i> 89 Studley Park Road, Kew	No	No	No	No	No	No	No
HO348	<i>House</i> 12 Tara Avenue, Kew	No	No	No	No	No	No	No
HO349	<i>House and Shop</i> 1 Tennyson Street, Kew	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO350	<i>Myrtle Hill</i> 14 Vista Avenue, Kew	No	No	No	No	No	No	No
HO351	<i>Ormonde</i> 51 Walpole Street, Kew	No	No	No	No	No	No	No
HO352	<i>Birralie</i> 52 Walpole Street, Kew	No	No	No	No	No	No	No
HO353	<i>House</i> 63 Walpole Street, Kew	No	No	No	No	No	No	No
HO354	<i>Alice Bale House</i> 83 Walpole Street, Kew	No	No	No	No	No	No	No
HO355	<i>House</i> 84 Walpole Street, Kew	No	No	No	No	No	No	No
HO356	<i>Braeside</i> 96 Walpole Street, Kew	No	No	No	No	No	No	No
HO357	<i>House</i> 118 Walpole Street, Kew	No	No	No	No	No	No	No
HO362	<i>Bramber</i> 47 Wills Street, Kew	No	No	No	No	No	No	No
HO363	<i>Rab-Nov-Jea</i> 10 Wimba Avenue, Kew	No	No	No	No	No	No	No
HO364	<i>Thule Croft</i> 24 Albion Street, Surrey Hills	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO365	<i>Elderslie</i> 15 Alma Road, Camberwell	No	No	No	No	No	No	No
HO366	<i>Thomas Gaggin House</i> 25 Alma Road, Camberwell	No	No	No	No	No	No	No
HO367	<i>House</i> 33-35 Alma Road, Camberwell	No	No	No	No	No	No	No
HO368	<i>Glenholm, Ngarwee</i> 36-38 Alma Road, Camberwell	No	No	No	No	No	No	No
HO369	<i>Rathmore, Rokeby</i> 78 Athelstan Road, Camberwell	No	No	No	No	No	No	No
HO370	<i>House</i> 2 Beatrice Street, Glen Iris	No	No	No	No	No	No	No
HO371	<i>House</i> 87-87A Bowen Street, Camberwell	No	No	No	No	No	No	No
HO372	<i>House</i> 930-932 Burke Road, Deepdene	No	No	No	No	No	No	No
HO373	<i>House</i> 458 Camberwell Road, Camberwell	No	No	No	No	No	No	No
HO374	<i>Coolattie</i> 29 Canterbury Road, Camberwell	No	No	No	No	No	No	No
HO375	<i>Ericstane</i> 136 Canterbury Road, Canterbury	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO376	<i>House</i> 138 Canterbury Road, Canterbury	No	No	No	No	No	No	No
HO377	<i>House and Surgery</i> 169 Canterbury Road, Canterbury	No	No	No	No	No	No	No
HO380	<i>Ospringle</i> 24 Chaucer Crescent, Canterbury	No	No	No	No	No	No	No
HO381	<i>House</i> 44 Currajong Avenue, Camberwell	No	No	No	No	No	No	No
HO382	<i>Mallow</i> 33 Deepdene Road, Deepdene	No	No	No	No	No	No	No
HO383	<i>Xanadu</i> 119 Doncaster Road, North Balwyn	No	No	No	No	No	No	No
HO384	<i>Ingoda</i> 10 Fitzgerald Street, Balwyn	No	No	No	No	No	No	No
HO385	<i>House</i> 177 Glen Iris Road, Glen Iris	No	No	No	No	No	No	No
HO386	<i>House</i> 32 Hortense Street, Glen Iris	No	No	No	No	No	No	No
HO387	<i>House</i> 30 Howard Street, Glen Iris	No	No	No	No	No	No	No
HO388	<i>Westraillia</i> 27 Inglesby Road, Camberwell	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO389	<i>House</i> 6 Kitchener Street, Deepdene	No	No	No	No	No	No	No
HO390	<i>Colongulac</i> 11 Luena Road, North Balwyn	No	No	No	No	No	No	No
HO391	<i>Shenley Croft</i> 7-9 Mangarra Road, Canterbury	No	No	No	No	No	No	No
HO392	<i>House</i> 91 Maud Street, North Balwyn	No	No	No	No	No	No	No
HO393	<i>House</i> 1 Montana Street, Glen Iris	No	No	No	No	No	No	No
HO394	<i>Roystead</i> 51 Mont Albert Road, Canterbury	No	No	No	No	No	No	No
HO395	<i>Highton</i> 65 Mont Albert Road, Canterbury	No	No	No	No	No	No	No
HO396	<i>Haselmere</i> 137 Mont Albert Road, Canterbury	No	No	No	No	No	No	No
HO397	<i>House</i> 158 Mont Albert Road, Canterbury	No	No	No	No	No	No	No
HO398	<i>House</i> 7 Muriel Street, Glen Iris	No	No	No	No	No	No	No
HO400	<i>House</i> 622 Riversdale Road, Camberwell	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?

## 2.3

07/04/2022  
C375boro

## HO401 to 600

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO401	<i>Warrawee</i> 626-628 Riversdale Rd, Camberwell	No	No	No	No	No	No	No
HO402	<i>House</i> 660 Riversdale Road, Camberwell	No	No	No	No	No	No	No
HO403	<i>Kinnoul</i> 11-15 The Avenue, Surrey Hills	No	No	No	No	No	No	No
HO404	<i>House</i> 899 Toorak Road, Camberwell	No	No	No	No	No	No	No
HO405	<i>House</i> 931 Toorak Road, Camberwell	No	No	No	No	No	No	No
HO406	<i>House</i> 1292 Toorak Road, Camberwell	No	No	No	No	No	No	No
HO407	<i>House</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1293 Toorak Road, Camberwell							
HO408	<i>House</i> 1/1297 Toorak Road, Camberwell	No	No	No	No	No	No	No
HO409	<i>Kirklands</i> 89 Union Road, Surrey Hills	No	No	No	No	No	No	No
HO411	<i>Gooloowan</i> 7 Victoria Avenue, Canterbury	No	No	No	No	No	No	No
HO412	<i>Tarawara/Tarawera</i> 13 Victoria Avenue, Canterbury	No	No	No	No	No	No	No
HO413	<i>House (formerly Surrey College, Norton)</i> 12 Vincent Street, Surrey Hills	No	No	No	No	No	No	No
HO414	<i>Guilford (Monserrat)</i> 26A Wandsworth Road, Surrey Hills	No	No	No	No	No	No	No
HO415	<i>The Knoll</i> 50 Wandsworth Road, Surrey Hills	No	No	No	No	No	No	No
HO416	<i>House</i> 294 Warrigal Road, Glen Iris	No	No	No	No	No	No	No
HO417	<i>House</i> 452 Warrigal Road, Ashburton	No	No	No	No	No	No	No
HO418	<i>Warranbine</i> 125 Wattle Valley Road, Camberwell	No	No	No	No	No	No	No
HO419	<i>House</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	136 Whitehorse Road, Deepdene							
HO420	<i>Pontefract House</i> 2 Hardwicke St, Balwyn (sometimes known as 199 Whitehorse Road)	No	No	No	No	No	No	No
HO421	<i>House</i> 127 Winmalee Road, Balwyn	No	No	No	No	No	No	No
HO422	<i>Banff</i> 150 Winmalee Road, Balwyn	No	No	No	No	No	No	No
HO423	<i>Idlewylde, Mary's Mount</i> 41-45 Yarrbat Avenue, Balwyn	No	No	No	No	No	No	No
HO424	<i>Streamshall (or Stramshall)</i> 173 Auburn Road, Hawthorn	No	No	No	No	No	No	No
HO425	<i>House</i> 7 Elphin Grove, Hawthorn	No	No	No	No	No	No	No
HO426	<i>Struan</i> 26 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO427	<i>Warrowitur</i> 1 Neave Street, Hawthorn East	No	No	No	No	No	No	No
HO428	<i>Rathgar</i> 149 Victoria Road, Hawthorn East	No	No	No	No	No	No	No
HO429	<i>Knottywood, Morley</i> 61 Wattle Road, Hawthorn	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO430	<i>Avenel</i> , later <i>Tower House</i> 27 Anderson Road, Hawthorn East	No	No	No	No	No	No	No
HO431	<i>House</i> 4 Ardene Court, Hawthorn	No	No	No	No	No	No	No
HO432	<i>Norwood</i> 14 Auburn Grove, Hawthorn East	No	No	No	No	No	No	No
HO433	<i>House</i> 189 Auburn Road, Hawthorn	No	No	No	No	No	No	No
HO435	<i>House</i> 193 Auburn Road, Hawthorn	No	No	No	No	No	No	No
HO436	<i>Mount Gambier</i> 32 Barkers Road, Hawthorn	No	No	No	No	No	No	No
HO437	<i>Houses</i> 238-244 Barkers Road, Hawthorn	No	No	No	No	No	No	No
HO439	<i>Devonia</i> 254 Barkers Road, Hawthorn	No	No	No	No	No	No	No
HO440	<i>House</i> 408 Barkers Road, Hawthorn East	No	No	No	No	No	No	No
HO441	<i>Euroma</i> 2 Beaconsfield Road, Hawthorn East	No	No	No	No	No	No	No
HO442	<i>Victoria</i> 7 Beaconsfield Road, Hawthorn East	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO443	<i>The Gables</i> 1 Berkeley Street, Hawthorn	No	No	No	No	No	No	No
HO444	<i>Springfield</i> 6 Berkeley Street, Hawthorn	No	No	No	No	No	No	No
HO445	<i>Berniston</i> 9 Berkeley Street, Hawthorn	No	No	No	No	No	No	No
HO446	<i>House</i> 54 Berkeley Street, Hawthorn	No	No	No	No	No	No	No
HO447	<i>Coolagong, Kimbolton</i> 6 Brook Street, Hawthorn	No	No	No	No	No	No	No
HO450	<i>Berwyn Flats</i> 7 Glenroy Road, Hawthorn	No	No	No	No	No	No	No
HO452	<i>House</i> 15 Hastings Road, Hawthorn East	No	No	No	No	No	No	No
HO453	<i>Frederick House</i> 27 Illawarra Road, Hawthorn	No	No	No	No	No	No	No
HO454	<i>Wexham, Inverary</i> 9 Kooyongkoot Road, Hawthorn	No	No	No	No	No	No	No
HO455	<i>Glenagh, Brockley</i> 11 Kooyongkoot Road, Hawthorn	No	No	No	No	No	No	No
HO456	<i>House</i> 16 Kooyongkoot Road, Hawthorn	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO457	<i>Lennox Court, Park Court</i> 11 Lennox Street, Hawthorn	No	No	No	No	No	No	No
HO458	<i>House</i> 19 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO459	<i>Prospect House</i> 75 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO460	<i>Hallbower</i> 83 Lisson Grove, Hawthorn	No	No	No	No	No	No	No
HO461	<i>House</i> 17 Mason Street, Hawthorn	No	No	No	No	No	No	No
HO462	<i>White Lodge</i> 27 Mason Street, Hawthorn	No	No	No	No	No	No	No
HO463	<i>St Andrews, Edradour</i> 37 Mayston Street, Hawthorn East	No	No	No	No	No	No	No
HO464	<i>Alvah, Illawarra, Berwick</i> 51 Mayston Street, Hawthorn East	No	No	No	No	No	No	No
HO465	<i>Essington House</i> 67 Mayston Street, Hawthorn East	No	No	No	No	No	No	No
HO466	<i>Tasma</i> 7 Muir Street, Hawthorn	No	No	No	No	No	No	No
HO467	<i>Stanmore</i> 19 Oak Street, Hawthorn	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO468	<i>Rosedale, Fairmount Park</i> 25 Oak Street, Hawthorn	No	No	No	No	No	No	No
HO469	<i>Hirschell, Ilfracombe, Cora Lynn</i> 184 Power Street, Hawthorn	No	No	No	No	No	No	No
HO470	<i>House</i> 20 Rae Street, Hawthorn	No	No	No	No	No	No	No
HO471	<i>Leongatha</i> 5 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO472	<i>House</i> 23 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO473	<i>Wanbuno</i> 37 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO474	<i>Glendale, Cleverdon House</i> 106 and 108 Riversdale Rd, Hawthorn	No	No	No	No	No	No	No
HO475	<i>Spreydon, Westley House</i> 110 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO476	<i>House</i> 6 Summerlea Grove, Hawthorn	No	No	No	No	No	No	No
HO477	<i>Noorat</i> 534 Tooronga Road, Hawthorn East	No	No	No	No	No	No	No
HO478	<i>Norrac</i> 23 View Street, Hawthorn	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO479	<i>Surrey and Loyola</i> 73 and 75 Wattle Road, Hawthorn	No	No	No	No	No	No	No
HO480	<i>Victoria Bridge</i> Barkers Road, Kew	-	-	-	-	Yes Ref No H374	Yes	No
HO481	<i>Hawthorn Bridge</i> Burwood Road, Hawthorn	-	-	-	-	Yes Ref No H50	Yes	No
HO482	<i>Rivoli Theatre</i> 200 Camberwell Road, Hawthorn East	-	-	-	-	Yes Ref No H1524	Yes	No
HO483	<i>St Marks Anglican Church</i> 1 Canterbury Road, Camberwell	-	-	-	-	Yes Ref No H2158	Yes	No
HO484	<i>Tram Verandah Shelter</i> Cotham Road, Kew	-	-	-	-	Yes Ref No H173	Yes	No
HO485	<i>Former Kew Cottages (Kew Residential Services)</i> Princess Street, Stainer Street, Botanic Drive, Arbour Drive, Canopy Avenue, Brazier Grove, Collins Street, Lower Drive, Park Avenue, Linaker Place, Guest Close, Monterey Close, English Place, Main Drive, Holly Lane, Lower Drive North, Kew	-	-	-	-	Yes Ref No H2073	Yes	No
HO486	<i>Maternal and Child Health Centre</i> 21 Strathalbyn Street, Kew East	-	-	-	-	Yes Ref No H55	Yes	No
HO487	<i>Wallen Road Bridge</i> Wallen Road, Hawthorn	-	-	-	-	Yes Ref No H380	Yes	No
HO488	<i>Dights Mill Site</i>	-	-	-	-	Yes	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Off Yarra Boulevard, Kew					Ref No H1522		
HO489	<i>Burwood Road Precinct, Hawthorn</i> Includes Burwood Road (part)	No	No	No	No	No	No	No
HO490	<i>Swinburne Technical College, former Administrative Building</i> John Street, Hawthorn	No	No	No	No	No	No	No
HO491	<i>Glenferrie Road Commercial Precinct, Hawthorn</i> Includes Glenferrie Road (part), Burwood Road (part) and Lynch Street (part), 1 Alfred Street, 2A Bowen Street, 2 Liddiard Street, Wakefield Street (part).	No	No	No	No	No	No	No
HO492	<i>Lisson Grove Precinct, Hawthorn</i> Includes Lisson Grove (part)	No	No	No	No	No	No	No
HO493	<i>Manningtree Road Precinct, Hawthorn</i> Includes Manningtree Road (part)	No	No	No	No	No	No	No
HO494	<i>West Hawthorn Village Precinct</i> Includes Burwood Road (part)	No	No	No	No	No	No	No
HO497	<i>Camberwell Melbourne &amp; Metropolitan Tram Board (MMTB) Depot</i> 160-170 Camberwell Road and 12-14 Council Street, Hawthorn East	Yes	No	No	No	No	Yes	No
HO498	<i>Charing Cross Buildings</i> 202-210 Camberwell Road, Hawthorn East	Yes	No	No	No	No	No	No
HO499	<i>Pepperell's Buildings</i> 217-223 Camberwell Road, Hawthorn East	Yes	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO500	<i>Simpson's Buildings</i> 222-232 Camberwell Road, Hawthorn East (also 481-491 Riversdale Road)	Yes	No	No	No	No	No	No
HO502	<i>Baptist Church</i> 432 Riversdale Road, Hawthorn East	Yes	No	No	No	No	No	No
HO503	<i>Dillon's Building</i> 493-503 Riversdale Rd, Camberwell (also numbered 554- 564 Burke Road)	Yes	No	No	No	No	No	No
HO505	<i>Burke Road North Commercial and Transport Precinct, Camberwell</i> Includes Auburn Parade (part), Burke Road (part), Cookson Street (part).	Yes	No	No	Yes	No	No	No
HO506	<i>Camberwell Civic and Community Precinct</i>	Yes	No	No	No	No	Yes	No
HO516	<i>Sports ground including 1920s and 1930s grandstands</i> 420 Camberwell Road, Camberwell	No	No	No	No	No	No	No
HO520	<i>Kew Junction Commercial Heritage Precinct</i> Includes properties (in part) with frontages to High Street, Cotham Road and Fenton Way.	No	No	No	No	No	No	No
HO522	14-16 Princess Street, Kew	Yes	No	No	No	No	No	No
HO523	<i>Alexandra Gardens</i> 70 Cotham Road, Kew	No	No	No	No	No	No	No
HO525	<i>Clutha Estate Precinct, Kew</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Includes Edgecombe Steet (part), Carson Street (part), Stevenson Street (part), Studley Park Road (part), Mackie Court, Younger Court							
HO526	<i>Denmark Street Precinct, Kew</i> Includes Barkers Road (part), Denmark Street (part), Foley Street (part), O'Shaughnessy Street (part)	No	No	No	No	No	No	No
HO527	<i>High Street South Residential Precinct, Kew</i> Includes High Street (part), Barkers Road (part), Bowen Street, Henry Street, Miller Grove	No	No	No	No	No	No	No
HO528	<i>Howard Street Precinct, Kew</i> Includes Howard Street (part)	No	No	No	No	No	No	No
HO529	<i>Queen Street Precinct, Kew</i> Includes Fenton Avenue (part), Gellibrand Street (part), Queen Street (part), Wellington Street (part)	No	No	No	No	No	No	No
HO530	<i>Yarra Boulevard Precinct, Kew</i> Includes Belvedere, Cameron Court, Carnsworth Avenue, Milfay Avenue, White Lodge Court, Yarra Street, Dunlop Avenue, Fenwick Street (part), Holroyd Street (part), Molesworth Street (part), Stawell Street (part), Studley Avenue (part), Yarravale Road (part), of Hume Street (part)	No	No	No	No	No	No	No
HO532	<i>Union Road Commercial Heritage Precinct</i>	No	No	No	No	No	No	No
HO534	<i>Union Road Residential Precinct</i> Part of Union Road, Surrey Hills	No	No	No	No	No	No	No
HO535	<i>Surrey Hills North Residential Precinct</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Part of Chatham, Croydon, Empress, Guildford, Junction, Kingston, Mont Albert, Sir Garnet and West Roads; part of Sunbury Crescent, Surrey Hills and Canterbury							
HO536	<i>Canterbury Hill Estate Precinct</i> Part of Albert, Bristol, Compton, Hocknell and Queen Streets; part of Highfield, Prospect Hill, Riversdale and Wattle Valley Roads, Surrey Hills, Canterbury and Camberwell	No	No	No	No	No	No	No
HO539	<i>Masonic Centre</i> 12 Prospect Hill Road, Camberwell	Yes	No	No	No	No	Yes	No
HO541	<i>Former Hawthorn Post Office</i> 378 Burwood Road, Hawthorn	Yes	No	No	No	No	No	No
HO542	<i>Former Hawthorn Returned Sailors and Soldiers Club</i> 605-607 Glenferrie Road, Hawthorn	Yes	No	No	No	No	No	No
HO543	<i>Shops</i> 773-779 Glenferrie Road, Hawthorn	No	No	No	No	No	No	No
HO544	<i>Dental Surgery</i> 781 Glenferrie Road, Hawthorn	Yes	No	No	No	No	No	No
HO546	<i>House</i> 78 Wattle Road, Hawthorn	No	No	No	No	No	No	No
HO547	<i>Kew Tram Depot</i> 55-75 Barkers Road, Kew	No	No	No	No	No	No	No
HO552	<i>Shop</i>	Yes	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	2 High Street, Kew							
HO553	<i>House</i> 50 High Street, Kew	Yes	No	No	No	No	No	No
HO554	<i>House</i> 409 High Street, Kew	Yes	No	No	No	No	No	No
HO555	<i>House</i> 31 Pakington Street, Kew	Yes	No	No	No	No	No	No
HO556	<i>House</i> 110 Princess Street, Kew	No	No	No	No	No	No	No
HO559	<i>Kew Jewish Centre (Bet Nachman Synagogue)</i> 53 Walpole Street, Kew	No	No	No	No	No	No	No
HO561	<i>Emulation Hall</i> 3 Rochester Road Canterbury	-	-	-	-	Yes Ref No H2298	Yes	No
HO563	<i>House</i> 52 Fellows Street, Kew	Yes	No	Yes	No	No	No	No
HO570	<i>Former Hawthorn Motor Garage</i> 735 Glenferrie Road Hawthorn	-	-	-	-	Yes Ref No H2296	Yes	No
HO571	<i>St Faiths Anglican Church</i> 8 Charles Street Glen Iris	-	-	-	-	Yes Ref No H2254	Yes	No
HO572	<i>Kew War Memorial</i>	-	-	-	-	Yes	Yes	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	High Street and Cotham Road Kew					Ref No H2035		
HO580	<i>Robert Cochrane Kindergarten</i> 2A Minona Street, Hawthorn	-	-	-	-	Yes Ref No H2309	Yes	No
HO588	27 Canterbury Road, Camberwell	No	No	No	No	No	No	No
HO589	<i>Former State Savings Bank and Residence</i> 1395 Toorak Rd, Camberwell	No	No	No	No	No	No	No
HO590	<i>Grange Avenue Residential Precinct</i> 2-10 Grange Avenue, Canterbury	No	No	No	No	No	No	No
HO592	<i>Former Canterbury Brickworks housing</i> 52-58 Rochester Road, Canterbury	No	No	No	No	No	No	No
HO594	<i>Former Astolat Ladies' College</i> 59 Auburn Road, Hawthorn East	Yes	No	No	No	No	Yes	No
HO595	<i>Riversdale Hotel</i> 277 Auburn Rd, Hawthorn (footprint of 3-storey hotel and 2-storey addition to east end Riversdale Rd frontage, i.e. 1888 extent of property)	No	No	No	No	No	No	No
HO596	<i>Former butcher's shop and residence</i> 287-289 Auburn Road, Hawthorn	No	No	No	No	No	No	No
HO597	<i>Gallery House</i> 23 Morang Road, Hawthorn	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO598	<i>Makin House</i> 45 Morang Road, Hawthorn	No	No	No	No	No	No	No
HO599	<i>Tower Hotel</i> 686-690 Burwood Rd, Hawthorn East	No	No	No	No	No	No	No

