

URBAN PLANNING DELEGATED COMMITTEE



MINUTES

(Open to the public)

Monday 3 October 2022

Council Chamber, 8 Inglesby Road, Camberwell.

Commencement 6.35pm

Attendance Councillor Garry Thompson (Chairperson)
Councillor Jane Addis (Mayor)
Councillor Jim Parke
Councillor Felicity Sinfield
Councillor Victor Franco
Councillor Wes Gault
Councillor Di Gillies
Councillor Lisa Hollingsworth
Councillor Cynthia Watson
Councillor Susan Biggar
Councillor Nick Stavrou

Apologies Nil

<u>Officers</u>	Phillip Storer	Chief Executive Officer
	Scott Walker	Director Urban Living
	David Cowan	Manager Statutory & Strategic Planning
	Bryan Wee	Manager Governance & Legal
	Christian Wilmsen	Coordinator Strategic Planning
	Jon Harper	Coordinator Statutory Planning
	Kirstin Ritchie	Coordinator Governance
	Amaya De Silva	Senior Statutory Planner

62

Table of contents

1.	Adoption and confirmation of the minutes	3
2.	Declaration of conflict of interest of any councillor or council officer	3
3.	Presentation of officer reports	3
3.1	Harcourt Street heritage assessments (Smythesdale Estate precinct) - Outcomes of preliminary consultation and request for authorisation	3
3.2	65 Kooyongkoot Road, Hawthorn - Two Dwellings on a Lot	5
4.	General business	12
5.	Urgent business	12
6.	Confidential business	12

1. Adoption and confirmation of the minutes**MOTION****Moved Councillor Sinfield****Seconded Councillor Addis****That the minutes of the Urban Planning Delegated Committee meeting held on 19 September 2022 be adopted and confirmed.****CARRIED****2. Declaration of conflict of interest of any councillor or council officer**

Nil

3. Presentation of officer reports**3.1 Harcourt Street heritage assessments (Smythesdale Estate precinct) - Outcomes of preliminary consultation and request for authorisation**Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of the preliminary consultation process for the Harcourt Street Heritage Assessments project and the officers' response to the feedback. The report also seeks a resolution to commence a planning scheme amendment to apply a permanent Heritage Overlay to the properties identified in the Smythesdale Estate precinct.

Background

In response to separate community requests, officers engaged heritage consultants Trethowan and RBA in 2021 to investigate the heritage significance of several properties in Harcourt Street, Hawthorn East. Both consultants conducted a review of their properties over 2021 and early 2022.

Following the completion of their assessment, Trethowan heritage consultants found that the modernist dwelling at 48 Harcourt Street, Hawthorn East was of local heritage significance.

RBA heritage consultants found that the Smythesdale Estate precinct was of local heritage significance, including the following properties:

- 8, 10, 12, 14, 16 and 18 Carlyle Street, Hawthorn East
- 81, 83, 85, 85A, 87 and 89 Harcourt Street, Hawthorn East.

Key Issues

Preliminary consultation was undertaken on the draft heritage citations from 20 May until 24 July 2022. Owners and occupiers of the affected properties, as well as owners of adjoining and adjacent properties and relevant government agencies, community and historical groups were notified in writing of the consultation period and invited to provide feedback.

Forty-three submissions were received, including thirty-nine supporting submissions, two partially supporting submissions and two opposing submissions.

The key issues raised in the feedback include:

- Support for heritage protection generally and for these nominated places.
- Support for the Heritage Overlay as a tool to limit redevelopment.
- The importance of Jessie Henderson CBE to the Smythesdale precinct.
- Additional properties recommended for the Heritage Overlay.
- Reasons to be cautious in applying the Heritage Overlay, including administrative burden, property prices and perceived benefits to Council staff.
- Disagreement with the recommended Heritage Overlay for 48 Harcourt Street.

Officers and Council's heritage consultants have reviewed the feedback with a summary and response provided at **Attachment 1**. Only minor changes to the Smythesdale Estate precinct citation are recommended, to include additional information regarding former resident Jessie Henderson CBE. The additional information does not change the recommendation made by the heritage consultant, nor the reasons for the significance of the precinct.

The opposing submission made in relation to 48 Harcourt Street provided significant new information, including the original house plans, and plans from alterations and additions made in 2003-2005. Council's heritage consultant has considered this new information and subsequently finds that the house is no longer sufficiently intact to meet a threshold of individual significance. Accordingly, the property is no longer recommended for inclusion in the Heritage Overlay.

Officers recommend the adoption of the heritage citation for the Smythesdale Estate precinct at **Attachment 2** and seek a resolution to write to the Minister for Planning to request authorisation to prepare and exhibit a planning scheme amendment to implement the Heritage Overlay on a permanent basis in accordance with the adopted citation.

*One speaker opposed to the officers' recommendation addressed the meeting.
Two speakers in support of the officers' recommendation addressed the meeting.*

MOTION

Moved Councillor Sinfield

Seconded Councillor Hollingsworth

That the Urban Planning Delegated Committee resolve to:

- 1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the Harcourt Street heritage assessments.**
- 2. Endorse the officers' response to the preliminary feedback received and recommended changes as outlined in Attachment 1.**
- 3. Adopt the heritage citation for the Smythesdale Estate precinct at Attachment 2, as annexed to the minutes.**



4. **Abandon the heritage citation and not pursue a Heritage Overlay for 48 Harcourt Street, Hawthorn East.**
5. **Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include properties identified in the Smythesdale Estate precinct in the Heritage Overlay on a permanent basis.**
6. **Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.**
7. **Authorise the Director Urban Living to undertake administrative changes to the amendment that do not change the intent of the amendment or any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.**

CARRIED

3.2 65 Kooyongkoot Road, Hawthorn - Two Dwellings on a Lot

Application no.: PP22/0002
Responsible director: Scott Walker, Director Urban Living
Authorised by: David Cowan, Manager Planning and Placemaking
Report officer: Amaya De Silva, Senior Statutory Planner

Proposal

The proposal seeks to construct two (2) dwellings on a lot.

Issues

The following are key issues in respect of this application:

- Neighbourhood Character (Appendix E)
- Compliance with ResCode (Appendix F)
- Objections received (Attachment 1)

The applicant has lodged a review at the Victorian Civil and Administrative Tribunal on the basis that a decision has not been made within the statutory timeframe despite being aware that the matter had been assessed and was pending a decision. Although an application for review has been lodged, Council must still determine the matter and form a view on whether the proposal is supported or not. The position reached will then be presented at VCAT for a determination. All objectors will have the right to be a party to the VCAT Hearing.

Officer's response

Overall, the proposal achieves a high level of compliance with the requirements of the Neighbourhood Residential Zone and Clause 55 (ResCode) of the Boroondara Planning Scheme.

The proposal is consistent with the objectives outlined in Clause 15.01-5L (Neighbourhood Character) of the Boroondara Planning Scheme, and the objectives detailed in the Neighbourhood Character Precinct Statement applicable to this site.

The building height, setbacks and window treatment ensure off-site amenity impacts, such as overshadowing, overlooking and visual bulk are minimised. While architecturally contemporary in style, the design and materials are respectful and reflective of the neighbourhood character along Kooyongkoot Road and surrounding streets.

Details of the proposal, discussion of objections, and assessment against relevant planning controls and policies are contained in the Attached Detailed Report (Attachment 1).

Three speakers opposed to the officers' recommendation addressed the meeting. One speaker in support of the officers' recommendation addressed the meeting.

Procedural Motion - Adjournment

Moved Councillor Parke

Seconded Councillor Sinfield

That the Urban Planning Delegated Committee meeting be adjourned.

CARRIED

The Urban Planning Delegated Committee meeting adjourned at 7.44pm.

Procedural Motion - Resumption

Moved Councillor Sinfield

Seconded Councillor Biggar

That the Urban Planning Delegated Committee meeting be resumed.

CARRIED

The Urban Planning Delegated Committee meeting resumed at 8.01pm with all councillor's present.

MOTION

Moved Councillor Bigger

Seconded Councillor Hollingsworth

1. That the Urban Planning Delegated Committee resolve to not support Planning Permit Application No. PP22/0002 for the construction of two (2) dwellings on a lot at 65 Kooyongkoot Road, Hawthorn and act in accordance with the provisions of Section 84(1) of the Planning & Environment Act 1987 (an application may be determined after an appeal has been lodged but the Responsible Authority must not issue the decision).