## 2.4

07/04/2022  
C375boro

## HO601 to HO800

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO601	<i>Herborn House</i> 88 Pleasant Road, Hawthorn East	Yes (due to retention of limewash; when repainting limewash should be used on cement/ concrete surfaces)	No	No	No	No	No	No
HO602	5 Eamon Court, Kew	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO603	<i>Timber Shop</i> 415-417 High Street, Kew	No	No	No	No	No	Yes	No
HO604	<i>Austin Bramwell Smith House</i> 8 Orford Avenue, Kew	No	No	No	No	No	No	No
HO605	<i>House</i> 15 Deepdene Road, Deepdene	No	No	No	No	No	No	No
HO607	1363 Burke Road, Kew	No	No	No	No	No	No	No
HO608	<i>Scotch College</i> 491 Glenferrie Rd, Hawthorn Significant buildings with a 10 metre curtilage around each building envelope, including: <ul style="list-style-type: none"> <li>Junior School (former Preparatory School), 1917</li> <li>Callantina Lodge and Gates, 1917</li> <li>Senior School and quadrangle, 1920-26</li> <li>War Memorial Hall, 1920-26</li> <li>School House and McMeckan House, 1925</li> <li>Littlejohn Memorial Chapel, 1934-36</li> <li>Health Centre and Residences, 1935-36</li> <li>John Monash Gates and Lodge, 1936</li> <li>Arthur Robinson House, 1937-38</li> <li>Shergold Building (former Sub-Primary Building), 1956</li> </ul>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Contributory buildings with a 10 metre curtilage around each building envelope, including: <ul style="list-style-type: none"> <li>Laundry (former rear wing of 'Glen House'), 1875</li> <li>TDP (former Gymnasium), 1920-26</li> </ul>							
HO614	<i>House</i> 16 Victoria Avenue, Canterbury	No	No	No	No	No	No	No
HO616	<i>House</i> 300 Balwyn Road, Balwyn North	No	No	No	No	No	No	No
HO617	<i>House</i> 23-25 and part of 27 (TP 129339) Canterbury Road, Camberwell	Yes	No	No	No	No	No	No
HO619	<i>Houses</i> 29 & 31 Parkhill Road, Kew	No	No	No	No	No	No	No
HO620	<i>House</i> 7 Leura Grove, Hawthorn East	No	No	No	No	No	No	No
HO621	<i>Hoddle Survey Tree</i> , Kew Golf Club 120B Belford Road, Kew East	-	-	-	-	Yes Ref No H2340	Yes	
HO622	<i>Camberwell Tram Substation</i> 30 Station Street, Camberwell	-	-	-	-	Yes Ref No H2324	Yes	
HO623	<i>Surrey Gardens</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	88-90 Union Road, Surrey Hills							
HO624	<i>Former Surrey College</i> 17-19A Barton Street, Surrey Hills	No	No	No	No	No	No	No
HO626	<i>Holy Redeemer Church Parish Hall</i> 305-307 Mont Albert Road, Surrey Hills	No	No	No	Yes	No	No	No
HO627	<i>House</i> 1 Montrose Street, Surrey Hills	No	No	No	No	No	No	No
HO629	<i>Kylemore Flats</i> 52 Union Road, Surrey Hills	No	No	No	No	No	No	No
HO630	<i>House</i> 26 Weybridge Street, Surrey Hills	No	No	No	No	No	No	No
HO631	<i>House</i> 627 Whitehorse Road, Surrey Hills	No	No	No	No	No	No	No
HO632	<i>Leumascot</i> 5 Windsor Crescent, Surrey Hills	No	No	No	No	No	No	No
HO634	<i>Surrey Hills Redvers - Kennealy Street Residential Precinct</i> Redvers Street and part of Kennealy Street in Surrey Hills	No	No	No	No	No	No	No
HO642	<i>Units</i> 2 Barkers Road, Hawthorn	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO643	<i>Fairmount Park Estate Precinct</i> Part of Barkers Rd, Elm St Findon St, Myrtle St and Oak St, Hawthorn	No	No	No	Yes	No	No	No
HO644	<i>Houses</i> 2 to 8 Pine Street, Hawthorn	No	No	No	No	No	No	No
HO645	<i>Houses</i> 29 to 39 Mason Street, Hawthorn	Yes	No	No	No	No	No	No
HO646	<i>Creswick Estate Precinct</i> Part of Calvin Street, Creswick Street and Mason Street, Hawthorn	No	No	No	Yes - original fences	No	No	No
HO647	<i>Flats</i> 4 Grattan Street, Hawthorn	No	No	Yes	No	No	No	No
HO665	<i>House</i> 9 Auburn Grove, Hawthorn East	No	No	Yes	No	No	No	No
HO666	<i>Former garage</i> 51 Barkers Street, Kew	Yes	No	No	No	No	Yes	No
HO667	<i>House</i> 68 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO668	<i>House</i> 123 Riversdale Road, Hawthorn	No	No	No	No	No	No	No
HO670	<i>Surrey Hills English Counties Residential Precinct</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Part of Albion and Thames streets; part of Canterbury, Durham, Essex, Kent, Middlesex, Norfolk and Suffolk roads; part of Arundel Crescent in Surrey Hills							
HO671	<i>Union Road South Residential Precinct</i> Part of Union Road; part of Bona Vista and Warwick avenues and part of The Avenue in Surrey Hills	No	No	No	No	No	No	No
HO675	<i>Chandler Highway Bridge</i> Chandler Highway, Kew	-	-	-	-	Yes Ref No H2354	Yes	
HO677	<i>Braeside</i> 6 Alexandra Avenue, Canterbury	No	No	No	No	No	No	No
HO678	<i>St David's Uniting Church</i> 902A Burke Road, Canterbury	No	No	No	Yes - brick fence	No	No	No
HO679	<i>Canterbury Ambulance Station</i> 61 Canterbury Road, Canterbury	No	No	No	No	No	No	No
HO680	<i>Canterbury Presbyterian Church</i> 146 Canterbury Road, Canterbury	Yes	No	No	Yes - rear hall and front boundary wall	No	No	No
HO681	<i>Victorian shops</i> 351-359 Canterbury Road, Canterbury & Surrey Hills	No	No	No	No	No	No	No
HO682	<i>Electrical Distribution Substations</i> 190A Canterbury Road, 26A Myrtle Road, Canterbury & 6 Harp Road, Kew	No	No	No	No	No	No	No
HO683	<i>Kaiapoi</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	35 Chatham Road, Canterbury							
HO684	<i>Sassafrass</i> 13 Mangarra Road, Canterbury	No	No	No	No	No	No	No
HO685	<i>Canterbury Girls School</i> 16 Mangarra Road, Canterbury	No	No	Yes - Moreton Bay Figs	No	No	No	No
HO686	<i>Hawthorn House</i> 23 Mangarra Road, Canterbury	No	No	No	No	No	No	No
HO688	<i>Willy's Store (A &amp; J Sullivans)</i> 35 Matlock Street, Canterbury	No	No	No	No	No	Yes	No
HO689	<i>Ballantyne House</i> 67 Mont Albert Road, Canterbury	No	No	No	No	No	No	No
HO691	<i>Gunyah, First Canterbury Troop Scout Hall &amp; Camberwell North Guide Hall</i> 25 Shierlaw Avenue & 1A Faversham Road, Canterbury	No	No	No	Yes - Guide Hall front fence	No	No	No
HO692	<i>Hollinshed House</i> 2 Snowden Place, Canterbury	No	No	No	No	No	No	No
HO693	<i>Yarrola</i> 10 The Ridge, Canterbury	No	No	No	No	No	No	No
HO694	<i>House</i> 14 The Ridge, Canterbury	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO695	<i>Driffville</i> 15 View Street, Canterbury	No	No	No	No	No	No	No
HO696	<i>East Camberwell Substation</i> 2B Warburton Road, Canterbury	No	No	No	No	No	No	No
HO697	<i>Elaine</i> 37 Wentworth Avenue, Canterbury	No	No	No	No	No	No	No
HO698	<i>Norway</i> 2 Woodstock Street & 33A Parlington Street, Canterbury	No	No	No	Yes - stables	No	No	No
HO699	<i>Canterbury Road Commercial Precinct, Canterbury</i> Includes Canterbury Rd (part)	No	No	No	Yes - garage & front fence at No. 114A	No	No	No
HO700	<i>Griffin Estate &amp; Environs Precinct, Canterbury</i> Includes Canterbury Road, Chaucer Crescent, Dudley Parade, Keats Street, Marlow Street, Myrtle Road (all part)	No	No	No	Yes - front fences at 5 & 8 Chaucer Cr	No	No	No
HO701	<i>Matlock Street Precinct, Canterbury</i> Includes Prospect Hill Rd (part), Spencer Rd (part), Bow Cr, Matlock St (part), Myrtle Rd (part), Marden St (part), Warburton Rd (part), Carinda Rd, Maling Road (part)	No	No	No	No	No	No	No
HO702	<i>Parlington Estate Residential Precinct, Canterbury, Hawthorn East &amp; Camberwell</i>	No	No	Yes - 5 & 11 Allenby Rd; 9 Canterbury Rd; 4, 5,	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Includes Allenby Rd, Gascoyne St (part), Parlington St (part), Torrington St (part), Burke Rd (part), Canterbury Road (part)			10, 11, 25, 29, 40 & 44 Parlington Street				
HO703	<i>Rochester Road Precinct, Canterbury</i> Includes Rochester Rd (part)	No	No	No	No	No	No	No
HO705	<i>Trinity Grammar School</i> 40 & 41 Charles Street, Kew	No	No	Yes - Southern Magnolia, Canary Island Palm, Illawarra Flame Tree, Sycamore and Brush Box at Roberts House	No	No	No	No
HO710	<i>Neath</i> 486 Burke Rd, Camberwell	No	No	No	Yes - front fence	No	No	No
HO711	<i>Oswaldene</i> 544 Burke Rd, Camberwell	No	No	No	No	No	No	No
HO712	<i>Carrington Hall</i> 832-834 Burke Rd, Camberwell	No	No	No	No	No	No	No
HO713	<i>Camberwell Fire Station &amp; Flats (former)</i> 575 Camberwell Rd, Camberwell	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO714	<i>Conference Hall (Open Brethren)</i> 25 Cookson St, Camberwell	No	No	No	No	No	No	No
HO715	<i>Nazareth House</i> 16 Cornell St, Camberwell	No	No	Yes - mature Canary Island Palms, Norfolk Island Pine & remnant Cypress hedge	Yes - front gaes & associated fence, gatehouse & grotto	No	No	No
HO716	<i>Hartwell Railway Station (formerly Walhalla Station)</i> Fordham Ave, Camberwell	No	No	No	No	No	No	No
HO717	<i>Hartwell Hill Shops</i> 112-128 Fordham Ave, Camberwell	Yes	No	No	No	No	No	No
HO718	<i>Duplex</i> 27-29 George St, Camberwell	No	No	No	Yes - front fence & garage	No	No	No
HO719	<i>East Camberwell Baptist Church</i> 137-139 Highfield Rd, Camberwell	No	No	No	Yes - brick fence	No	No	No
HO720	<i>House</i> 30 Hunter Rd, Camberwell	Yes	No	No	No	No	No	No
HO721	<i>Hartwell Primary School</i> 4 Merton St, Camberwell	No	No	No	No	No	No	No
HO722	<i>Camberwell High School</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	100A Prospect Hill Rd, Camberwell							
HO723	<i>Hatfield Flats</i> 576 Riversdale Rd, Camberwell	No	No	No	Yes - front fence, garages	No	No	No
HO724	<i>Siena Convent</i> 815 Riversdale Rd, Camberwell	No	Yes - Chapel only	Yes - mature Italian Cypresses	No	No	No	No
HO725	<i>South Camberwell Methodist Church (former)</i> 906-912 Toorak Rd, Camberwell	No	No	No	No	No	No	No
HO726	<i>Halcyon</i> 927 Toorak Rd, Camberwell	No	No	No	Yes - front fence	No	No	No
HO727	<i>Harwin Lodge</i> 930 Toorak Rd, Camberwell	No	No	No	No	No	No	No
HO729	<i>Riversdale Railway Station &amp; Signal Box</i> 2R Wandin Road, Camberwell	No	No	No	No	No	No	No
HO731	<i>Bellett Street Precinct</i> Includes Canterbury Rd (part)	No	No	No	No	No	No	No
HO732	<i>Camberwell Links Estate Precinct</i> Includes Christowel Street (part), 638-646 Riversdale Rd (part), Westbourne Grv (part) and Stodart St (part)	No	No	No	No	No	No	No
HO733	<i>Camberwell Road Estate Precinct</i> Includes Camberwell Rd (part) and Acheron Ave (part)	Yes - 470 Camberwell Rd	No	Yes - mature oak at 470 Camberwell Rd	Yes - original front fences	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO734	<i>Hampton Grove Precinct</i> Includes Hampton Grv, Glyndon Rd 123 & 128-132 Wattle Valley Rd	No	No	No	Yes - original front fences	No	No	No
HO735	<i>Harley Estate &amp; Environs Precinct</i> Includes Cooloongatta Rd (part), Bonville Ct (part), Fordham Ave (part) and Gowar Ave (part)	No	No	No	Yes - original front fences	No	No	No
HO736	<i>Lockhart Street Precinct</i> Includes Lockhart St and Riversdale Rd (part)	No	No	No	No	No	No	No
HO737	<i>Milverton Street Precinct</i> Includes Milverton Street (part)	No	No	No	No	No	No	No
HO738	<i>South Camberwell Commercial Precinct</i> Includes Toorak Rd (part)	No	No	No	No	No	No	No
HO739	<i>St John's Wood &amp; Sage's Paddock Precinct</i> Includes Avenue Rd (part) and St Johns Ave (part)	No	No	No	No	No	No	No
HO743	<i>House</i> 3 Wilson Street, Surrey Hills	No	No	No	No	No	No	No
HO744	<i>Duplex</i> 70 Riversdale Road, Hawthorn	No	No	No	Yes	No	No	No
HO745	<i>Rylah Residence and Veterinary Hospital (former)</i> 15 Victor Avenue, Kew	Yes	No	No	No	No	No	No
HO749	<i>War Service Homes Precinct</i> Includes Acacia St	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO757	<i>St Barnabas Anglican Church</i> 86 Balwyn Road, Balwyn <b>Statement of significance:</b> <i>St Barnabas' Anglican Church Statement of Significance</i>	No	No	No	No	No	No	No
HO758	<i>House</i> 224 Belmore Road, Balwyn AKA, 4 Collins Court, Balwyn <b>Statement of Significance:</b> <i>Fankhauser Farmhouse Statement of Significance</i>	No	No	No	No	No	No	No
HO759	<i>Maisonettes</i> 950 Burke Road, Deepdene <b>Statement of Significance:</b> <i>950 Burke Road, Balwyn Statement of Significance</i>	No	No	No	No	No	No	No
HO760	<i>Palace Balwyn Cinema</i> 231 Whitehorse Road, Balwyn <b>Statement of Significance:</b> <i>Palace Balwyn Cinema Statement of Significance</i>	No	No	No	No	No	No	No
HO761	<i>House</i> 192 Doncaster Road, Balwyn North <b>Statement of Significance:</b> <i>192 Doncaster Road, Balwyn North Statement of Significance</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO762	<i>Houses (pair)</i> 17-19 King Street, Balwyn <b>Statement of Significance:</b> <i>17-19 King Street, Balwyn Statement of Significance</i>	No	No	No	No	No	No	No
HO764	<i>House</i> 48 Narrak Road, Balwyn <b>Statement of Significance:</b> <i>48 Narrak Road, Balwyn Statement of Significance</i>	No	No	No	No	No	No	No
HO766	<i>House</i> 146-148 Winmalee Road, Balwyn <b>Statement of Significance:</b> <i>146-148 Winmalee Road, Balwyn Statement of Significance</i>	No	No	Yes	No	No	No	No
HO767	<i>Maud Street Maisonette Precinct</i> 19-33a Maud Street, Balwyn North 28-34a Maud Street, Balwyn North <b>Statement of Significance:</b> <i>Maud Street Maisonette Precinct Statement of Significance</i>	No	No	No	No	No	No	No
HO768	<i>Balwyn Village Commercial Precinct</i> 208-308 Whitehorse Road, Balwyn 347-377; 397-425 Whitehorse Road, Balwyn <b>Statement of Significance:</b>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Balwyn Village Commercial Precinct Statement of Significance</i>							
HO771	<i>Miami Flats</i> 7-11 Miami Street, Hawthorn East	No	No	No	Yes - Garages	No	No	No
HO798	<i>Bradford Estate Precinct</i> 2, 4, 6, 8, 10, 14 and 18 (even) Bradford Avenue, Stoke Avenue, Kew <b>Statement of significance:</b> <i>Bradford Estate Precinct Statement of Significance, December 2020</i>	No	No	No	Yes Front fences at 2, 10, 18 Bradford Ave and garage at 2 Bradford Ave	No	No	No
HO799	<i>Banool Estate Precinct</i> Banool Avenue <b>Statement of significance:</b> <i>Banool Estate Precinct Statement of Significance, August 2020</i>	No	No	No	No	No	No	No
HO800	<i>Burke Road Commercial Precinct</i> Burke Road (part) <b>Statement of significance:</b> <i>Burke Road Commercial Precinct Statement of Significance, August 2020</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

## 2.5

## HO801 to HO1000

44/04/2022 - Information  
C333boroProposed C333boroPt2

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO802	<p><i>Cotham Village Commercial Precinct</i> Cotham Road (part), Glenferrie Road (part)</p> <p><b>Statement of significance:</b> <i>Cotham Village Commercial Precinct Statement of Significance, August 2020</i></p>	No	No	No	No	No	No	No
HO804	<p><i>Iona Estate Residential Precinct</i> Berkeley Court, Studley Park Road (part)</p> <p><b>Statement of significance:</b> <i>Iona Estate Residential Precinct Statement of Significance, August 2020</i></p>	No	No	No	<p>Yes</p> <p>Front fences at 77 Studley Park Rd; 3, 7 Berkeley Court</p> <p>Garages at 77 Studley Park Rd; 2, 3, 5, 7 Berkeley Court</p>	No	No	No
HO805	<p><i>May Street Precinct</i> May Street, Wellington Street (part)</p> <p><b>Statement of significance:</b> <i>May Street Precinct Statement of Significance, August 2020</i></p>	No	No	No	No	No	No	No
HO806	<p><i>Thornton Estate Residential Precinct</i> Thornton Street (part), Stevenson Street (part)</p> <p><b>Statement of significance:</b></p>	No	No	No	<p>Yes</p> <p>Front fences at 46 and 19 Thornton St</p>	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Thornton Estate Residential Precinct Statement of Significance, January 2022</i>							
HO807	<i>Urangeline (former Edzell, Mildura)</i> 349 Barkers Road (part), Kew <b>Statement of significance:</b> <i>Urangeline (former Edzell, Mildura) Statement of Significance, August 2020</i>	No	No	No	No	No	No	No
HO808	<i>William Carey Chapel</i> 349 Barkers Road (part), Kew <b>Statement of significance:</b> <i>William Carey Chapel Statement of Significance, August 2020</i>	No	No	No	No	No	No	No
HO809	<i>Lindum</i> 315 Barkers Road, Kew <b>Statement of significance:</b> <i>Lindum Statement of Significance, August 2020</i>	No	No	Yes – Canary Island palm	No	No	No	No
HO810	<i>Shops</i> 1139-1141 Burke Road, Kew <b>Statement of significance:</b> <i>Shops Statement of Significance (1139-1141 Burke Road Kew) August 2020</i>	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO811	<i>Grange Hill (former Hillsbury)</i> 301 Cotham Road (part), Kew <b>Statement of significance:</b> <i>Grange Hill (former Hillsbury) Statement of Significance, August 2020</i>	No	No	No	No	No	No	No
HO812	<i>Omro</i> 230 Cotham Road, Kew <b>Statement of significance:</b> <i>Omro Statement of Significance, August 2020</i>	No	No	Yes – Canary Island Date Palm	No	No	No	No
HO813	<i>Residence</i> 264 Cotham Road, Kew <b>Statement of significance:</b> <i>Residence Statement of Significance (264 Cotham Road Kew) August 2020</i>	No	No	No	Yes – Brick wall with arches opening in side setback	No	No	No
HO816	<i>Burwood</i> 4 Edgecombe Street, Kew <b>Statement of significance:</b> <i>Burwood Statement of Significance, December 2020</i>	No	No	No	No	No	No	No
HO817	<i>House</i> 59 Pakington Street, Kew <b>Statement of significance:</b>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>59 Pakington Street Kew Statement of Significance, August 2020</i>							
HO818	<i>Kew Primary School No. 1075</i> 20 Peel Street, Kew <b>Statement of significance:</b> <i>Kew Primary School No. 1075 Statement of Significance, August 2020</i>	No	No	Yes – mature Monterey Cypress & Pepper-corns	Yes – 1929 shelter shed	No	No	No
HO819	<i>McDonald-Smith House (former)</i> 3 Perry Court, Kew <b>Statement of significance:</b> <i>McDonald-Smith House (former) Statement of Significance, August 2020</i>	No	No	No	No	No	No	No
HO820	<i>Fernside (former)</i> 25 Queen Street, Kew <b>Statement of significance:</b> <i>Fernside (former) Statement of Significance, August 2020</i>	No	No	No	No	No	No	No
HO821	<i>Craigmill</i> 13 Raheen Drive, Kew <b>Statement of significance:</b> <i>Craigmill Statement of Significance, August 2020</i>	No	No	No	No	No	No	No
HO822	<i>Milston House</i>	No	No	No	Yes – Garage	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	6 Reeves Court, Kew <b>Statement of significance:</b> <i>Milston House Statement of Significance, August 2020</i>							
HO823	<i>Duplex</i> 35 to 37 Rowland Street, Kew <b>Statement of significance:</b> Duplex Statement of Significance (35 to 37 Rowland Street, Kew), August 2020	No	No	No	No	No	No	No
HO824	<i>Canyanboon</i> 28 Stevenson Street, Kew <b>Statement of significance:</b> <i>Canyanboon Statement of Significance, August 2020</i>	No	No	Yes – Canary Island palm	No	No	No	No
HO825	<i>Surbiton</i> 71 Stevenson Street, Kew <b>Statement of significance:</b> <i>Surbiton Statement of Significance, August 2020</i>	No	No	No	No	No	No	No
HO826	<i>Carmelite Monastery Melbourne</i> 96 Stevenson Street, Kew <b>Statement of significance:</b>	No	Yes – Church interior decoration	Yes – Row of <i>Cupressus sempervir-ens</i> on west boundary, other	Yes – Perimeter fence and Stevenson Street gateway	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Carmelite Monastery Melbourne Statement of Significance, August 2020</i>			mature conifers, <i>Quercus palustris</i> , <i>Betula pendula</i> , <i>Ulmus</i> sp, <i>Cinnamomum camphora</i> , <i>Grevillea robusta</i> , <i>Cordyline australis</i>				
HO827	<i>House</i> 31 Studley Park Road, Kew <b>Statement of significance:</b> House Statement of Significance (31 Studley Park Road, Kew) August 2020	No	No	No	Yes – original garage	No	No	No
HO828	Former W.R. Nash & Son Showroom and Service Station 1417 Burke Road, Kew East <b>Statement of Significance:</b> Former W.R Nash & Son Showroom and Service Station Statement of Significance, August 2020	No	No	No	No	No	No	No
HO830	<i>Mardegan House</i> 5 Fairway Drive, Kew East <b>Statement of significance:</b> Mardegan House Statement of Significance, August 2020	No	No	No	Yes - Decorative steel entrance gates to driveway	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO831	<i>Belford Court Arcade</i> 54-58 Kilby Road, Kew East <b>Statement of Significance:</b> Belford Court Arcade Statement of Significance, August 2020	No	Yes - Shopfronts and ceiling in arcade	No	No	No	No	No
HO832	<i>Misso House</i> 104 Kilby Road, Kew East <b>Statement of significance:</b> Misso House Statement of Significance, August 2020	No	No	No	Yes - the carport	No	No	No
HO833	<i>Kew East Primary School</i> 35 Windella Avenue, Kew East <b>Statement of significance:</b> Kew East Primary School No.3161 Statement of Significance, August 2020	No	No	Yes Monterey Cypress trees on the Beresford Street and Windella Avenue boundaries	No	No	No	No
HO834	<i>Residence</i> 117 Normanby Road, Kew East <b>Statement of significance:</b> 117 Normanby Road Statement of Significance, August 2020	No	No	No	No	No	No	No
HO835	<i>East Kew Uniting Church and former Citizens Hall</i> 142-142A Normanby Road, Kew East	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of significance:</b> East Kew Uniting Church and former Citizens Hall Statement of Significance, August 2020							
HO836	<i>St Anne's Church</i> 53 Windella Avenue, Kew East <b>Statement of significance:</b> St Anne's Church Statement of Significance, August 2020	No	No	No	No	No	No	No
HO837	<i>St Paul's Anglican Church Complex</i> 63 Windella Avenue, Kew East <b>Statement of significance:</b> St Paul's Anglican Church Statement of Significance, August 2020	No	No	No	No	No	No	No
HO838	<i>Boulevard Estate and Environs Precinct</i> Burke Road (part), Old Burke Road (part), Munro Street (east side), Kilby Road (part), Walbundry Drive, Inverness Drive, Riverside Drive, Cascade Drive and Kyora Drive, Kew East <b>Statement of significance:</b> Boulevard Estate and Environs Precinct Statement of Significance, August 2020	No	No	Yes - Bhutan Cypress (x3) (Cupressus torulosa) 1489 Burke Road	Yes - Front fences: Kilby Road (209, 213). Burke Road (1449, 1471, 1475, 1483, 1498, 1491), Old Burke Road (1507, 1511, 1517), Munro Street (4, 8, 10, 12, 14, 16, 18, 22, 36, 44, 46, 50, 54, 62, 66), Walbundry	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
					Drive (5, 7), Inverness Drive (3, 5, 7), Riverside Drive (3), Cascade Drive (5), Kyora Drive (1, 3, 5)  Garages: Burke Road (1449, 1463, 1465, 1467, 1485, 1487), Old Burke Road (1511), Munro Street (4, 12, 16, 18, 54), Walbundry Drive (5, 7), Inverness Drive (1, 5), Riverside Drive (3, 4), Cascade Drive (5), Kyora Drive (1)			
HO839	<i>Harp Village Commercial Precinct</i>  Valerie Street (part), High Street (part), Strathalbyn Street (part), Kew East  <b>Statement of significance:</b>  Harp Village Commercial Precinct Statement of Significance, September 2020	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO840	<p><i>Windella Avenue and Environs Precinct</i></p> <p>Windella Avenue (part), Belford Road (part), Birdwood Street, Hale Street, Minto Street, Kilby Road (part), Kew East</p> <p><b>Statement of significance:</b></p> <p>Windella Avenue and Environs Precinct Statement of Significance, August 2020</p>	No	No	No	<p>Yes - Front fences:</p> <p>Windella Avenue (86, 98, 73 and 81), Belford Road (88, 94 and 105), Kilby Road (82), Birdwood Street (3, 6, 8, 12 and 20)</p>	No	No	No
HO841	<p><i>Brickfields Environs Precinct</i></p> <p>Aberdeen Street, Bowler Street, Carnarvon Street, Caroline Street, Fletcher Street (part), Loch Street (part), and Munro Street (part), Hawthorn East</p> <p><b>Statement of significance:</b></p> <p>Brickfields Environs Precinct Statement of Significance, February 2021</p>	No	No	No	<p>Yes - Front fences (5 Munro Street, 2 Carnarvon Street, 16 Loch Street, 29-33 Bowler Street)</p>	No	No	No
HO842	<p><i>Burwood Road Estate Precinct</i></p> <p>Oberon Avenue and Tara Street (part), Hawthorn East</p> <p><b>Statement of significance:</b></p> <p>Burwood Road Estate Precinct Statement of Significance, February 2021</p>	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO843	<p><i>Smith's Paddock (Burwood Reserve) Environs Precinct</i></p> <p>Auburn Parade, Burwood Avenue, Burwood Road (part), Carrington Avenue, Gillman Street (part), and Newport Crescent, Hawthorn East</p> <p><b>Statement of significance:</b></p> <p>Smith's Paddock (Burwood Reserve) Environs Precinct Statement of Significance, February 2021</p>	Yes - 2 Carrington Avenue	No	No	Yes – Front fences (746 & 774 Burwood Road)	No	No	No
HO844	<p><i>Longford Estate &amp; Environs Precinct</i></p> <p>Auburn Road (part), Hawthorn and Tooronga Road (part), Currajong Road, Invermay Grove, and Harts Parade, Hawthorn East</p> <p><b>Statement of significance:</b></p> <p>Longford Estate &amp; Environs Precinct Statement of Significance, February 2021</p>	No	No	No	Yes – Front fences (4-6 Invermay Grove and 20-22 Currajong Road)			
HO845	<p><i>Essington Estate &amp; Environs Precinct</i></p> <p>Harold Street (part) and Mayston Street (part), Hawthorn East</p> <p><b>Statement of significance:</b></p> <p>Essington Estate &amp; Environs Precinct Statement of Significance, February 2021</p>	No	No	No	Yes – Front fences (44 & 46 Harold Street)	No	No	No
HO846	<p><i>Stonyhurst &amp; Athol Estates Precinct</i></p> <p>Fairmount Road (part), Miami Street (part), Tooronga Road (part), and Auburn Road (part), Hawthorn East</p>	No	No	No	Yes – Front fences (8-8A Fairmount Road; 14, 15,	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of significance:</b> Stonyhurst & Athol Estates Precinct Statement of Significance, February 2021				16, 17, 18-20, 19-19A Miami Street)  Garages (8 Fairmount Road; 7-11, 19A, 28 Miami Street; 481 Tooronga Road)			
HO847	<i>Havelock Road, Denmark Hill Road and Linton Court Precinct</i>  Havelock Road (part), Denmark Hill Road (part), and Linton Court, Hawthorn East  <b>Statement of significance:</b> Havelock Road, Denmark Hill Road and Linton Court Precinct Statement of Significance, February 2021	No	No	No	Yes –  Front fences (27-27A, 29-29A, 31-31A, 33-33A Havelock Road; 2 Denmark Hill Road)  Garages (27-27A, 29-29A, 31-31A, 33-33A Havelock Road; 2 and 8 Denmark Hill Road; 1 and 2 Linton Court)	No	No	No
HO848	<i>Victoria Road Precinct</i>  Albert Street (part), Cambridge Street (part), Freeman Street, Grandview Grove (part), Hallcroft Place, Irelands Lane, Lilydale Grove (part), Lingwell Road, Lorne Road, Rathmines	No	Yes – 14 Rathmines Road (church organ)	No	Yes – Front fences (1, 3, 5, 7, 9, 11 and 8 Hallcroft Place; 84 Victoria Road)	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Road (part), Stanley Avenue, Station Street, Stewart Street, Temple Street, Victoria Grove, and Victoria Road (part), Hawthorn East <b>Statement of significance:</b> Victoria Road Precinct Statement of Significance, February 2021							
HO849	<i>Newtown Housing Project</i> 406 Barkers Road, Hawthorn East <b>Statement of significance:</b> Newtown Housing Project Statement of Significance, February 2021	No	No	No	Yes - Front fences (Besser block)	No	No	No
HO850	<i>Clomanto</i> 452 Barkers Road, Hawthorn East <b>Statement of significance:</b> Clomanto Statement of Significance, February 2021	No	No	No	No	No	No	No
HO851	<i>Merledon</i> 16 Beaconsfield Road, Hawthorn East <b>Statement of significance:</b> Merledon Statement of Significance, February 2021	No	No	No	No	No	No	No
HO852	<i>Lumeah</i> 64 Campbell Road, Hawthorn East <b>Statement of significance:</b>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Lumeah Statement of Significance, February 2021							
HO853	<i>Rosetta</i> 43 Clive Road, Hawthorn East <b>Statement of significance:</b> Rosetta Statement of Significance, February 2021	No	No	No	No	No	No	No
HO854	<i>Flats</i> 20 Denmark Hill Road, Hawthorn East <b>Statement of significance:</b> 20 Denmark Hill Road, Hawthorn East Statement of Significance, February 2021	No	No	No	No	No	No	No
HO855	<i>Carabacel (later 'Carrick Hill', later 'Dunreay')</i> 41 Harcourt Street, Hawthorn East <b>Statement of significance:</b> Carabacel (later 'Carrick Hill', later 'Dunreay') Statement of Significance, February 2021	No	No	No	No	No	No	No
HO856	<i>Adair House</i> 40 Havelock Road, Hawthorn East <b>Statement of significance:</b> Adair House Statement of Significance, February 2021	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO857	<i>Cukierman Residence</i> 29 Leura Grove, Hawthorn East <b>Statement of significance:</b> Cukierman Residence Statement of Significance, February 2021	No	No	No	No	No	No	No
HO858	<i>Les Cloches</i> 100 Pleasant Road, Hawthorn East <b>Statement of significance:</b> Les Cloches Statement of Significance, February 2021	No	No	No	Yes - Garage	No	No	No
HO861	<i>Tram shelter</i> Between 439A & 441 Riversdale Road, Hawthorn East <b>Statement of significance:</b> Tram Shelter Statement of Significance, February 2021	No	No	No	No	No	No	No
HO862	<i>Auburn South Primary School No. 4183</i> 417-419 Tooronga Road, Hawthorn East <b>Statement of significance:</b> Auburn South Primary School No. 4183, Statement of Significance, February 2021	No	No	Yes – Mediterranean Cyprus	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO863	<i>Shanklin, St Lawrence, Auburn, Fernside, Illawarra, Riversdale, Tooronga</i> 500-512 Tooronga Road, Hawthorn East <b>Statement of significance:</b> Shanklin, St Lawrence, Auburn, Fernside, Illawarra, Riversdale, Tooronga Statement of Significance, February 2021	No	No	No	Yes – Front Fences (508 and 510 Tooronga Road)	No	No	No
HO864	<i>Trengrove House</i> 8 Tower Place, Hawthorn East <b>Statement of significance:</b> Trengrove House Statement of Significance, February 2021	No	No	No	Yes - Front Fence	No	No	No
HO865	<i>Mombah (former)</i> 9 Widford Street, Hawthorn East <b>Statement of significance:</b> Mombah (former) Statement of Significance, February 2021	No	No	No	Yes – Front Fence piers and footings only	No	No	No
HO866	<i>Balloch's Bakery and Stables (former)</i> 157 Auburn Road, Hawthorn and 3 Russell's Place, Hawthorn East <b>Statement of significance:</b> Balloch's Bakery and Stables (former) Statement of Significance, February 2021	Yes – Painted sign on eastern elevation of 157 Auburn Road, Hawthorn	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO870	<i>House</i> 1 Mountain View Road, Balwyn North <b>Statement of Significance:</b> House Statement of Significance (1 Mountain View Road, Balwyn North), September 2020	No	No	No	Yes - Garage and masonry fence to the front and side	No	No	No
HO871	<i>Reumah</i> 1 Reumah Court, Balwyn <b>Statement of Significance:</b> Reumah Statement of Significance (1 Reumah Court, Balwyn), September 2020	No	No	No	No	No	No	No
HO872	<i>All Hallows' Catholic Church- School, former</i> 3 Brenbeal Street, Balwyn <b>Statement of Significance:</b> All Hallows' Catholic Church- School, Statement of Significance (3 Brenbeal Street, Balwyn), September 2020	No	No	No	No	No	No	No
HO873	<i>Flats</i> 7 Mangan Street, Balwyn <b>Statement of Significance:</b> Flats Statement of Significance (7 Mangan Street, Balwyn), September 2020	No	No	No	Yes - front fence	No	No	No
HO874	<i>Khartoum</i> 8 Kitchener Street, Deepdene	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of Significance:</b> Khartoum Statement of Significance (8 Kitchener Street, Deepdene), September 2020							
HO875	<i>Rexmoor</i> 8 Boston Road, Balwyn <b>Statement of Significance:</b> Rexmoor Statement of Significance (8 Boston Road, Balwyn), September 2020	No	No	No	Yes - two early outbuildings at rear of property	No	No	No
HO876	<i>Aloha</i> 9 Boston Road, Balwyn <b>Statement of Significance:</b> Aloha Statement of Significance (9 Boston Road, Balwyn), September 2020	No	No	No	Yes - brick garage	No	No	No
HO877	<i>Mararoa</i> Leonard Street, Deepdene <b>Statement of Significance:</b> Mararoa Statement of Significance (28 Leonard Street, Deepdene), September 2020	No	No	No	No	No	No	No
HO878	<i>1st Deepdene Scout Hall Whitehorse Road, Deepdene</i> <b>Statement of Significance:</b> 1st Deepdene Scout Hall Statement of Significance (32 Whitehorse Road, Deepdene), September 2020	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO879	<i>Bel-Air</i> 113 Yarrbat Avenue, Balwyn <b>Statement of Significance:</b> Bel-Air Statement of Significance (113 Yarrbat Avenue, Balwyn), September 2020	No	No	No	Yes - garage and front fence along Yarrbat Avenue frontage	No	No	No
HO880	<i>Silver Birches (formerly Hillsborough) and garden</i> 129-131 Yarrbat Avenue, Balwyn <b>Statement of Significance:</b> Silver Birches (formerly Hillsborough) and garden Statement of Significance (129- 131 Yarrbat Avenue, Balwyn), September 2020	No	No	Yes -front and rear garden layout including the wall designed by Edna Walling and the mature Oak species	Yes -garage and the capped sections of front fence and gates	No	No	No
HO881	<i>Church House</i> 146 Yarrbat Avenue, Balwyn <b>Statement of Significance:</b> Church House Statement of Significance (146 Yarrbat Avenue,Balwyn), September 2020	No	No	No	No	No	No	No
HO882	<i>House and Garden</i> 171 Doncaster Road, Balwyn North <b>Statement of Significance:</b> Statement of Significance House and Garden Statement of Significance (171 Doncaster Road, Balwyn North), September 2020	No	No	Yes - mature trees cypress and cedar trees and front garden	Yes - front fence and garage	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO883	<i>Evendale (formerly Dewrang) 269 Union Road, Balwyn</i> <b>Statement of Significance:</b> Evendale (formerly Dewrang) Statement of Significance (269 Union Road, Balwyn), September 2020	No	No	No	No	No	No	No
HO884	<i>Former Frank Paton Memorial Church and Hall</i> 958A Burke Road, Deepdene <b>Statement of Significance:</b> Former Frank Paton Memorial Church and Hall Statement of Significance (958A Burke Road, Deepdene), September 2020	No	No	No	Yes - front fence	No	No	No
HO885	<i>Angle Road Precinct</i> 1-13 and 2-12 Angle Road Deepdene <b>Statement of Significance:</b> Angle Road Precinct Statement of Significance (1-13 and 2-12 Angle Road, Deepdene), September 2020	No	No	No	No	No	No	No
HO891 <i>Interim Control Expiry Date: 31/01/2023</i>	<i>House</i> 39 Peate Avenue, Glen Iris <b>Statement of Significance</b> House, 39 Peate Avenue, Glen Iris Statement of Significance (March 2022)	No	No	No	Yes - front fence	No	No	No
HO892	<del>House</del> Burnlea	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Interim Control Expiry Date: 31/01/2023	22 Bourne Road, Glen Iris <b>Statement of Significance</b> Burnlea, 22 Bourne Road, Glen Iris Statement of Significance (March 2022)							
HO893 Interim Control Expiry Date: 31/01/2023	Camberwell South Primary School No. 4170 4 Peate Avenue, Glen Iris <b>Statement of Significance</b> Camberwell South Primary School No. 4170, 4 Peate Avenue, Glen Iris Statement of Significance (March 2022)	No	No	No	No	No	No	No
HO894 Interim Control Expiry Date: 31/01/2023	Carinya (Formerly Warrack Lodge) 14 Alfred Road, Glen Iris <b>Statement of Significance</b> Carinya (Formerly Warrack Lodge), 14 Alfred Road, Glen Iris Statement of Significance (March 2022)	Yes	No	No	No	No	no	
HO895	Glen Iris Heights and Cherry's Hill Estates Precinct <b>Statement of Significance</b> Glen Iris Heights and Cherry's Hill Estates Precinct Statement of Significance (March 2022)	No	No	No	No	No	No	No
HO896 Interim Control Expiry Date: 31/01/2023	Glen Iris Primary School No. 1148 170 Glen Iris Road, Glen Iris <b>Statement of Significance</b>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Glen Iris Primary School No. 1148, 170 Glen Iris Road, Glen Iris Statement of Significance (March 2022)							
HO897 Interim Control Expiry Date: 31/01/2023	<i>Hirsch House and Office (former)</i> 118 Glen Iris Road, Glen Iris <b>Statement of Significance</b> Hirsch House and Office (former), 118 Glen Iris Road, Glen Iris Statement of Significance (March 2022)	No	No	No	No	No	No	No
HO898 Interim Control Expiry Date: 31/01/2023	<i>House</i> 44 Denman Avenue, Glen Iris <b>Statement of Significance</b> House, 44 Denman Avenue, Glen Iris Statement of Significance (March 2022)	No	No	No	No	No	No	No
HO899 Interim Control Expiry Date: 31/01/2023	<i>House</i> 55 Bath Road, Glen Iris <b>Statement of Significance</b> House, 55 Bath Road, Glen Iris Statement of Significance (March 2022)	No	No	No	Yes, front fence	No	No	No
HO900 Interim Control Expiry Date: 31/01/2023	<i>Langley Burrell</i> 148 Summerhill Road, Glen Iris <b>Statement of Significance</b> Langley Burrell, 148 Summerhill Road, Glen Iris Statement of Significance (March 2022)	No	No	No	Yes, front boundary fence Original garage	No	No	No
HO901	<i>Mont Iris Estate and Environs Precinct</i>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Interim Control Expiry Date: 31/01/2023								
HO902 <i>Interim Control</i> <i>Expiry Date:</i> <i>31/01/2023</i>	<i>Quamby (formerly Woongarra)</i> <del><i>Quamby (formerly Wongarra) 29 Alfred Road,</i></del> <del><i>Glen Iris</i></del> 29 Alfred Road, Glen Iris <b>Statement of Significance</b> Quamby (formerly Woongarra), 29 Alfred Road, Glen Iris Statement of Significance (March 2022)	No	No	No	No	No	No	No
HO903 <i>Interim Control</i> <i>Expiry Date:</i> <i>31/01/2023</i>	<i>Romney Lodge (formerly Delloraine)</i> 2 Allison Avenue, Glen Iris <b>Statement of Significance</b> Romney Lodge (formerly Delloraine), 2 Allison Avenue, Glen Iris Statement of Significance (March 2022)	No	No	No	Yes, front fence	No	No	No
HO904 <i>Interim Control</i> <i>Expiry Date:</i> <i>31/01/2023</i>	<i>St. Oswald's Anglican Church Complex</i> 100 - 108 High Street, Glen Iris <b>Statement of Significance</b> St. Oswald's Anglican Church Complex, 100 - 108 High Street, Glen Iris Statement of Significance (March 2022)	No	Yes, main church building only (stained glass, font and organ)	No	No	No	No	No
HO905 <i>Interim Control</i> <i>Expiry Date:</i> <i>31/01/2023</i>	<i>Summerhill Estate Precinct</i> <b>Statement of Significance</b> Summerhill Estate Precinct Statement of Significance (March 2022)	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO906 <del>Interim Control</del> Expiry Date: 31/01/2023	<i>Summerhill Road Methodist Church Complex (former)</i> 26 Summerhill Road, Glen Iris <b>Statement of Significance</b> Summerhill Road Methodist Church Complex (former) Statement of Significance (March 2022)	No	No	No	Yes, low stone retaining wall	No	No	No
HO907 <del>Interim Control</del> Expiry Date: 31/01/2023	<i>The Fold</i> 26 Summerhill Road, Glen Iris <b>Statement of Significance</b> The Fold, 26 Summerhill Road, Glen Iris Statement of Significance (March 2022)	No	No	No	No	No	No	No
HO908	Violet Farm Estate Precinct <b>Statement of Significance</b> Violet Farm Estate Precinct Statement of Significance (March 2022)	No	No	No	No	No	No	No
HO909 <del>Interim Control</del> Expiry Date: 31/01/2023	<i>Woorayl</i> 3 Valley Parade, Glen Iris <b>Statement of Significance</b> Woorayl, 3 Valley Parade, Glen Iris Statement of Significance (March 2022)	No	No	No	No	No	No	No
HO915	<i>Red House</i> Part 207 Barkers Road, Kew (formerly 231 Barkers Road) <b>Statement of Significance:</b>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Red House Statement of Significance, May 2020</i>							
HO916	<b>Wentworth</b> Part 207 Barkers Road, Kew (formerly 876 Glenferrie Road) <b>Statement of Significance:</b> Wentworth Statement of Significance, May 2020	No	No	No	No	No	No	No
HO918 Interim Control Expiry Date: 30/11/2022	<b>Home Farm Estate and Environs Precinct</b> Albion Road (part), Dunlop Street (part), Ashburton and Glen Iris	No	No	No	No	No	No	No
HO919 Interim Control Expiry Date: 30/11/2022	<b>Ashburton Uniting Church</b> 3-7 Ashburton Grove, Ashburton	No	No	No	No	No	No	No
HO920 Interim Control Expiry Date: 30/11/2022	<b>House</b> 9 Donald Street, Ashburton	No	No	No	No	No	No	No
HO921 Interim Control Expiry Date: 30/11/2022	<b>Ashburton Primary School</b> 10A Fakenham Road, Ashburton	No	No	No	Yes - War Memorial	No	No	No
HO922	<b>St Michael's Parish Hall</b>	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Interim Control Expiry Date: 30/11/2022	268 High Street, Ashburton							
HO923 Interim Control Expiry Date: 30/11/2022	<i>St Michael's Memorial Church</i> 270 High Street, Ashburton	No	No	No	No	No	No	No
HO924 Interim Control Expiry Date: 30/11/2022	<i>House</i> 1 Keyes Street, Ashburton	No	No	No	No	No	No	No
HO925 Interim Control Expiry Date: 30/11/2022	<i>Victorian House</i> 10 Marquis Street, Ashburton	No	No	No	No	No	No	No
HO926 Interim Control Expiry Date: 30/11/2022	<i>Pyrus Park</i> 7 Vears Road, Ashburton	No	No	No	No	No	No	No
HO927 Interim Control Expiry Date: 30/11/2022	<i>House</i> 45 Yuile Street, Ashburton	No	No	No	No	No	No	No
HO928	<i>House</i> 12-14 Tannock Street, Balwyn North	No	No	No	No	No	No	No



## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of Significance:</b> House, 12-14 Tannock Street, Balwyn North Statement of Significance, October 2021							
HO930 Interim Control Expiry Date: 01/08/2022	<i>Seeger House</i> 26 Goldthorns Avenue, Kew	No	No	No	No	No	No	No
HO931	<i>Former Watson Residence</i> 3-5 Florence Avenue, Kew <b>Statement of Significance:</b> Former Watson Residence (3-5 Florence Avenue, Kew) Statement of Significance, June 2021	No	No	No	No	No	No	No
HO932 Interim Control Expiry Date: 01/08/2022	<i>Skye (former), Argyle</i> 97 Argyle Road, Kew	No	No	No	No	No	No	No
HO937	Summer and Cliff House 25 Swinton Avenue and 3/2 Hodgson Street (part), Kew <b>Statement of Significance:</b> Summer House and Cliff House Statement of Significance, June 2021	Yes	No	Yes - Eucalyptus tree (Summer House)	No	No	No	No
HO940	Withers House (former)	No	No	No	No	No	No	No

## BOROONDARA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Interim Control Expiry Date: 12/01/2023	32 Corby Street, Balwyn North							

## BOROONDARA PLANNING SCHEME

21/06/2019  
GC126

## SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

## 1.0

## Incorporated documents

14/04/2022 - 14/04/2022  
G362boro Proposed C333boroPt2

Name of document	Introduced by:
117 Normanby Road Statement of Significance, August 2020	C306boro
146-148 Winmalee Road, Balwyn Statement of Significance	C276boro
17-19 King Street, Balwyn Statement of Significance	C276boro
192 Doncaster Road, Balwyn North Statement of Significance	C276boro
48 Narrak Road, Balwyn Statement of Significance	C276boro
800 Toorak Road Comprehensive Development Plan, October 2015	C239
950 Burke Road, Balwyn Statement of Significance	C276boro
1st Deepdene Scout Hall Statement of Significance (32 Whitehorse Road, Deepdene), September 2020	C318boro
"Mountfield" Estate Incorporated Plan March 2005 (updated September 2011)	C144
Adair House Statement of Significance, February 2021	C308boro
All Hallows' Catholic Church-School, Statement of Significance (3 Brenbeal Street, Balwyn), September 2020	C318boro
Aloha Statement of Significance (9 Boston Road, Balwyn), September 2020	C318boro
Angle Road Precinct Statement of Significance (1-13 and 2-12 Angle Road, Deepdene), September 2020	C318boro
Ardene Court Flats Statement of Significance, August 2020	C284boroPt1boro
Auburn South Primary School No.4183 Statement of Significance, February 2021	C308boro
Balloch's Bakery and Stables (former) Statement of Significance, February 2021	C308boro
Balwyn Village Commercial Precinct Statement of Significance	C276boro
Banool Estate Precinct Statement of Significance, August 2020	C294boroPt2boro
Bel-Air Statement of Significance (113 Yarrbat Avenue, Balwyn), September 2020	C318boro
Belford Court Arcade Statement of Significance, August 2020	C306boro
Boulevard Estate and Environs Precinct Statement of Significance, August 2020	C306boro
Bradford Estate Precinct Statement of Significance, December 2020	C363boro
Brickfields Environs Precinct Statement of Significance, February 2021	C308boro
Burke Road Commercial Precinct Statement of Significance, August 2020	C294boroPt2boro
Burnlea, 22 Bourne Road, Glen Iris Statement of Significance (March 2022)	C333boroPt2
Burwood Road Estate Precinct Statement of Significance, February 2021	C308boro
Burwood Statement of Significance, August 2020	C294boroPt2boro

## BOROONDARA PLANNING SCHEME

Name of document	Introduced by:
Camberwell Railway Station Incorporated Plan 2007	C55
Camberwell South Primary School No. 4170, 4 Peate Avenue, Glen Iris Statement of Significance (March 2022)	C333boroPt2
Canyanboon Statement of Significance, August 2020	C294boroPt2boro
Carabacel (later 'Carrick Hill', later 'Dunreay') Statement of Significance, February 2021	C308boro
Carinya (Formerly Warrack Lodge), 14 Alfred Road, Glen Iris Statement of Significance (March 2022)	C333boroPt2
Carmelite Monastery Melbourne Statement of Significance, August 2020	C294boroPt2boro
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended December 2017)	GC80
Church House Statement of Significance (146 Yarrbat Avenue, Balwyn), September 2020	C318boro
Clomanto Statement of Significance, February 2021	C308boro
Cotham Village Commercial Precinct Statement of Significance, August 2020	C294boroPt2boro
Craigmill Statement of Significance, August 2020	C294boroPt2boro
Cranmore Estate and Environs Precinct Statement of Significance, August 2020	C284boroPt1boro
Cukierman Residence Statement of Significance, February 2021	C308boro
Dalsworth Statement of Significance, December 2018	C285
Dickie House Statement of Significance, August 2020	C284boroPt1boro
Duplex Statement of Significance (35 to 37 Rowland Street, Kew), August 2020	C294boroPt2boro
East Kew Uniting Church and former Citizens Hall Statement of Significance, August 2020	C306boro
Edwardian Shops, 556-558 Glenferrie Road, Hawthorn Statement of Significance, August 2020	C284boroPt1boro
Eira Statement of Significance, July 2021	C364boro
Essington Estate & Environs Precinct Statement of Significance, February 2021	C308boro
Evandale (formerly Dewrang) Statement of Significance (269 Union Road, Balwyn), September 2020	C318boro
Fankhauser Farmhouse Statement of Significance	C276boro
Farey Brothers' Bakery (former) Statement of Significance, August 2020	C284boroPt1boro
Fernside (former) Statement of Significance, August 2020	C294boroPt2boro
Flats Statement of Significance (7 Mangan Street, Balwyn), September 2020	C318boro
Flats Statement of Significance (20 Denmark Hill Road, Hawthorn East), February 2021	C308boro
Flying Fox Campsite, Yarra Bend Park, December 2004	C60
Former Frank Paton Memorial Church and Hall Statement of Significance (958A Burke Road, Deepdene), September 2020	C318boro
Former Lion Rubber Works, Grant Dorman Statement of Significance, August 2020	C284boroPt1boro

## BOROONDARA PLANNING SCHEME

Name of document	Introduced by:
Former Watson Residence (3-5 Florence Avenue, Kew) Statement of Significance, April 2021	C353boroPt1
Former W.R Nash and Son Showroom and Service Station Statement of Significance, August 2020	C306boro
Glen Iris Heights and Cherry's Hill Estates Precinct Statement of Significance (March 2022)	C333boroPt2
Glen Iris Primary School No. 1148, 170 Glen Iris Road, Glen Iris Statement of Significance (March 2022)	C333boroPt2
Glenferrie and Riversdale Roads Commercial Precinct Statement of Significance, August 2020	C284boroPt1boro
Grange Hill (former Hillsbury) Statement of Significance, August 2020	C294boroPt2boro
Harp Village Commercial Precinct Statement of Significance, September 2020	C340boro
Havelock Road, Denmark Hill Road and Linton Court Precinct Statement of Significance, February 2021	C308boro
Hirsch House and Office (former), 118 Glen Iris Road, Glen Iris Statement of Significance (March 2022)	C333boroPt2
House, 12-14 Tannock Street, Balwyn North Statement of Significance, October 2021	C341boro
House, 39 Peate Avenue, Glen Iris Statement of Significance (March 2022)	C333boroPt2
House, 44 Denman Avenue, Glen Iris Statement of Significance (March 2022)	C333boroPt2
House, 55 Bath Road, Glen Iris Statement of Significance (March 2022)	C333boroPt2
House and Garden Statement of Significance (171 Doncaster Road, Balwyn North), September 2020	C318boro
House Statement of Significance (1 Mountain View Road, Balwyn North), September 2020	C318boro
House Statement of Significance (31 Studley Park Road, Kew), August 2020	C294boroPt2boro
House Statement of Significance (59 Pakington Street, Kew), August 2020	C294boroPt2boro
Houses (5 & 7 Higham Road, Hawthorn East), February 2021	C308boro
Iona Estate Residential Precinct Statement of Significance, August 2020	C294boroPt2boro
Kew East Primary School No. 3161 Statement of Significance, August 2020	C306boro
Kew Primary School No. 1075 Statement of Significance, August 2020	C294boroPt2boro
Kew Residential Services Urban Design Framework, October 2003	C53
Kew Service Reservoir Statement of Significance, January 2019	C293
Khartoum Statement of Significance (8 Kitchener Street, Deepdene), September 2020	C318boro
Langley Burrell, 148 Summerhill Road, Glen Iris Statement of Significance (March 2022)	C333boroPt2
Les Cloches Statement of Significance, February 2021	C308boro
Lindum Statement of Significance, August 2020	C294boroPt2boro
Longford Estate & Environs Precinct Statement of Significance, February 2021	C308boro

## BOROONDARA PLANNING SCHEME

Name of document	Introduced by:
Lumeah Statement of Significance, February 2021	C308boro
M1 Redevelopment Project, October 2006	C62
Mararoa Statement of Significance (28 Leonard Street, Deepdene), September 2020	C318boro
Mardegan House Statement of Significance, August 2020	C306boro
Maud Street Maisonette Precinct Statement of Significance	C276boro
May Street Precinct Statement of Significance, August 2020	C294boroPt2boro
McDonald-Smith House (former) Statement of Significance, August 2020	C294boroPt2boro
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Croquet Club (Former Glenferrie Hill Recreation Club) Statement of Significance, August 2020	C284boroPt1boro
Merledon Statement of Significance, February 2021	C308boro
Methodist Ladies' College Statement of Significance, June 2020	C305boro
Milston House Statement of Significance, August 2020	C294boroPt2boro
Misso House Statement of Significance, August 2020	C306boro
Mombah (former) Statement of Significance, February 2021	C308boro
Monash Freeway Upgrade Project Incorporated Document, March 2016	GC47
Newtown Housing Project Statement of Significance, February 2021	C308boro
North East Link Project Incorporated Document, December 2019	GC98
Norwood Terrace Statement of Significance, August 2020	C284boroPt1boro
Omro Statement of Significance, August 2020	C294boroPt2boro
Palace Balwyn Cinema Statement of Significance	C276boro
Quamby (formerly Woongarra), 29 Alfred Road, Glen Iris Statement of Significance (March 2022)	C333boroPt2
Red House Statement of Significance, May 2020	C305boro
Residence Statement of Significance (264 Cotham Road, Kew), August 2020	C294boroPt2boro
Reumah Statement of Significance(1 Reumah Court,Balwyn), September 2020	C318boro
Rexmoor Statement of Significance (8 Boston Road,Balwyn), September 2020	C318boro
Riversdale Reserve Precinct Statement of Significance, August 2020	C284boroPt1boro
Riversdale Village Precinct Statement of Significance, August 2020	C284boroPt1boro
River House Statement of Significance, June 2021	C362boro
Romney Lodge (formerly Delloraine), 2 Allison Avenue, Glen Iris Statement of Significance (March 2022)	C333boroPt2
Rookery Estate Precinct Statement of Significance, August 2020	C284boroPt1boro
Rosetta Statement of Significance, February 2021	C308boro
Shanklin, St Lawrence, Auburn, Fernside, Illawarra, Riversdale, Tooronga Statement of Significance, February 2021	C308boro

## BOROONDARA PLANNING SCHEME

Name of document	Introduced by:
Shops Statement of Significance (1139-1141 Burke Road, Kew), August 2020	C294boroPt2boro
Shrine of St Anthony Church Complex Statement of Significance, August 2020	C284boroPt1boro
Silver Birches (formerly Hillsborough) and Garden Statement of Significance (129-131 Yarrbat Avenue, Balwyn), September 2020	C318boro
Site Specific Control Under Schedule to Clause 52.03 of the Boroondara Planning Scheme, 347 and 347A Riversdale Rd, Hawthorn East, April 2012	C91
Site Specific Control Under Schedule To Clause 52.03 of the City of Boroondara Planning Scheme, 1 Whitehorse Road, Deepdene, June 2015	C220
Site Specific Control Under Schedule To Clause 52.03 of the City of Boroondara Planning Scheme, 20 Delany Close, Canterbury, October 1999	NPS1
Site Specific Control Under Schedule To Clause 52.03 of the City of Boroondara Planning Scheme, 29, 31, 33 Allambee Avenue, Camberwell, October 1999	NPS1
Site Specific Control Under Schedule To Clause 52.03 of the City of Boroondara Planning Scheme, 308 High Street, Kew, June 2015	C220
Site Specific Control Under Schedule To Clause 52.03 of the City of Boroondara Planning Scheme, 83 Charles Street, Kew, October 1999	NPS1
Site Specific Control Under Schedule To Clause 52.03 of the City of Boroondara Planning Scheme, 240 Camberwell Road, Camberwell, October 1999	NPS1
Site Specific Control Under Schedule To Clause 52.03 of the City of Boroondara Planning Scheme, Nos. 217 - 219 Cotham Road, Kew, March 2012	C143
Smith's Paddock (Burwood Reserve) Environs Precinct Statement of Significance, February 2021	C308boro
St Anne's Church Statement of Significance, August 2020	C306boro
St Barnabas' Anglican Church Statement of Significance	C276boro
St Joseph's Catholic School (formerly St John's School) Statement of Significance, August 2020	C284boroPt1boro
St. Oswald's Anglican Church Complex, 100 - 108 High Street, Glen Iris Statement of Significance (March 2022)	C333boroPt2
St Paul's Anglican Church Complex Statement of Significance, August 2020	C306boro
Stonyhurst & Athol Estates Precinct Statement of Significance, February 2021	C308boro
Summer House and Cliff House Statement of Significance, June 2021	C362boro
Summerhill Estate Precinct Statement of Significance (March 2022)	C333boroPt2
Summerhill Road Methodist Church Complex (former) Statement of Significance (March 2022)	C333boroPt2
Surbiton Statement of Significance, August 2020	C294boroPt2boro
The Fold, 26 Summerhill Road, Glen Iris Statement of Significance (March 2022)	C333boroPt2
Thornton Estate Residential Precinct Statement of Significance, January 2022	C353boroPt1
Toorak Road, Kooyong Level Crossing Removal Project Incorporated Document, May 2019	GC126

**BOROONDARA PLANNING SCHEME**

<b>Name of document</b>	<b>Introduced by:</b>
Tooronga Village Incorporated Plan, 2013	C188
Tram Shelter Statement of Significance, February 2021	C308boro
Trengrove House Statement of Significance, February 2021	C308boro
Urangeline (former Edzell, Mildura) Statement of Significance, August 2020	C294boroPt2boro
Victoria Road Precinct Statement of Significance, February 2021	C308boro
Victorian Shops, 817-821 Glenferrie Road, Hawthorn Statement of Significance, August 2020	C284boroPt1boro
Victory Estate Precinct Statement of Significance, August 2020	C284boroPt1boro
<b>Violet Farm Estate Precinct Statement of Significance (March 2022)</b>	<b>C333boroPt2</b>
Violet Grove and Environs Precinct Statement of Significance, August 2020	C284boroPt1boro
Walker Development Plan – Kew, Building Height Envelope Plan, March 2006	C65
Wentworth Statement of Significance, May 2020	C305boro
William Carey Chapel Statement of Significance, August 2020	C294boroPt2boro
Willsmere Park Shared Path Project June 2013	C142
Windella Avenue and Environs Precinct Statement of Significance, August 2020	C306boro
Woodford Statement of Significance, August 2020	C284boroPt1boro
<b>Woorayl, 3 Valley Parade, Glen Iris Statement of Significance (March 2022)</b>	<b>C333boroPt2</b>
Yarralands Flats Statement of Significance, August 2020	C284boroPt1boro



## BOROONDARA PLANNING SCHEME

31/07/2018  
VC148

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0

## Background documents

14/04/2022 - 14/04/2022  
6362boro Proposed C333boroPt2

Name of background document	Amendment number - clause reference
<i>City of Boroondara Municipal-Wide-Heritage Gap Study Volume 3: Hawthorn</i> (Context Pty Ltd, 20 July 2020)	C284boroPt1boro - Clause 43.01
<i>City of Boroondara Municipal-Wide Heritage Gap Study Volume 4: Kew, Revised Report</i> 11 May 2021	C353boroPt1 - Clause 43.01
<i>City Of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris</i> (Context Pty Ltd, 15 March 2022)	C333boroPt2 - Clause 43.01
Former Watson Residence (3-5 Florence Avenue, Kew) Heritage Citation, April 2021	C353boroPt1 - Clause 43.01
<i>The Lower Yarra Concept Plan - Dights Falls to Punt Road</i> (Melbourne Metropolitan Board of Works, 1986)	VC197 - Schedule1 to Clause 42.03
<i>Lower Yarra River Study - Recommendations Report</i> (Department of Environment, Land, Water and Planning, 2016)	VC197 - Schedule 1 to Clause 42.03 VC197 - Schedule 31 to Clause 43.02
Methodist Ladies' College Heritage Citation, June 2020	C305boro - Clause 43.01
<i>The Middle Yarra Concept Plan - Dights Falls to Burke Road</i> (Melbourne Parks and Waterways, 1990)	VC197 - Schedule 1 to Clause 42.03
Red House Heritage Citation, May 2020	C305boro - Clause 43.01
Wentworth Heritage Citation, May 2020	C305boro - Clause 43.01
<i>Yarra Bend Park Strategy Plan</i> (Parks Victoria, 1999)	VC197 - Schedule 1 to Clause 42.03
<i>City of Boroondara Municipal-Wide Heritage Gap Study Volume 5: Kew East and Mont Albert</i> (August 2020)	C306boro - Clause 43.01
<i>City of Boroondara Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East</i> (February 2021)	C308boro - Clause 43.01
River House - Heritage Citation, Extent Heritage, June 2021	C362boro - Clause 43.01
Summer House and Cliff House - Heritage Citation, Extent Heritage, June 2021	C362boro - Clause 43.01

# BOROONDARA PLANNING SCHEME - LOCAL PROVISION AMENDMENT C333boro part 2



## LEGEND

- HO - Heritage Overlay
- Local Government Area

## Disclaimer

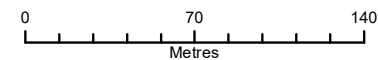
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group

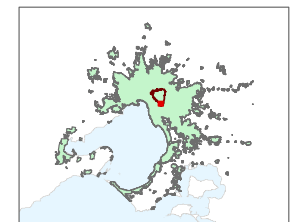
Print Date: 5/4/2022

Amendment Version: 4



Environment,  
Land, Water  
and Planning

Part of Planning Scheme Maps 16HO & 18HO



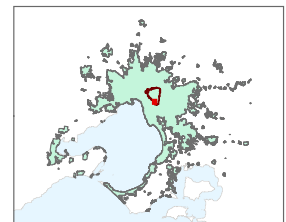
# BOROONDARA PLANNING SCHEME - LOCAL PROVISION

## AMENDMENT C333boro part 2



### LEGEND

- HO - Heritage Overlay
- Local Government Area



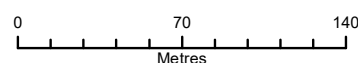
Part of Planning Scheme Map 16HO

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group  
Print Date: 5/4/2022  
Amendment Version: 4



Environment,  
Land, Water  
and Planning

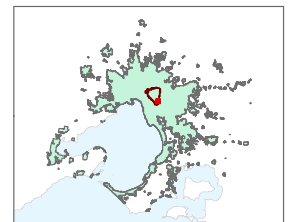
# BOROONDARA PLANNING SCHEME - LOCAL PROVISION

## AMENDMENT C333boro part 2



### LEGEND

- HO - Heritage Overlay
- Local Government Area



Part of Planning Scheme Map 17HO

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group  
Print Date: 5/4/2022  
Amendment Version: 4

0 80 160  
Metres



Environment,  
Land, Water  
and Planning

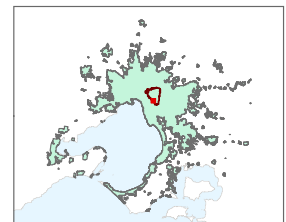
# BOROONDARA PLANNING SCHEME - LOCAL PROVISION

## AMENDMENT C333boro part 2



### LEGEND

- HO - Heritage Overlay
- Local Government Area



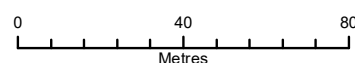
Part of Planning Scheme Map 16HO

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group  
Print Date: 5/4/2022  
Amendment Version: 4



Environment,  
Land, Water  
and Planning

# BOROONDARA PLANNING SCHEME - LOCAL PROVISION

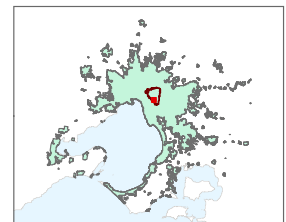
## AMENDMENT C333boro part 2



### LEGEND

- HO - Heritage Overlay
- Local Government Area

Part of Planning Scheme Map 16HO



### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group  
Print Date: 5/4/2022  
Amendment Version: 4

0 60 120  
Metres

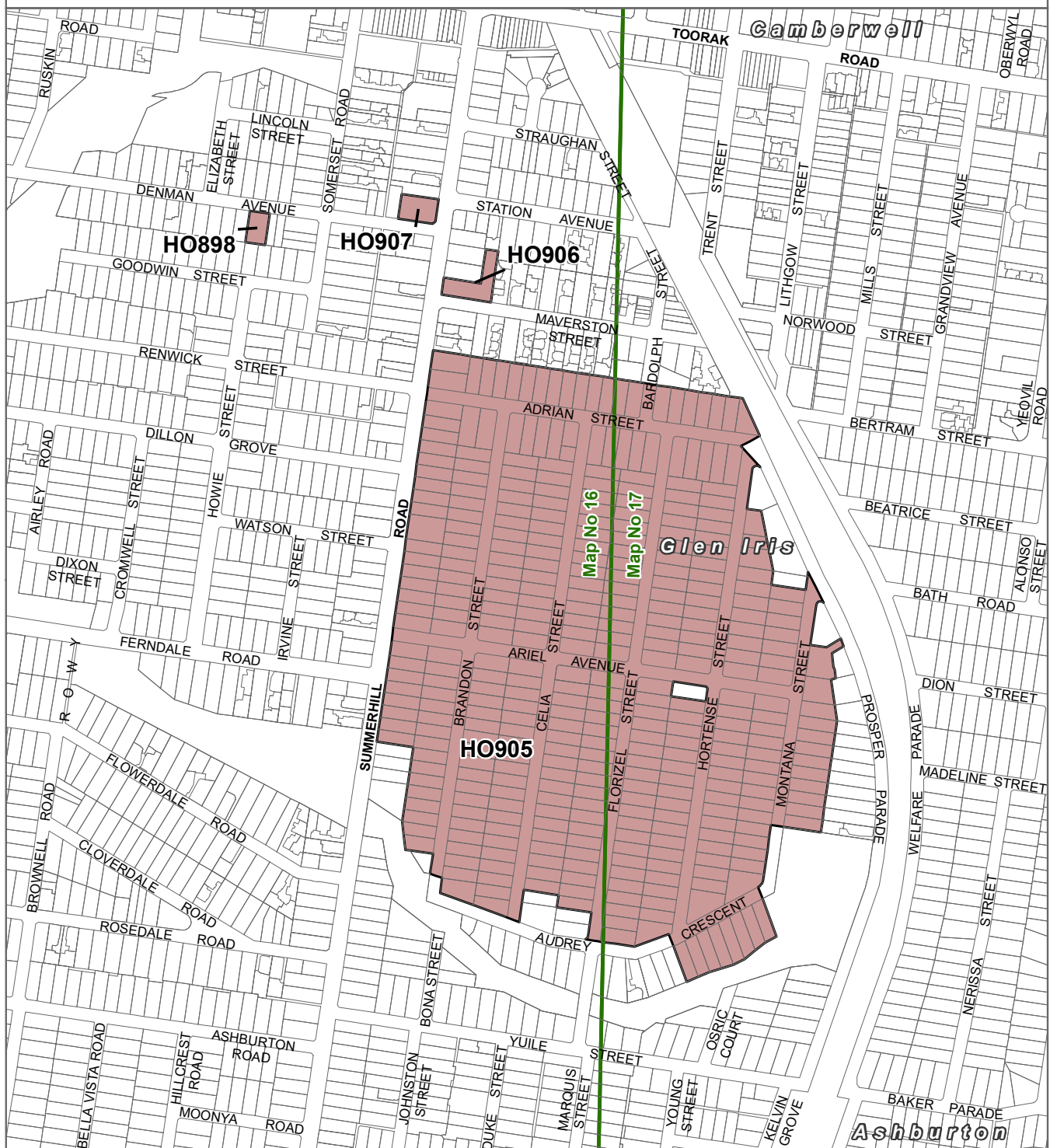


Environment,  
Land, Water  
and Planning



# BOROONDARA PLANNING SCHEME - LOCAL PROVISION

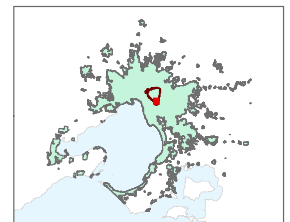
## AMENDMENT C333boro part 2



### LEGEND

- HO - Heritage Overlay
- Local Government Area

Part of Planning Scheme Maps 16HO & 17HO

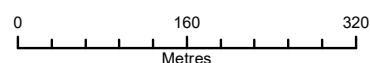


### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group  
Print Date: 5/4/2022  
Amendment Version: 4



Environment,  
Land, Water  
and Planning

# BOROONDARA PLANNING SCHEME - LOCAL PROVISION

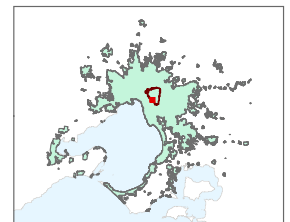
## AMENDMENT C333boro part 2



### LEGEND

- HO - Heritage Overlay
- Local Government Area

Part of Planning Scheme Map 15HO

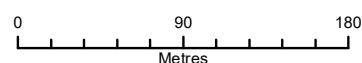


### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group  
Print Date: 5/4/2022  
Amendment Version: 4



Environment,  
Land, Water  
and Planning



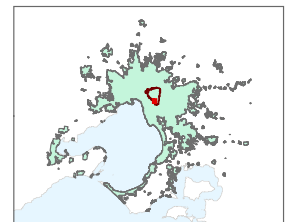
# BOROONDARA PLANNING SCHEME - LOCAL PROVISION

## AMENDMENT C333boro part 2



### LEGEND

- HO - Heritage Overlay
- Local Government Area



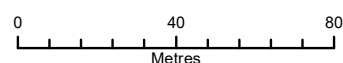
Part of Planning Scheme Map 16HO

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group  
Print Date: 5/4/2022  
Amendment Version: 4



Environment,  
Land, Water  
and Planning

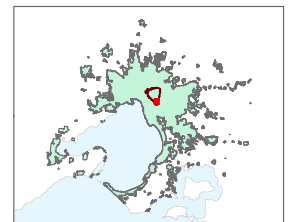
# BOROONDARA PLANNING SCHEME - LOCAL PROVISION

## AMENDMENT C333boro part 2



### LEGEND

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area



Part of Planning Scheme Maps 16HO & 17HO

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group  
Print Date: 5/4/2022  
Amendment Version: 1

0 100 200  
Metres



Environment,  
Land, Water  
and Planning

## BOROONDARA PLANNING SCHEME

## Burnlea, 22 Bourne Road, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>Burnlea</i> 22 Bourne Road, Glen Iris	<b>PS ref no:</b>	HO892
------------------------	---	-------------------	-------



### What is significant?

'Burnlea' at 22 Bourne Road, Glen Iris, a Victorian residence, designed by architects Butler and Ussher, and built c.1891 is significant.

The front fence and carport are not significant. The verandah posts and fretwork are a sympathetic restoration, but are not significant.

### How is it significant?

'Burnlea' is of local historic and architectural significance to the City of Boroondara.

### Why is it significant?

'Burnlea' at 22 Bourne Road Glen Iris is historically significant as one of three 'show' houses which were designed by architectural practice Butler and Ussher (1889-1893) and used to attract others to buy and build on the Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. 13-15 Kerferd Road and 30 Howard Street (HO387) are the other houses built for the same purpose on the estate by Butler and Ussher. Both architects were also renowned for their work in other practices including that of Ussher and Kemp (1899-1908) and Walter Butler. (Criterion A)

22 Bourne Road Glen Iris is architecturally significant for its size and grandeur which, along with 13-15 Kerferd Road and 30 Howard Street is uncommon for the suburb. It demonstrates attributes of the Victorian period including a faceted projecting bay with full height segmental arched windows with small panes to the upper sashes, polychromatic brick banding, and leadlight highlight windows. A Queen Anne influence is evident in the steep slate-clad roof. The timber verandah, although not entirely original, has been sympathetically restored. Other attributes include the substantial brick chimneys with rendered cornices and decorative rendered panels below the cornice. (Criterion D)

22 Bourne Road Glen Iris is associated with the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. Beverley Ussher, both as Ussher and Kemp and Butler and Ussher is amongst the foremost residential architects of the period and is renowned for picturesque and decorative compositions, completing many fine houses within Boroondara. (Criterion H)

### **Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

**Camberwell South Primary School  
No. 4170, 4 Peate Avenue, Glen Iris  
Statement of Significance, March 2022**

<b>Heritage Place:</b>	<i>Camberwell South Primary School No. 4170 4 Peate Avenue, Glen Iris</i>	<b>PS ref no:</b>	HO893
------------------------	---	-------------------	-------



#### **What is significant?**

Camberwell South Primary School No. 4170 at 4 Peate Avenue, Glen Iris, is significant. The school was built in 1925 to a 1924 design by Victorian Public Works Department (PWD) Chief Architect E Evan Smith (1870-1965). The foundations were designed to carry an upper storey, which was added in 1937, overseen by then PWD Chief Architect Percy E Everett (1888-1967).

Later school buildings within the school site and post-1937 additions and alterations to the building are not significant.

#### **How is it significant?**

Camberwell South Primary School No. 4170 is of local historic, architectural (representative) and social significance to the City of Boroondara.

#### **Why is it significant?**

Established in 1925 and enlarged in 1937, Camberwell South Primary School No. 4170 was built in direct response to the rapid suburban growth during the interwar period of the northern portion of Glen Iris, near the southern border of Camberwell. Glen Iris had largely remained a semi-rural landscape up until the beginning of the 20<sup>th</sup> century. Accompanied by the expansion of sewerage services and improved public transportation, it became a desirable location for middle class suburban residences, and the landscape changed through an intensive boom of residential development between the 1910s and 1940s. During the 1920s, new schools such as Camberwell South were built to serve this growing population, and extended during the consecutive decades to house a growing school population. The school is an expression of the local community through their agitation for its initial construction following overcrowding at neighbouring schools. (Criterion A)

Camberwell South Primary School No. 4170 is architecturally significance as a representative example of the Georgian Revival school buildings favoured in the 1920s under Public Works



Department Chief Architect E Evan Smith. It shares with them a common materiality of red face brick walls, often with smooth or roughcast rendered accents, hipped roofs clad in terracotta tiles, tall multi-paned windows, the use of projecting or receding pavilions often to create a symmetrical composition, and feature entrance porches or porticos. It is notable that the formal Palladian massing with lower flanking pavilions creating a symmetrical composition was retained as were the stripped Georgian details in the 1937 addition of an upper storey. (Criterion D)

Camberwell South Primary School as a whole is of social significance due to its long tenure at this site since 1925 as a centre of the local community. Its many alumni hold strong associations with the school. (Criterion G)

### **Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## Carinya (formerly Warrack Lodge), 14 Alfred Road, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>Carinya (formerly Warrack Lodge)</i> 14 Alfred Road, Glen Iris	<b>PS ref no:</b>	HO894
------------------------	--	-------------------	-------



### What is significant?

The dwelling at 14 Alfred Road, Glen Iris, 'Carinya' (formerly 'Warrack Lodge') is significant to the City of Boroondara. Built in 1916, this early Japanese inspired Californian Bungalow was built for Herbert Hurrey, a local estate agent and home builder, and was published in architectural journals of the time.

Alterations and additions undertaken after 1916 are not significant.

### How is it significant?

'Carinya' (formerly 'Warrack Lodge') at 14 Alfred Road, Glen Iris is of local architectural, aesthetic and associational significance to the City of Boroondara.

### Why is it significant?

'Carinya' (formerly 'Warrack Lodge') is an early and excellent example of a Japanese inspired Californian bungalow. Designed by Marcus R Barlow, the dwelling embodies the principal characteristics of the style through its gabled form and strong horizontal emphasis, a nod to American architects Greene and Greene.

The dwelling is an outstanding representative example of the style as developed in the first decade of the twentieth century in the United States, that was designed and constructed for its climate, and

for owners who had the means to adopt emerging styles and thus create a home that reflected their ideals.

The property also demonstrates the ongoing development of Glen Iris during WW1 and the continued desire to name such properties to impose oneself on the area. (Criterion D)

The aesthetic significance of 'Carinya' derives from its horizontality, robust materiality and timber detailing, inspired by Californian bungalows with Japanese overtones, however applied in an Australian Setting and marketed as such.

Japanese inspired timber detailing such as the grouped columns sitting atop bold piers, the raked and slotted brackets of the porch and paired brackets to the eaves are of note.

Its horizontality is strongly expressed through the low-slung gable roof, and the flat roof to porch. The mature trees, particularly the large cypress, provide an appropriate setting to the houses and provides evidence of the early garden planting.

'Carinya' is one of the truest local interpretations of the work of American architects Greene and Greene, whose most notable work, Gamble House in Pasadena (1908), was heavily publicised internationally. (Criterion E)

'Carinya' is also significant for its association with architect Marcus R Barlow, responsible for the design of both this residence and as the only known architect for Hurrey and Hill, local auctioneers and home builders.

Barlow was one of Melbourne's most prolific and accomplished architects of the Interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001) and within the Municipality, the former Colinton Residence (1926, H1399 & HO178) and the former Arnold Residence ('Wynnivy') (1924, HO605). (Criterion H)

### **Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## BOROONDARA PLANNING SCHEME

## Glen Iris Heights and Cherry's Hill Estates Precinct Statement of Significance, January 2020

<b>Heritage Place:</b>	<i>Glen Iris Heights and Cherry's Hill Estates Precinct</i>	<b>PS ref no:</b>	HO895
------------------------	---	-------------------	-------



### What is significant?

The Glen Iris Heights and Cherry's Hill Estates Precinct is significant, comprising 1-31 & 2-32 Kerferd Road; 1-7 & 2-10 Muswell Hill; and 145-209 & 148-162 Glen Iris Road, Glen Iris.

The precinct comprises parts of a number of subdivisions grouped around the Township of Glen Iris. The earliest of them is the original Glen Iris Heights Estate, created in 1888, with Cherry's Hill Estate of 1920 to the south and the Glen Iris Park Estate (1919) and the second Glen Iris Heights Estate (1912 & 1916) along the east side of Glen Iris Road. A small number of Victorian houses survive on

Kerferd Road, surrounded by interwar suburban development of the 1920s up to the imposition of bans on non-essential construction in 1942, with a few early post-war examples in the same interwar styles.

The bluestone kerbs to Kerferd Road and Glen Iris Road (on the west side, to the north of Kerferd Road) are contributory. Original fences and garages to the interwar houses are also contributory.

The following place is already included in the heritage overlay and is individually significant: 177 Glen Iris Road (HO385). No change is proposed to this place.

The Victorian house at 13-15 Kerferd Road is individually significant, while later buildings and structures on the same site are considered non-contributory.

The following properties are non-contributory: 2/152, 158, 2/162, 2/165, 2/169, 175 & 189 Glen Iris Road; 12, 14, 16, 23, 25 & 28 Kerferd Road; and 1 & 4 Muswell Hill. The remaining properties are contributory.

---

### **How is it significant?**

The Glen Iris Heights and Cherry's Hill Estates precinct is of local historical and architectural significance to the City of Boroondara, and 177 Glen Iris Road is also of aesthetic significance.

---

### **Why is it significant?**

The Glen Iris Heights and Cherry's Hill Estates precinct is of historical significance as a tangible illustration of the two periods in which suburban residential development in Glen Iris began and when it truly flourished: the Victorian and interwar eras. The Glen Iris Township was surveyed in 1879 (Cherry's Hill Estate was subdivided from part of it in 1920). Until the 1880s, there was little residential development beyond the occasional villa. During the land boom of the 1880s a number of residential estates were subdivided, encouraged in part by the opening of the Burnley to Oakleigh rail line. While house construction began at this time, the economic downturn of the 1890s meant that only a limited number of houses, most of them modest, were built. The three Victorian houses at 13-15, 19 and 27 Kerferd Road and the bluestone kerbs along this street and the adjoining part of Glen Iris Road illustrate this period. The subsequent infill development in the interwar era illustrates the rapid transformation of Glen Iris at this time into a densely populated suburb. (Criterion A)

The Glen Iris Heights and Cherry's Hill Estates precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s, and masonry Old English and Moderne/Art Deco houses of the 1930s and 1940s. These two later styles continued to be built just after the war in nearly identical forms and materials. Some houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The low fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. (Criterion D)

The Victorian Queen Anne residence at 13-15 Kerferd Road is historically significant as one of three houses built to market the original Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. It is one of three 'show' houses, along with 22 Bourne Road and 30 Howard Street, used in an attempt to attract others to buy and build on the estate. It is architecturally significant as one of three houses in Glen Iris representing the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. All three houses share characteristics of tall two-storey proportions, the use of polychrome face brick, asymmetrical form with projecting bay or box windows, hipped and gabled roofs of slate and timber verandah fretwork. The size and grandeur of the houses is uncommon for the suburb, having been designed to showcase the potential of Glen Iris area. The early use of the Queen Anne style indicates how up to date they were stylistically. (Criteria A & D)

The Roy Newton House, 177 Glen Iris Road, is of historical and aesthetically significance at a municipal level as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing

that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Its design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner. (Criterion E)

### Primary source

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

### Grading Table

Name	Number	Street	Grading	Built Date
	145	Glen Iris Road	Contributory	1924
	147	Glen Iris Road	Contributory	c1920-25
	148	Glen Iris Road	Contributory	1937
Velola	149	Glen Iris Road	Contributory	1925
	150	Glen Iris Road	Contributory	c1926-29
	151	Glen Iris Road	Contributory	1934
	1/152	Glen Iris Road	Contributory	c1920-25
	2/152	Glen Iris Road	Non-Contributory	1992
Koorunga	153	Glen Iris Road	Contributory	1925
	154	Glen Iris Road	Contributory	1926
Bevenol	155	Glen Iris Road	Contributory	1925
	156	Glen Iris Road	Contributory	1925
	157	Glen Iris Road	Contributory	1927
	158	Glen Iris Road	Non-contributory	1982
	159	Glen Iris Road	Contributory	1924
	160	Glen Iris Road	Contributory	1925
Illoura	161	Glen Iris Road	Contributory	1925
	1/162	Glen Iris Road	Contributory	1925
	2/162 (aka 162B)	Glen Iris Road	Non-contributory	1996
	163	Glen Iris Road	Contributory	1927
	1/165	Glen Iris Road	Contributory	1927
	2/165	Glen Iris Road	Non-Contributory	2003
	167	Glen Iris Road	Contributory	1936
	1/169	Glen Iris Road	Contributory	1935
	2/169	Glen Iris Road	Non-Contributory	1992
	171	Glen Iris Road	Contributory	1928
	173	Glen Iris Road	Contributory	1925
Stanleigh	175	Glen Iris Road	Non-contributory	1920s, altered

Roy Newton house, aka Kingston	177	Glen Iris Road	Individually significant, existing Heritage Overlay (HO385). No change proposed.	1935
	179	Glen Iris Road	Contributory	1952
	181	Glen Iris Road	Contributory	1936
	183	Glen Iris Road	Contributory	1929
	185	Glen Iris Road	Contributory	c1926-29
	187	Glen Iris Road	Contributory	c1920-25
	189	Glen Iris Road	Non-contributory	Vacant
Belvoir	191	Glen Iris Road	Contributory	c1920-25
Becourt	193	Glen Iris Road	Contributory	1920
	195	Glen Iris Road	Contributory	1937
	197	Glen Iris Road	Contributory	1938
	199	Glen Iris Road	Contributory	1940
	201	Glen Iris Road	Contributory	1937
	203	Glen Iris Road	Contributory	1937
	205	Glen Iris Road	Contributory	1938
	207	Glen Iris Road	Contributory	1937
	209	Glen Iris Road	Contributory	1939
	1	Kerferd Road	Contributory	1924
	2	Kerferd Road	Contributory	1926
	3	Kerferd Road	Contributory	1924
	4	Kerferd Road	Contributory	1925
	5	Kerferd Road	Contributory	1920
	6	Kerferd Road	Contributory	1924
	7	Kerferd Road	Contributory	1924
	8	Kerferd Road	Contributory	1927
	9	Kerferd Road	Contributory	1945
	10	Kerferd Road	Contributory	1920s
	11	Kerferd Road	Contributory	1920s
	12	Kerferd Road	Non-contributory	2014
The Heights	13-15			
(including Units 1-20/13-15)	Kerferd Road	Significant – Victorian house; Non-contributory - unit blocks	Significant house - 1890-91;	
Non-contributory unit blocks - 1981				
	14	Kerferd Road	Non-contributory	2004

	16	Kerferd Road	Non-contributory	2011
	18	Kerferd Road	Contributory	1920
	19	Kerferd Road	Contributory	1891
	20	Kerferd Road	Contributory	1924
	21	Kerferd Road	Contributory	1937
	23	Kerferd Road	Non-contributory	2016
	24	Kerferd Road	Contributory	1920s
	25	Kerferd Road	Non-contributory	1920, altered
	26	Kerferd Road	Contributory	1926
	27	Kerferd Road	Contributory	1892
	28	Kerferd Road	Non-contributory	1989
	29	Kerferd Road	Contributory	1934
	30	Kerferd Road	Contributory	1924
	31	Kerferd Road	Contributory	1924
	32	Kerferd Road	Contributory	1920s
	1	Muswell Hill	Non-contributory	2004
	2	Muswell Hill	Contributory	1927
	3	Muswell Hill	Contributory	1926
	4	Muswell Hill	Non-contributory	2007
	5	Muswell Hill	Contributory	1926
	6	Muswell Hill	Contributory	1926
	7	Muswell Hill	Contributory	1929

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## Glen Iris Primary School No. 1148, 170 Glen Iris Road, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>Glen Iris Primary School No. 1148</i> 170 Glen Iris Road, Glen Iris	<b>PS ref no:</b>	HO896
------------------------	---	-------------------	-------



### What is it significant?

Glen Iris Primary School No. 1148 at 170 Glen Iris Road, Glen Iris is significant. The school was established on the current site in 1872, and expanded in 1907, 1924 and 1946. The school building, comprising elements of the 1872 one-room school building, the 1907 additional classroom, the 1924 ground-floor extension and the 1946 upper-level north addition is significant.

### How is it significant?

Glen Iris Primary School No 1148 is of local historic and social significance to the City of Boroondara.

### Why is it significant?

Glen Iris Primary School No. 1148 is historically significant as a reflection of the early residential development of Glen Iris village and its subsequent growth into a densely populated suburb in the first half of the twentieth century. First established in a Wesleyan Church in 1865 and relocated to the new building in 1872, the one-roomed rural schoolhouse served the semi-rural community of Glen Iris. Glen Iris Primary School is historically significant as an expression of the changing needs of the school community through expansion, firstly in 1907 (an additional room), 1924 (six classrooms and a teachers' room) and 1947 (a first floor). The respectful approach of the Victorian Public Works Department over time means that the four stages, including the original 1872 section, have remained clearly legible in the front façade. The school's development phases coincide with the periods of major expansions in the western portion of Glen Iris. Limited residential development took place during the late 19<sup>th</sup> century, brought on by the short-lived Outer Circle railway line, which had two stations in Glen Iris district: Gardiner and Glen Iris. Glen Iris became an attractive suburban town and there was more intense residential growth in the area, brought by establishment of tramlines in the

mid-1910s, followed by major improvement of railway services in the 1920s. By 1945, Glen Iris was densely populated. The school is an expression of the local community through their aspiration for its initial construction and its continual improvements. (Criterion A)

While enclosed within later extensions to both sides, Glen Iris Primary School is the most intact of the early (pre-1875) state schools in Boroondara. Its front façade still illustrates the simple gabled form that characterised small rural schoolhouses of the nineteenth century. (Criterion B)

As the first school of the suburb, Glen Iris Primary School as a whole is of social significance due to its long tenure at this site since 1872 as a centre of the local community. Its many alumni hold particularly strong associations with the school. (Criterion G)

#### **Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## BOROONDARA PLANNING SCHEME

## Hirsch House and Office (former), 118 Glen Iris Road, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>Hirsch House and Office (former)</i> 118 Glen Iris Road, Glen Iris	<b>PS ref no:</b>	HO897
------------------------	--	-------------------	-------



### What is significant?

The former Hirsch House and Office at 118 Glen Iris Road, Glen Iris is significant to the City of Boroondara. The residence was designed by émigré architect Grigore Hirsch as his own house and architectural studio in 1954-55 and was occupied by the Hirsch family until the 1980s. The house at 116 Glen Iris Road is not significant.

### How is it significant?

The former Hirsch House and Office is of historical, architectural, aesthetic and associative significance to the City of Boroondara.

### Why is it significant?

The former Hirsch House and Office is of historical importance as an example of a well-regarded mid-century architect building his own home in Glen Iris. Completed in 1954-55, it is a relatively early example of the willingness of architects to embrace the challenges posed by sloping sites and awkward lot shapes. The house also illustrates the European émigré influence on the City of Boroondara. (Criterion A)

The residence is an intact example of a post-war Émigré architect's house and office and illustrates European Modernism as it was translated into a Melbourne context. The building and its response to the landscape and climate demonstrates the contemporary approach to local conditions favouring good orientation and functionalist planning. (Criterion D)



The double-storey dwelling of the 1950s illustrates the Post-War Melbourne Regional style, demonstrating key characteristics of the style in the simplicity of the forms, low-pitch butterfly roof, textured clinker brick cladding and large areas of glass to the north. The bold forms are further expressed through the delineation of materials across the upper (clinker brick) and lower (concrete tile) levels and exposed steel structure. The entrance is one of few embellished areas, with mosaic tiles leading to the main door and visible through the modular glazing adjacent is a suspended timber staircase. Other elements of note include the stained-glass panels and the slender columns to the undercroft. More broadly, the use of steel frame construction throughout, further allows the illusion of the upper level to dominate the architectural composition. (Criterion E)

The House and Office is significant for its association with the life and works of well-regarded émigré architect, Grigore Hirsch and his architectural practice CONARG (Contemporary Architecture Group). As a house designed for himself, it can be considered a true expression of architectural pursuits and places of the practice at the forefront of Melbourne's regional brand of modernism. Local examples of their work include St Anthony's Shrine in Hawthorn (1961) and 47 Mountain View Road, Balwyn (1966). (Criterion H)

---

**Primary source**

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## House, 39 Peate Avenue, Glen Iris Statement of Significance (March 2022)

<b>Heritage Place:</b>	<i>House</i> 39 Peate Avenue, Glen Iris	<b>PS ref no:</b>	HO891
------------------------	--	-------------------	-------



### What is significant?

39 Peate Avenue, Glen Iris, an Edwardian house built in 1916 is significant. The brick front fence with clinker brick pillars, decorative rendered capping and metal gate is also significant.

The extension on the south side is not significant.

### How is it significant?

39 Peate Avenue, Glen Iris is of local architectural and aesthetic significance to the City of Boroondara.

### Why is it significant?

39 Peate Avenue Glen Iris is a fine example of an Edwardian house with a built form featuring projecting and opposing gables framing a return verandah. It demonstrates typical characteristics of a picturesque and tall roofscape intersected by the ridge line of the lower gables. The built form is reinforced by the corner bay window that introduces a diagonal component to its planning. (Criterion D)

Aesthetically 39 Peate Avenue is distinguished by an unusually rich level of architectural detail. Collectively this is evident in the turned timber verandah posts, verandah fretwork, including the frieze and large, curvilinear brackets. The weatherboard cladding is embellished by scalloped edged weatherboards and a band of roughcast render finish. A particular unusual feature is the double-curved pressed metal panel above the window where the joinery features a cricket bat

## BOROONDARA PLANNING SCHEME

design. The picturesque roofscape is enhanced by brick and render chimneys and terra cotta ridge decoration. Aesthetically the red brick fence with rendered cappings makes a fine contribution to the setting of the house and garden. (Criterion E)

**Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris, March 2022*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## House, 44 Denman Avenue, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>House</i> 44 Denman Avenue, Glen Iris	<b>PS ref no:</b>	HO898
------------------------	---	-------------------	-------



### What is significant?

The red brick, Edwardian Queen Anne house at 44 Denman Avenue, Glen Iris, built c.1912-16 is significant.

The front fence and garage are not significant.

### How is it significant?

44 Denman Avenue, Glen Iris is of local architectural significance to the City of Boroondara.

### Why is it significant?

44 Denman Avenue, Glen Iris is a fine, representative example of an Edwardian villa that is highly intact in the Glen Iris context and one of a small number of houses from this era to survive intact in the suburb. The Edwardian style and its particular sub-type is characterised by a picturesque presentation with intersecting hipped and gabled roof forms, projecting wings, return verandahs and decorative timber detailing. The diagonal axis is further emphasised by the corner bay window. The characteristics of 44 Denman Avenue include its original detail including the following attributes: the slate roof with terracotta ridge capping and finials complemented by brick chimneys with rendered decoration and cappings and terracotta chimney pots; exposed timber rafters and complex half-timbering to the gables; face brick walls highlighted with a rendered band around the perimeter of the house. Further defining characteristics include the tripartite casement windows to the front and side and the multi-faceted casement windows placed on the diagonal and leadlight window around the

entrance. The verandah is a key feature with chamfered timber posts and an elegant arched timber frieze filled in with a 'squiggle' pattern. (Criterion D)

**Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## BOROONDARA PLANNING SCHEME

## House, 55 Bath Road, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>House</i> 55 Bath Road, Glen Iris	<b>PS ref no:</b>	HO899
------------------------	---	-------------------	-------



### What is significant?

The substantial red brick house front fence at 55 Bath Road, Glen Iris, built in 1925-26, is significant.

### How is it significant?

55 Bath Road, Glen Iris, is of local architectural and aesthetic significance to the City of Boroondara.

### Why is it significant?

55 Bath Road, Glen Iris is of architectural significance for its demonstration of the transition in style from the Federation Queen Anne, to the interwar bungalow. In comparison with other examples of transitional styles in Boroondara, 55 Bath Road demonstrates a similar level of inventiveness in the adaptation of a wide architectural vocabulary. This class of place is distinguished by its free form design that incorporates elements of different periods and styles into a highly idiosyncratic range of residential designs.

55 Bath Road demonstrates its transitional style through the use of various architectural elements commonly found in the Federation and the interwar periods. These include the octagonal corner tower used as a pivot between perpendicular projecting wings with a return verandah, half-timbering to the gable ends and double hung sash windows with leadlight to the upper sashes. Elements associated with the interwar bungalow include the dominant transverse gabled roof form enclosing an attic room; the simple tapered chimneys, half brick piers and classical columns to the front verandah and contrasting red and clinker brick detail. Further emphasis of the interwar period is provided by the boxed bay window with an oversized window hood clad in shingles. (Criterion D)

55 Bath Road is aesthetically significant for its original brick front fence with pierced brickwork panels and pillars with rendered cappings. Stretching across the frontage of the large site, the fence makes a strong contribution to the setting for the house. (Criterion E)

**Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## Langley Burrell, 148 Summerhill Road, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>Langley Burrell</i> 148 Summerhill Road, Glen Iris	<b>PS ref no:</b>	HO900
------------------------	--	-------------------	-------



### What is significant?

'Langley Burrell', 148 Summerhill Road, Glen Iris, a single storey dwelling constructed in 1927-28 and converted into flats in 1944-45 by architects RM & MH King, including original garage, fence, and upper addition by Rm & MH King, is significant.

Alterations and additions undertaken after 1945 are not significant.

### How is it significant?

'Langley Burrell' is of historical and aesthetic significance to the City of Boroondara.

### Why is it significant?

148 Summerhill Road is of historical significance as evidence of the changing patterns of living in Boroondara that saw single family homes adapted to accommodate multiple residences in the 1930s and 40s, before being returned to single dwellings in the later years of the twentieth century. (Criterion A)

148 Summerhill Road is of aesthetic significance as a substantially intact example of an interwar single storey dwelling in a transitional style between the Bungalow and the Colonial Revival. The



bungalow characteristics, including materials such as shingles, bay windows, and a dominant, low-pitch roof form, while the house draws on the Colonial Revival for its use of classical orders, semi-circular windows, curved fanlights and elaborate entry treatment. The unusual chimneys are outside both Bungalow and Colonial Revival traditions, illustrating the ways in which multiple styles were beginning to influence designers after the long dominance of the Bungalow style. (Criterion E)

**Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## Quamby (formerly Woongarra), 29 Alfred Road, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>Quamby (formerly Woongarra)</i> 29 Alfred Road, Glen Iris	<b>PS ref no:</b>	HO902
------------------------	---	-------------------	-------



### What is significant?

'Quamby', formerly 'Woongarra', designed by George A. Moore for Reginald Thwaites and constructed over 1923-24 at 29 Alfred Road, Glen Iris, is significant to the City of Boroondara.

The tennis court, outbuildings, additions and alterations after 1931 are not significant.

### How is it significant?

29 Alfred Road, Glen Iris, is architecturally and aesthetically significant to the City of Boroondara.

### Why is it significant?

The house is an uncommon and unusual example of a homestead-character weatherboard Colonial Revival style residence constructed in the mid-1920s, when the suburban Californian Bungalow was the dominant domestic architecture style within the City of Boroondara (Criterion B).

The house is significant as a Colonial Revival homestead-character residence within the City of Boroondara. The house exhibits a hipped roof with gable over entry, an encircling veranda supported by timber posts, recessed entrance and double-hung sash windows with multi-pane upper sashes and French doors, and a hipped corrugated iron roof featuring gables above each entrance and a

shallow pitch over the veranda. The California Bungalow influence is evident through the slightly asymmetric composition, Japanese style door frames and timber box window frames. Although slightly altered, the residence still retains its homestead-like presence as viewed from street. (Criterion E)

**Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## Romney Lodge (formerly Delloraine), 2 Allison Avenue, Glen Iris Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>Romney Lodge (formerly Delloraine)</i> 2 Allison Avenue, Glen Iris	<b>PS ref no:</b>	HO903
------------------------	--	-------------------	-------



### What is significant?

The dwelling at 2 Allison Avenue, Glen Iris, built in 1922-3 and remodelled in 1935, is significant to the City of Boroondara. Later additions are not significant.

### How is it significant?

2 Allison Avenue, Glen Iris, is of local aesthetic significance to the City of Boroondara.

### Why is it significant?

2 Allison Avenue is of aesthetic significance as a distinctive example of the English Domestic Revival Style applied as a decorative façade to an earlier, single-storey dwelling. The home stands out for its symmetry, modest scale and decorative exuberance. It is unusual as it lacks a generous garden setting but it compensates for that with picturesque details and the dominant roofscape and entrance portico. However, it is representative of aesthetic aspects of the English Domestic Revival style such as clinker brick, unpainted brick accents, painted render, steeply pitched tiled roof, applied half-timbering, and picturesque characteristics. While the English Domestic Revival style is used as an applied aesthetic rather than informing all aspects of the home's design, 2 Allison Avenue is nevertheless a competent and striking example of the style. Of particular note are the entrance portico and roofscape which endow the home with a street presence and dynamism beyond its modest scale. (Criterion E)

**Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## BOROONDARA PLANNING SCHEME

## St. Oswald's Anglican Church Complex, 100 - 108 High Street, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	St. Oswald's Anglican Church Complex, 100 - 108 High Street, Glen Iris	<b>PS ref no:</b>	HO904
------------------------	---	-------------------	-------



*Pipe organ designed by Knud Smenge (Source: Trethowan Architecture, 2018)*

*1967 Font by Clifford Last (Source: Trethowan Architecture, 2018)*

*A David Wright stained glass window (Source: Trethowan Architecture, 2018)*



### What is significant?

St Oswald's Anglican Church complex, comprising the 1955 church and 1964 Parish Hall, is significant to the City of Boroondara. The Reconciliation Garden is not significant.

### How is it significant?

St Oswald's Anglican Church is of local historical, representative, aesthetic and social significance to the City of Boroondara.

### Why is it significant?

St Oswald's Anglican Church is historically significant for its association with the continuing history of the Anglican Church in the municipality and for its association with the period of post-war residential growth in Glen Iris which increased the demand for religious community facilities. (Criterion A)

St Oswald's Anglican Church is of representative significance as a particularly fine example of a post-war church complex. The complex has been constructed in phases using combinations of styles and artists upon an earlier site, illustrating the continuous evolution of the religious community over time. (Criterion D)

St Oswald's Anglican Church (1957), designed by prolific church architect Louis Williams, in partnership with Wystan Widdows, is of aesthetic significance for its exhibition of a post-war Romanesque Revival style. The transitional nature of its design combines Romanesque Revival on the exterior with a simpler post-war ecclesiastical interior. The church brings together works of recognised Australian and émigré artists of the post-war period, including glass windows by prominent glass artists Bela Kozak and David Wright OAM, font by sculptor Clifford Last, pipe organ by Knud Smenge. The church hall (1964) is significant as an example of the work of Wystan Widdows and David Caldwell, demonstrating the evolution to more Modern ecclesiastical styles. It is notable for its off-axis hexagonal plan combined with a striking roof shape and unusual diamond paned windows. Together, the church and hall exhibit the use of contrasting revival and Modern styles unusually well-integrated in the one complex. (Criterion E)

St Oswald's Anglican Church complex has social significance for its strong association with the Anglican community in Glen Iris. The use of the land demonstrates the provision and continuing evolution of social functions related to the church community. (Criterion G)

**Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## BOROONDARA PLANNING SCHEME

## Summerhill Estate Precinct Statement of Significance, March 2022

Heritage place:

Summerhill Estate Precinct

PS ref no:

HO905

**GRADING**

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

**What is significant?**

Summerhill Estate Precinct is significant, comprising 1A-39 & 2-34 Adrian Street; 1-3 & 30-44 Audrey Crescent; 1-67 & 2-62 Brandon Street; 1-65 & 2-70 Celia Street; 1-71 & 2-68 Florisel Street; 3-53 & 2-68 Hortense Street; 1-25 & 4-46 Montana Street; 37-91 Summerhill Road, Glen Iris.

The original front fences and original garages are contributory elements of the precinct.

No change is proposed to the following places which are already on the heritage overlay and are individually significant: 32 Hortense Street (HO386) and 1 Montana Street (HO393).

The following properties are non-contributory: 10, 11, 12, 13, 15, 17, 18, 19, 22, 28, 31 & 35 Adrian Street; 3 Audrey Crescent; 6, 7, 8, 14, 18, 22, 24, 26, 34, 38, 40, 42 & 59 Brandon Street; 2, 7, 9, 16, 18, 20, 26, 29, 46, 47, 49, 55, 57, 58, 59 & 64 Celia Street; 1, 3, 10, 31, 39, 41, 43, 52, 54, 59, 60, 65, 66 & 69 Florizel Street; 5, 13, 14, 18, 24, 29, 35, 39, 44, 54, 62 & 64 Hortense Street; 7, 16, 18, 19, 23, 25 & 44 Montana Street; and 51, 55 & 77 Summerhill Road.

The remaining properties are contributory.

### **How is it significant?**

---

The Summerhill Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

### **Why is it significant?**

---

The Summerhill Estate precinct is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. Subdivided in 1925 by the nationally known estate agent, businessman and philanthropist, Thomas Burke, it was one of Boroondara's major interwar residential subdivisions. There was a small amount of infill development in the early post-war period, continuing the same styles and a similar palette of materials, creating a very cohesive area of development. (Criterion A)

The Summerhill Estate precinct contains many examples representing the principal domestic architectural styles of the late interwar and early post-war periods. Apart from a small number of California Bungalows from the late 1920s, there are many examples of the Interwar Mediterranean style, the Old English style and the Moderne/Art Deco style. These two later styles continued to be built just after the war in nearly identical forms and materials. Nearly all of them are built of masonry, some rendered or of stone, but the large majority built of face brick in colours ranging from red and clinker, to brown manganese and cream bricks. In keeping with the estate's covenant, house roofs were normally tiled. A large number of houses are enhanced by the retention of an original front fence, most of them of brick (face brick or rendered), with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. (Criterion D)

32 Hortense Street (HO386) of 1938 is aesthetically significant as a distinctive example of the application of eclectic Tudor styling to a standard size two-storey 1930s Melbourne residence. Designed by experienced residential practitioner, architect Leslie Reed, it is a confident composition which is distinguished by a combination of Medieval and Tudor references and its varied and richly applied external materials. Though altered through the construction of rear additions, the principal street presentation of the building remains generally unaltered and the property retains its original fence and a sympathetic garden setting. (Criterion E)

1 Montana Street (HO393) of 1941 is architecturally and aesthetically significant as is a fine and relatively intact example of the glazed brick, parapet-roofed and conspicuously modern houses which appeared in Boroondara after c. 1937. The house is an assured and successful composition, using its corner siting well and incorporating a series of interesting building forms and materials. It is distinctive for the extensive use of glazed manganese brick to all facades. It is also of some significance for its planning, specifically in its articulation of a bi-nuclear plan. (Criteria D & E)

### **Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

### **Grading table**

---

Name	Number	Street	Grading	Date
	1A	Adrian Street	Contributory	1940
	1	Adrian Street	Contributory	1937
	2	Adrian Street	Contributory	1937
	3	Adrian Street	Contributory	1936
	4	Adrian Street	Contributory	1936
	5	Adrian Street	Contributory	1936
	6	Adrian Street	Contributory	1936
	7	Adrian Street	Contributory	1935
	8	Adrian Street	Contributory	1932
	9	Adrian Street	Contributory	1933
	10	Adrian Street	Non-contributory	2002
	11	Adrian Street	Non-contributory	1933, altered
	12	Adrian Street	Non-contributory	1998
	13	Adrian Street	Non-contributory	2015
	14	Adrian Street	Contributory	1936 (duplex with 14A)
	14A	Adrian Street	Contributory	1936 (duplex with 14)
	15	Adrian Street	Non-contributory	2015
	16	Adrian Street	Contributory	1935
	17	Adrian Street	Non-contributory	1938, altered
	18	Adrian Street	Non-contributory	1934, altered
	19	Adrian Street	Non-contributory	Vacant
	20	Adrian Street	Contributory	1950
	21	Adrian Street	Contributory	1935
	22	Adrian Street	Non-contributory	2010
	23	Adrian Street	Contributory	1935
	24	Adrian Street	Contributory	1934
	25	Adrian Street	Contributory	1935
	26	Adrian Street	Contributory	1937
Wahroonga	27	Adrian Street	Contributory	1937
	28	Adrian Street	Non-contributory	1937, altered
	29	Adrian Street	Contributory	1936
	30	Adrian Street	Contributory	1938
	31	Adrian Street	Non-contributory	1936, altered
	32	Adrian Street	Contributory	1937
	33	Adrian Street	Contributory	1940
	34	Adrian Street	Contributory	1938
	35	Adrian Street	Non-contributory	1940, altered
	37	Adrian Street	Contributory	1938
	39	Adrian Street	Contributory	1938
Elm Tree	1	Audrey Crescent	Contributory	1940

Name	Number	Street	Grading	Date
	3	Audrey Crescent	Non-contributory	1951
	30	Audrey Crescent	Contributory	1939
	32	Audrey Crescent	Contributory	1939
	34	Audrey Crescent	Contributory	1940
	36	Audrey Crescent	Contributory	1940
	38	Audrey Crescent	Contributory	1946
	40	Audrey Crescent	Contributory	1939
	42	Audrey Crescent	Contributory	1939
	44	Audrey Crescent	Contributory	1939
	1	Brandon Street	Contributory	1936
	2	Brandon Street	Contributory	1936
	3	Brandon Street	Contributory	1933
	4	Brandon Street	Contributory	1936
	5	Brandon Street	Contributory	1935
	6	Brandon Street	Non-contributory	1935, altered
	7	Brandon Street	Non-contributory	2017
	8	Brandon Street	Non-contributory	1935, altered
	9	Brandon Street	Contributory	1936
	10	Brandon Street	Contributory	1934
	11	Brandon Street	Contributory	1936
	12	Brandon Street	Contributory	1933
	13	Brandon Street	Contributory	1938
	14	Brandon Street	Non-contributory	2013
	15	Brandon Street	Contributory	1935
	16	Brandon Street	Contributory	1937
	17	Brandon Street	Contributory	1935
	18	Brandon Street	Non-contributory	1926, altered
	19	Brandon Street	Contributory	1939
	20	Brandon Street	Contributory	1926
	21	Brandon Street	Contributory	1936
	22	Brandon Street	Non-contributory	1936, altered
	23	Brandon Street	Contributory	1934
	24	Brandon Street	Non-contributory	Reproduction, c. 1989
	25	Brandon Street	Contributory	1925
	26	Brandon Street	Non-contributory	2017
	27	Brandon Street	Contributory	1926
	28	Brandon Street	Contributory	1936
	29	Brandon Street	Contributory	1936
	30	Brandon Street	Contributory	1936
	31	Brandon Street	Contributory	1934
	32	Brandon Street	Contributory	1939

Name	Number	Street	Grading	Date
	33	Brandon Street	Contributory	1934
	34	Brandon Street	Non-contributory	1938, altered
	35	Brandon Street	Contributory	1936
	36	Brandon Street	Contributory	1939
	37	Brandon Street	Contributory	1936
	38	Brandon Street	Non-contributory	c2021
	39	Brandon Street	Contributory	1936
	40	Brandon Street	Non-contributory	c2021
	41	Brandon Street	Contributory	1936
	42	Brandon Street	Non-contributory	2011
	43	Brandon Street	Contributory	1937
	44	Brandon Street	Contributory	1939
	45	Brandon Street	Contributory	1934
	46	Brandon Street	Contributory	1940
	47	Brandon Street	Contributory	1938
	48	Brandon Street	Contributory	1939
	49	Brandon Street	Contributory	1939
	50	Brandon Street	Contributory	1940
	51	Brandon Street	Contributory	1940
	52	Brandon Street	Contributory	1940
	53	Brandon Street	Contributory	1937
	54	Brandon Street	Contributory	1939
	55	Brandon Street	Contributory	1937
	56	Brandon Street	Contributory	1938
	57	Brandon Street	Contributory	1938
	58	Brandon Street	Contributory	1938
	59	Brandon Street	Non-contributory	1938, altered
	60	Brandon Street	Contributory	1938
	61	Brandon Street	Contributory	1938
	62	Brandon Street	Contributory	1948
	63	Brandon Street	Contributory	1940
	65	Brandon Street	Contributory	1941
	67	Brandon Street	Contributory	1940
	1	Celia Street	Contributory	1934
	2	Celia Street	Non-contributory	1948, altered
	3	Celia Street	Contributory	1935
	4	Celia Street	Contributory	1927
	5	Celia Street	Contributory	1935
	6	Celia Street	Contributory	1939
	7	Celia Street	Non-contributory	1934, altered
	8	Celia Street	Contributory	1935
	9	Celia Street	Non-contributory	1934, altered

Name	Number	Street	Grading	Date
	10	Celia Street	Contributory	1936
	11	Celia Street	Contributory	1934
	12	Celia Street	Contributory	1936
	13	Celia Street	Contributory	1935
	14	Celia Street	Contributory	1935
	15	Celia Street	Contributory	1929
	16	Celia Street	Non-contributory	Vacant
	17	Celia Street	Contributory	1934
	18	Celia Street	Non-contributory	1936, altered
	19	Celia Street	Contributory	1932
	20	Celia Street	Non-contributory	1926, altered
	21	Celia Street	Contributory	1934
	22	Celia Street	Contributory	1926
	23	Celia Street	Contributory	1935
	24	Celia Street	Contributory	1926
	25	Celia Street	Contributory	1935
	26	Celia Street	Non-contributory	2002
	27	Celia Street	Contributory	1936
	28	Celia Street	Contributory	1926
	29	Celia Street	Non-contributory	2016
	30	Celia Street	Contributory	1936
	1/31	Celia Street	Contributory	1943
	2/31	Celia Street	Non-contributory	1975
	32	Celia Street	Contributory	1938
	33	Celia Street	Contributory	1936
	34	Celia Street	Contributory	1939
	35	Celia Street	Contributory	1939
	36	Celia Street	Contributory	1940
	37	Celia Street	Contributory	1936
	38	Celia Street	Contributory	1946
	39	Celia Street	Contributory	1937
	40	Celia Street	Contributory	1936
	41	Celia Street	Contributory	1936
	42	Celia Street	Contributory	1939
	43	Celia Street	Contributory	1937
	44	Celia Street	Contributory	1936
	45	Celia Street	Contributory	1937
	46	Celia Street	Non-contributory	2014
	47	Celia Street	Non-contributory	2009
	48	Celia Street	Contributory	1939
	49	Celia Street	Non-contributory	2015
	50	Celia Street	Contributory	1939

Name	Number	Street	Grading	Date
	51	Celia Street	Contributory	1937
	52	Celia Street	Contributory	1940
	53	Celia Street	Contributory	1938
	54	Celia Street	Contributory	1946
	55	Celia Street	Non-contributory	2004
	56	Celia Street	Contributory	1949
	57	Celia Street	Non-contributory	2006
	58	Celia Street	Non-contributory	Vacant
	59	Celia Street	Non-contributory	1929, altered
	60	Celia Street	Contributory	1955
	61	Celia Street	Contributory	1929
	62	Celia Street	Contributory	1950
	63	Celia Street	Contributory	1929
	64	Celia Street	Non-contributory	1950, altered
	65	Celia Street	Contributory	1929
	66	Celia Street	Contributory	1950
	68	Celia Street	Contributory	1941
	70	Celia Street	Contributory	1940
	1	Florizel Street	Non-contributory	1935, altered
	2	Florizel Street	Contributory	1936
	3	Florizel Street	Non-contributory	1987
	4	Florizel Street	Contributory	1935
	5	Florizel Street	Contributory	1936
	6	Florizel Street	Contributory	1936
	7	Florizel Street	Contributory	1947
	8	Florizel Street	Contributory	1936
	9	Florizel Street	Contributory	1935
	10	Florizel Street	Non-contributory	Reproduction, 2018
	11	Florizel Street	Contributory	1935
	12	Florizel Street	Contributory	1935
	13	Florizel Street	Contributory	1937
	14	Florizel Street	Contributory	1937
Warrawee	15	Florizel Street	Contributory	1935
	16	Florizel Street	Contributory	1937
	17	Florizel Street	Contributory	1935
	18	Florizel Street	Contributory	1936
	19	Florizel Street	Contributory	1936
	20	Florizel Street	Contributory	1936
	21	Florizel Street	Contributory	1936
	22	Florizel Street	Contributory	1939
	23	Florizel Street	Contributory	1938

Name	Number	Street	Grading	Date
	24	Florizel Street	Contributory	1949
	25	Florizel Street	Contributory	1936
	26	Florizel Street	Contributory	1934
	27	Florizel Street	Contributory	1937
	28	Florizel Street	Contributory	1935
	29	Florizel Street	Contributory	1937
	30	Florizel Street	Contributory	1935
	31	Florizel Street	Non-contributory	1941, altered
	32	Florizel Street	Contributory	1938
	33	Florizel Street	Contributory	1938
	34	Florizel Street	Contributory	1937
	35	Florizel Street	Contributory	1937
	36	Florizel Street	Contributory	1939
	37	Florizel Street	Contributory	1937
	38	Florizel Street	Contributory	1937
	39	Florizel Street	Non-contributory	1948, altered
	40	Florizel Street	Contributory	1939
	41	Florizel Street	Non-contributory	1938, altered
	42	Florizel Street	Contributory	1940
	43	Florizel Street	Non-contributory	2017
	44	Florizel Street	Contributory	1938
	45	Florizel Street	Contributory	1936
	46	Florizel Street	Contributory	1940
	47	Florizel Street	Contributory	1941
	48	Florizel Street	Contributory	1939
	49	Florizel Street	Contributory	1938
	50	Florizel Street	Contributory	1939
	51	Florizel Street	Contributory	1938
	52	Florizel Street	Non-contributory	1939, altered
	53	Florizel Street	Contributory	1938
	54	Florizel Street	Non-contributory	1940, altered
	55	Florizel Street	Contributory	1940
	56	Florizel Street	Contributory	1940
	57	Florizel Street	Contributory	1938
	58	Florizel Street	Contributory	1946
	59	Florizel Street	Non-contributory	1941, altered
	60	Florizel Street	Non-contributory	1939, altered
	61	Florizel Street	Contributory	1938
	62	Florizel Street	Contributory	1939
	63	Florizel Street	Contributory	1939
	64	Florizel Street	Contributory	1940
	65	Florizel Street	Non-contributory	1940, altered



Name	Number	Street	Grading	Date
	66	Florizel Street	Non-contributory	Reproduction, 2009
	67	Florizel Street	Contributory	1941
	68	Florizel Street	Contributory	1940
	69	Florizel Street	Non-contributory	1947, altered
	71	Florizel Street	Contributory	1938
Marinor	2	Hortense Street	Contributory	1938
	3	Hortense Street	Contributory	1937
	3A	Hortense Street	Contributory	1937
	4	Hortense Street	Contributory	1937
	5	Hortense Street	Non-contributory	2016
	6	Hortense Street	Contributory	1938
	7	Hortense Street	Contributory	1937
	8	Hortense Street	Contributory	1938
	9	Hortense Street	Contributory	1938
	10	Hortense Street	Contributory	1937
	11	Hortense Street	Contributory	1937
	12	Hortense Street	Contributory	1938
	13	Hortense Street	Non-contributory	2007
	14	Hortense Street	Non-contributory	2016
	15	Hortense Street	Contributory	1939
	16	Hortense Street	Contributory	1937
	17	Hortense Street	Contributory	1940
	18	Hortense Street	Non-contributory	2005
	19	Hortense Street	Contributory	1937
	20	Hortense Street	Contributory	1940
	21	Hortense Street	Contributory	1938
	22	Hortense Street	Contributory	1936
	23	Hortense Street	Contributory	1941
	24	Hortense Street	Non-contributory	1937, altered
	25	Hortense Street	Contributory	1940
	26	Hortense Street	Contributory	1937
	27	Hortense Street	Contributory	1937
	28	Hortense Street	Contributory	1937
	29	Hortense Street	Non-contributory	2016
	30	Hortense Street	Contributory	1941
	31	Hortense Street	Contributory	1941
Ilfracombe	32	Hortense Street	Individually significant, existing Heritage Overlay (HO386). <b>No change proposed.</b>	1938

Name	Number	Street	Grading	Date
	33	Hortense Street	Contributory	1938
	34	Hortense Street	Contributory	1940
	35	Hortense Street	Non-contributory	1938, altered
	36	Hortense Street	Contributory	1938
	37	Hortense Street	Contributory	1939
	38	Hortense Street	Contributory	1938
	39	Hortense Street	Non-contributory	2012
	40	Hortense Street	Contributory	1939
	41	Hortense Street	Contributory	1942 & 1945
	42	Hortense Street	Contributory	1940
	43	Hortense Street	Contributory	1947
	44	Hortense Street	Non-contributory	Vacant
	45	Hortense Street	Contributory	1948
	46	Hortense Street	Contributory	1938
	47	Hortense Street	Contributory	1938
	48	Hortense Street	Contributory	1951
	49	Hortense Street	Contributory	1939
	50	Hortense Street	Contributory	1946
	51	Hortense Street	Contributory	1940
	52	Hortense Street	Contributory	1940
	53	Hortense Street	Contributory	1930
	54	Hortense Street	Non-contributory	1940, altered
	56	Hortense Street	Contributory	1953
	58	Hortense Street	Contributory	1940
Denver	60	Hortense Street	Contributory	1940
	62	Hortense Street	Non-contributory	2018
	64	Hortense Street	Non-contributory	1940s, altered
Alkira	66	Hortense Street	Contributory	1940
	68	Hortense Street	Contributory	1940
	1	Montana Street	Individually significant, existing Heritage Overlay (HO393). <b>No change proposed.</b>	1941
Ardingly	3	Montana Street	Contributory	1940
	4	Montana Street	Contributory	1938
	5	Montana Street	Contributory	1939
	6	Montana Street	Contributory	1938
	7	Montana Street	Non-contributory	2016
	8	Montana Street	Contributory	1939
	9	Montana Street	Contributory	1939

Name	Number	Street	Grading	Date
	10	Montana Street	Contributory	1938
	11	Montana Street	Contributory	1939
	12	Montana Street	Contributory	1938
	13	Montana Street	Contributory	1939
	14	Montana Street	Contributory	1941
	15	Montana Street	Contributory	1939
	16	Montana Street	Non-contributory	2016
	17	Montana Street	Contributory	1939
	18	Montana Street	Non-contributory	2016
	19	Montana Street	Non-contributory	2017
	20	Montana Street	Contributory	1939
	21	Montana Street	Contributory	1940
	22	Montana Street	Contributory	1938
	23	Montana Street	Non-contributory	1954
	24	Montana Street	Contributory	1938
	25	Montana Street	Non-contributory	1940, altered
	26	Montana Street	Contributory	1953
	28	Montana Street	Contributory	1939
	30	Montana Street	Contributory	1939
	32	Montana Street	Contributory	1939
	34	Montana Street	Contributory	1939
	36	Montana Street	Contributory	1939
	38	Montana Street	Contributory	1941
	40	Montana Street	Contributory	1940
	42	Montana Street	Contributory	1939
	44	Montana Street	Non-contributory	2017
	46	Montana Street	Contributory	1939
	37	Summerhill Road	Contributory	1937
	41	Summerhill Road	Contributory	1936
	43	Summerhill Road	Contributory	1935
	45	Summerhill Road	Contributory	1936
	47	Summerhill Road	Contributory	1935
	49	Summerhill Road	Contributory	1935
	51	Summerhill Road	Non-contributory	2018
	53	Summerhill Road	Contributory	1929
	55	Summerhill Road	Non-contributory	2016
	57	Summerhill Road	Contributory	1934
	59	Summerhill Road	Contributory	1928
	63	Summerhill Road	Contributory	1934
	65	Summerhill Road	Contributory	1941
	67	Summerhill Road	Contributory	1936
	69	Summerhill Road	Contributory	1936

Name	Number	Street	Grading	Date
	71	Summerhill Road	Contributory	1936
	73	Summerhill Road	Contributory	1937
	75	Summerhill Road	Contributory	1937
	77	Summerhill Road	Non-contributory	1938, altered
	79	Summerhill Road	Contributory	1939
	81	Summerhill Road	Contributory	1939
	83	Summerhill Road	Contributory	1939
	85	Summerhill Road	Contributory	1947
	87	Summerhill Road	Contributory	1939
	89	Summerhill Road	Contributory	1939
	91	Summerhill Road	Contributory	1940

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## Summerhill Road Methodist Church Complex (former), 29 Summerhill Road, Glen Iris Statement of Significance, March 2022

**Heritage Place:** *Summerhill Road Methodist Church complex (former)*  
29 Summerhill Road, Glen Iris

**PS ref no:** HO906



### What is significant?

The former Summerhill Road Methodist Church complex at 29 Summerhill Road, Glen Iris, is significant to the City of Boroondara. The post-war church built in 1963, to designs by architect Alexander Harris and Associates, is a notable example within the municipality of the experimental pursuit of ecclesiastical architecture of the period and is significant.

The former Timber Chapel, former Sunday School Hall and low stone retaining wall along the front of the site contribute to the significance of the place.

The addition to the rear of the former Timber Chapel is not significant.

### How is it significant?

The former Summerhill Road Methodist Church complex is of local historical, architectural, aesthetic, social and associative significance to the City of Boroondara.

**Why is it significant?**

The former Summerhill Road Methodist Church complex is of local historical significance. Established in 1924, the site demonstrates the growth and development of the Church across the twentieth century, from the original timber chapel and Sunday school, expansion in the 1950s and the construction of a new church in 1963. The site is also of social significance for its connection to the local Christian community and has been in continued ecclesiastical use since 1924. (Criteria A & G)

The Church complex, including the former Timber Chapel, former Sunday School Hall and post-war church demonstrate characteristics of an evolving religious community in both the pre and post-war periods and is represented in the array of built forms across the site. (Criterion D)

The A-frame post-war Church is of local aesthetic significance to the City of Boroondara. The evocative and striking form of the church and the geometric menorah shaped stained glass are notable features, while the scale of the church and flat-roofed foyer structure together with the buttress-like brick projections ground the building in its domestic setting. (Criterion E)

The Church complex is also associated with noted architects Samuel Charles Brittingham and Alexander Harris. (Criterion H)

Previously chief architect of the Public Works Department (PWD) from 1916-1922, Brittingham was best known for his time in PWD, where he practised Gothic revival styles in the State Schools Division. Along with the former South Camberwell Methodist Church, the former Summerhill Road Methodist Church represents one of the few known examples of Brittingham's private practice work, and notably the smallest.

Alexander Harris and Associates were a noted architectural practice of the 1950s and 60s producing a large number of ecclesiastical works for a range of religious denominations. The former Summerhill Road Methodist Church represents a good example of his approach to design and the integration of a community building into a suburban context.

**Primary source**

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## BOROONDARA PLANNING SCHEME

## The Fold, 26 Summerhill Road, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>The Fold</i> 26 Summerhill Road, Glen Iris	<b>PS ref no:</b>	HO907
------------------------	--	-------------------	-------



### What is significant?

'The Fold' at 26 Summerhill Road, Glen Iris, built 1914-15, is locally significant to the City of Boroondara.

The 1985 addition to the rear of the house and the fence are not significant.

### How is it significant?

'The Fold', 26 Summerhill Road, Glen Iris is of local architectural and aesthetic significance to the City of Boroondara.

### Why is it significant?

'The Fold' at 26 Summerhill Road, Glen Iris is a notable example of an Arts and Crafts house in Boroondara. The Arts and Crafts movement, as expressed in residential architecture, served as a portent of Modernism through the simplification of timber architectural detail, floor plans and roof form, and the preference for hand-worked as opposed to machine-made materials. 'The Fold' demonstrates the Arts and Crafts movement through its attributes of relaxed asymmetrical composition, simplified roof and plan form with attic dormer window and restrained timber detailing. (Criterion D)

Aesthetically, 26 Summerhill Road is significant for its demonstration of the Arts and Crafts movement in architecture. This is demonstrated by a simple but strong built form and linear plan that is complemented with restrained decorative detail. Whilst exhibiting typical materials of the Edwardian period including weatherboard cladding, timber strapping and rough cast render to the gables, these are simply designed to great effect. Other attributes contributing to aesthetic significance include the tapered roughcast chimneys with terracotta chimney pots, elegantly curved timber verandah brackets and solid square verandah posts. (Criterion E)

**Primary source**

---

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

*This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987**



## BOROONDARA PLANNING SCHEME

## Violet Farm Estate Precinct Statement of Significance, March 2022

<b>Heritage Place:</b>	Violet Farm Estate precinct	<b>PS ref no:</b>	HO908
------------------------	-----------------------------	-------------------	-------

**GRADING**

<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> SIGNIFICANT	<span style="display: inline-block; width: 15px; height: 15px; border: 2px solid red;"></span> PRECINCT BOUNDARY
<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> CONTRIBUTORY	
<span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> NON-CONTRIBUTORY	
<span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> EXISTING HERITAGE OVERLAY	

**What is significant?**

The Violet Farm Estate Precinct is significant, comprising 377-423 Burke Road; 1-35 & 2-36 Faircroft Avenue; 11 & 14 Grosvenor Road; 2-16 & 1-15 Harris Avenue; 1-15 & 6-12 Macdonald Street; 2-30 & 1-21 Parkin Street; and 1-47 & 2-30 Rix Street, Glen Iris.

The precinct comprises two 1920s subdivisions situated just north of Gardener's Creek, bounded by Burke Road to the east and Toorak Road to the north. The majority of the houses were built in the late 1920s until the ban on non-essential construction in 1942, as well as one house identical to pre-1942 examples that was built just after the war.

The concrete roadbeds of Rix Street and Faircroft Avenue, original fences and original garages are contributory elements of the precinct.

The following places are individually significant: 395, 397, and 399 Burke Road (within the existing HO154); 10 Faircroft Avenue (existing HO43); 8 Macdonald Street; 12 Macdonald Street (existing HO91); and 35, 37, 39, 41, 43 and 45 Rix Street.

The following properties are non-contributory: 381-383A Burke Road; 19, 20 & 32 Faircroft Avenue; 1 & 7 Harris Avenue; 5 Macdonald Street; 3, 2/18, 21 & 26 Parkin Street; 3, 7 & 19 Rix Street. The remaining properties are contributory.

---

**How is it significant?**

The Violet Farm Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

---

**Why is it significant?**

The Violet Farm Estate Precinct, comprising the Violet Farm Estate subdivision of 1925 and the Great Violet Farm Estate subdivision of 1928, is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. As indicated by the name of the subdivisions, it was the site of a violet farm owned by A Rix from 1905. Its owner is commemorated by the name of Rix Street.

The houses along Burke Road illustrate how higher quality development was traditionally located along major roads, with a strong sense of public address. (Criterion A)

The precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s which were built until just after World War II. The common later styles are Spanish Mission, Mediterranean Revival, Old English, Moderne/Art Deco, eclectic mixtures that defy stylistic definition, as well as the very simple hipped roof bungalows built around 1940 and when construction recommenced after 1945. The houses of this period were executed in rendered or face brick with tiled roofs, and many of them were built as semi-detached pairs with the two dwellings comprising a cohesive design.

A large number of houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. The concrete roadbeds on Rix Street and Faircroft Avenue demonstrate the short-lived popularity of this material for roads in the 1920s. (Criterion D)

395, 397, and 399 Burke Road (HO154) are architecturally significant as the most substantial of the houses along Burke Road, which are distinguished by their elevated siting, intact setting, and their high-quality renditions of interwar styles.

10 Faircroft Avenue (HO43) is architecturally significant for the illustration of the connection between the Moderne movement of the 1930s and the brick veneer houses which dominated post World War II Melbourne. It is unusually intact.

8 Macdonald Street is architecturally significant as a particularly finely detailed and picturesquely massed example of the Old English Revival that retains its original exterior finishes and setting to a high degree.

12 Macdonald Street (HO91) is architecturally significant as an excellent illustration of the 1930s and 1940s in the development of the vernacular garden villa from the 1880s to the present day. (Criterion D)

The subject precinct is distinguished in Glen Iris and Boroondara by the outstanding collection of houses along Burke Road (most of which were previously protected as precinct HO154), the

distinctive groups of single-builder 1920s and 1930s houses which are atypical variations on common styles, and the general high quality of design of houses. (Criterion E)

The row of two-storey flats at 35 & 37, 39 & 41 and 43 & 45 Rix Street of 1937-38 are aesthetically significant as striking and unusual compositions which adopt elements from a number of interwar styles. While each displays different details, executed in face brick on a render ground, they have been designed as a cohesive complex, a parapeted building flanked by those with hipped roofs. The three are highly intact and retain their front fences, though the shared fence of Nos. 39 & 41 has been raised in height. (Criterion E)

#### Primary source

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

#### Grading table

Name	Number	Street	Grading	Built Date
	377	Burke Road	Contributory	1930s
	379	Burke Road	Contributory	1930s
	381	Burke Road	Non-contributory	2008
	381A	Burke Road	Non-contributory	2008
	383	Burke Road	Non-contributory	2008
	383A	Burke Road	Non-contributory	2008
	385	Burke Road	Contributory	1930s
	387	Burke Road	Contributory	1920s
	389	Burke Road	Contributory	1930s
	391	Burke Road	Contributory	1930s
	395	Burke Road	Individually significant, existing Heritage Overlay (HO154). <b>No change proposed.</b>	1920s
	397	Burke Road	Individually significant, existing Heritage Overlay (HO154). <b>No change proposed.</b>	1920s
	399	Burke Road	Individually significant, existing Heritage Overlay (HO154). <b>No change proposed.</b>	1920s
	409	Burke Road	Contributory, existing Heritage Overlay (HO154). <b>No change proposed.</b>	1920s

Name	Number	Street	Grading	Built Date
	411	Burke Road	Contributory, existing Heritage Overlay (HO154). <b>No change proposed.</b>	1920s
	413	Burke Road	Contributory, existing Heritage Overlay (HO154). <b>No change proposed.</b>	1920s
	415	Burke Road	Contributory, existing Heritage Overlay (HO154). <b>No change proposed.</b>	1930s
	417	Burke Road	Contributory, existing Heritage Overlay (HO154). <b>No change proposed.</b>	1930s
Broadhall	423	Burke Road	Contributory	c1938-41 (duplex with 47 Rix)
	1	Faircroft Avenue	Contributory	1933 (duplex with 1A)
	1A	Faircroft Avenue	Contributory	1933 (duplex with 1)
	2	Faircroft Avenue	Contributory	1936 (duplex with 4)
	3	Faircroft Avenue	Contributory	1929 (duplex with 5)
	4	Faircroft Avenue	Contributory	1936 (duplex with 2)
	5	Faircroft Avenue	Contributory	1929 (duplex with 3)
	6	Faircroft Avenue	Contributory	1920s
	7	Faircroft Avenue	Contributory	c1926-29
	8	Faircroft Avenue	Contributory	1928
	9	Faircroft Avenue	Contributory	c1926-29
	10	Faircroft Avenue	Individually significant, existing Heritage Overlay (HO43). <b>No change proposed.</b>	1939
	11	Faircroft Avenue	Contributory	c1926-29
	11A	Faircroft Avenue	Contributory	1928
	12	Faircroft Avenue	Contributory	1932
	14	Faircroft Avenue	Contributory	1928
	15	Faircroft Avenue	Contributory	c1926-29
	16	Faircroft Avenue	Contributory	1920s
	17	Faircroft Avenue	Contributory	c1926-29
	18	Faircroft Avenue	Contributory	1920s
	19	Faircroft Avenue	Non-contributory	c1926-29, altered

Name	Number	Street	Grading	Built Date
	20	Faircroft Avenue	Non-contributory	1920s, altered
	21	Faircroft Avenue	Contributory	c1926-29
	22	Faircroft Avenue	Contributory	1920s
	23	Faircroft Avenue	Contributory	1924
	24	Faircroft Avenue	Contributory	1926
	25	Faircroft Avenue	Contributory	c1926-29
	26	Faircroft Avenue	Contributory	1932
	27	Faircroft Avenue	Contributory	c1926-29
	28	Faircroft Avenue	Contributory	1920s
	29	Faircroft Avenue	Contributory	1924
	30	Faircroft Avenue	Contributory	1920s
	31	Faircroft Avenue	Contributory	1920s
	32	Faircroft Avenue	Non-contributory	1953
	33	Faircroft Avenue	Contributory	1924
	34	Faircroft Avenue	Contributory	1934
	35	Faircroft Avenue	Contributory	1930s
	36	Faircroft Avenue	Contributory	1930s
	11	Grosvenor Road	Contributory	1941 (duplex with 31 Rix)
	14	Grosvenor Road	Contributory	1941 (duplex with 21 Rix)
	1	Harris Avenue	Non-contributory	1930s, altered
	2	Harris Avenue	Contributory	1930s
	3	Harris Avenue	Contributory	1930s
	4	Harris Avenue	Contributory	1930s
	6	Harris Avenue	Contributory	c1938-41
	7	Harris Avenue	Non-contributory	2010
	8	Harris Avenue	Contributory	c1942-45
	9	Harris Avenue	Contributory	1930s
	12	Harris Avenue	Contributory	1929
	13	Harris Avenue	Contributory	1930s (duplex with 15)
	14	Harris Avenue	Contributory	1930s
	15	Harris Avenue	Contributory	1930s (duplex with 13)
	16	Harris Avenue	Contributory	1935
Norfolk	1	Macdonald Street	Contributory	1920s
	3	Macdonald Street	Contributory	1930s
	5	Macdonald Street	Non-contributory, altered	1930s
	6	Macdonald Street	Contributory	1934
	7	Macdonald Street	Contributory	1930s
	8	Macdonald Street	Significant	1935
	9	Macdonald Street	Contributory	1938

Name	Number	Street	Grading	Built Date
Viola	1 & 2/10	Macdonald Street	Contributory	1938
	11	Macdonald Street	Contributory	1938
	12	Macdonald Street	Individually significant, existing Heritage Overlay (HO91). <b>No change proposed.</b>	1939
	13	Macdonald Street	Contributory	1930s
Olinda	15	Macdonald Street	Contributory	1938
	1	Parkin Street	Contributory	1938
	2	Parkin Street	Contributory	1930s
	3	Parkin Street	Non-contributory	1950
	4	Parkin Street	Contributory	1928
	5	Parkin Street	Contributory	1939
	6	Parkin Street	Contributory	1928
	7	Parkin Street	Contributory	1941 (duplex with 9)
	8	Parkin Street	Contributory	1930s (duplex with 8A)
	8A	Parkin Street	Contributory	1930s (duplex with 8)
	9	Parkin Street	Contributory	1941 (duplex with 7)
	10	Parkin Street	Contributory	1922
	11	Parkin Street	Contributory	1939 (duplex with 11A)
	11A	Parkin Street	Contributory	1939 (duplex with 11)
	12	Parkin Street	Contributory	1920s
	14	Parkin Street	Non-contributory	1941, altered
	15	Parkin Street	Contributory	1938 (duplex with 1 Rix)
	16	Parkin Street	Contributory	1938
	17	Parkin Street	Contributory	1929
	1/18	Parkin Street	Contributory	1939
	2/18 (also known as 18A)	Parkin Street	Non-contributory	1970
	19	Parkin Street	Contributory	c1938-41
	20	Parkin Street	Contributory	1928
	21	Parkin Street	Non-contributory	2021
	22	Parkin Street	Contributory	1928
	24	Parkin Street	Contributory	1928
	26	Parkin Street	Non-contributory	1980
	28	Parkin Street	Contributory	1938 (duplex with 30)
	30	Parkin Street	Contributory	1938 (duplex with 28)
	1	Rix Street	Contributory	1930s (duplex with 15 Parkin)

Name	Number	Street	Grading	Built Date
	2	Rix Street	Contributory	1938 (duplex with 2A)
	2A	Rix Street	Contributory	1938 (duplex with 2)
	3	Rix Street	Non-contributory	1949, altered
	4	Rix Street	Contributory	1939
	5	Rix Street	Contributory	1941
	6	Rix Street	Contributory	1937 (duplex with 8)
	7	Rix Street	Non-contributory	c. 1976
	8	Rix Street	Contributory	1937 (duplex with 6)
	10	Rix Street	Contributory	1929
	11	Rix Street	Contributory	1938 (duplex with 11A)
	11A	Rix Street	Contributory	1938 (duplex with 11)
	12	Rix Street	Contributory	1927
	14	Rix Street	Contributory	1920s
	1-4/15	Rix Street	Contributory	c1938-41
	16	Rix Street	Contributory	1928
	18	Rix Street	Contributory	1926
	19	Rix Street	Non-contributory	1946, altered
	20	Rix Street	Contributory	1926
	21	Rix Street	Contributory	1941 (duplex with 14 Grosvenor)
	22	Rix Street	Contributory	1920s
	24	Rix Street	Contributory	1920s
	26	Rix Street	Contributory	1923
	28	Rix Street	Contributory	1927
	30	Rix Street	Contributory	1927
	31	Rix Street	Contributory	1941 (duplex with 11 Grosvenor)
	33	Rix Street	Contributory	1946
	35	Rix Street	Significant	1937-38 (duplex with 37)
	37	Rix Street	Significant	1937-38 (duplex with 35)
	39	Rix Street	Significant	1937-38 (duplex with 41)
	41	Rix Street	Significant	1937-38 (duplex with 39)
	43	Rix Street	Significant	1937-38 (duplex with 45)
	45	Rix Street	Significant	1937-38 (duplex with 43)
Broadhall	47	Rix Street	Contributory	c1938-41 (duplex with 423 Burke)

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## BOROONDARA PLANNING SCHEME

## Woorayl, 3 Valley Parade, Glen Iris Statement of Significance, March 2022

<b>Heritage Place:</b>	<i>Woorayl</i> 3 Valley Parade, Glen Iris	<b>PS ref no:</b>	HO909
------------------------	--	-------------------	-------



### What is significant?

'Woorayl', at 3 Valley Parade, Glen Iris, built in 1891, is significant. Built for Joseph Stephen Treweek in 1891, the house retains original Hawthorn bricks with cream brick detailing, cast iron verandah elements, slate roof and brick and rendered chimneys.

The later rear addition, bluestone front fence and garage are not significant.

### How is it significant?

'Woorayl' is of local historical and architectural significance to the City of Boroondara.

### Why is it significant?

'Woorayl' at 3 Valley Parade, Glen Iris is a tangible representation of the scattered early development of Glen Iris during the nineteenth century. Its nineteenth-century origins are demonstrated by its Italianate form and details along with its Hawthorn and cream brick walls. In the 1880s, the land was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. The opening in 1890 of the railway line to Oakleigh, with two stations in the Stonnington part of Glen Iris, provided some impetus for suburban development and the opening of the Glen Iris Post Office, but this was limited due to the subsequent economic downturn in the early 1890s. It was only in the interwar period that Glen Iris was extensively developed, infilling old streets around the few surviving Victorian houses, and creating many new subdivisions. (Criterion A)

'Woorayl' at 3 Valley Parade, Glen Iris is a representative example of a Victorian era Italianate house in the Glen Iris context; and one of a small number of houses from this era to survive intact in the suburb. The house is also an uncommon example of a Hawthorn brick house in the suburb. Architecturally it has an unusual presentation for a Victorian Italianate house – the symmetrical form features a central projecting bay and is flanked by narrow verandahs down each side. Its significance is enhanced by a high degree of integrity, retaining a number of features associated with the Italianate style including: bi-chrome brickwork, with Hawthorn (brown) brick walls contrasting with cream brick

trim to the faceted bay, window openings, and as feature courses on the walls and chimneys; two side verandahs with cast-iron posts, frieze and brackets; tessellated tiled verandah floor with bluestone edge; and timber four panelled entry door on the eastern side of the house, with leadlight highlights and side lights. (Criterion D)

---

**Primary source**

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*