2. That the Victorian Civil and Administrative Appeals Tribunal be advised in accordance with Section 84(3) of the Planning & Environment Act that the application has been considered by the Urban Planning Delegated Committee where it was resolved to not support the application and confirm that if a decision had been made a Notice of Refusal would have been issued subject to the following grounds:
 - a) The proposed design of the dwellings does not respect the existing and preferred character of the area, and is contrary to Clause 15.01-5L (Neighbourhood Character) and Clause 55.02-1 of the Boroondara Planning Scheme.
 - b) The garage associated with Dwelling 1, and the common basement accessway does not comply with Clause 52.06-9 (Design Standards).
 - c) The front fence design does not respect the existing or preferred neighbourhood character and is contrary to Clause 15.01-5L (Neighbourhood Character) and Clause 55.06-2 of the Boroondara Planning Scheme.

LOST

MOTION

Moved Councillor Parke

Seconded Councillor Sinfield

1. That Urban Planning Delegated Committee resolve to support Planning Permit Application No. PP22/0002 for the construction of two (2) dwellings on a lot at 65 Kooyongkoot Road, Hawthorn and act in accordance with the provisions of Section 84(1) of the Planning & Environment Act 1987 (an application may be determined after an appeal has been lodged but the Responsible Authority must not issue the decision).
2. That the Victorian Civil and Administrative Appeals Tribunal be advised in accordance with Section 84(3) of the Planning & Environment Act that the application has been considered by the Urban Planning Delegated Committee where it was resolved to support the application and confirm that if a decision had been made a Notice of Decision to Grant a Planning Permit would have been issued subject to the following conditions:

Amended plans required

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with the Section 57A plans submitted on 30 June 2022 but modified to show:

- a. The masonry portion of the front fence directly opposite the porch and entry area of Dwelling 2 to be revised and shown as metal infill to match the pedestrian gates;
- b. Deletion of central front dividing fence;
- c. The masonry portion of the front fence to the south of the driveway to be revised and shown as metal infill to match the pedestrian and vehicular gates;
- d. The southern setback of the sauna and adjacent bathroom associated with Dwelling 1 increased to 2.5 metres;
- e. Details of all external privacy screening indicated on the plans and elevations (including a cross-section at a scale of 1:50 if required), demonstrating compliance with Standard B22 of Clause 55.04-6;
- f. The air-conditioning units relocated to the basement;
- g. The total size (m³) of storage provided within the basement for each dwelling;
- h. The rear section of the single width double garage associated with Garage 1 increased to a minimum 3.5 metres, or a design measure to demonstrate the vehicle door opening will not be impeded by this section of the garage.
- i. The common accessway increased to 3.6 metres wall-to-wall in accordance with AS/NZS2890.1-2004.
- j. The Tree Protection Zone and Structural Root Zone of Tree Nos. S1, A3 and A5 (as identified in the Arborist Report submitted with the application prepared by Treespace Solutions (dated 17/12/2021) drawn on all site and floor plans;
- k. Notation on all site and floor plans that Tree Nos. S1, S2, A3 and A5 are to be retained and protected in accordance with the endorsed Tree Management Plan required by this Permit;
- l. Any modifications to the location or layout of buildings and/or works recommended in the endorsed Tree Management Plan required by this Permit;
- m. The siting of any necessary stormwater detention pit, underground services and pits, and/or rainwater harvesting tank to be located outside any area set aside for deep-soil planting and outside the Tree Protection Zone of any trees to be retained/protected.
- n. Notation on all site and floor plans that all excavations within the Tree Protection Zone of Tree S1 and S2 must be undertaken with hand tools or hydro-vacuum and that all excavation works must be supervised, document and certified by the Project Arborist.
- o. Permanent fencing within the Tree Protection Zone of Tree S1 and S2 constructed on pier foundations with any required plinths constructed above existing grade.
- p. A notation on all plans that indicates no soil level changes within the calculated TPZ of Tree S1 and S2 (excluding built form only)
- q. A schedule of construction materials, external finishes and colours (including swatch samples) included on the elevation plans;
- r. Any changes required to the Sustainable Design Assessment;
- s. A Landscape Plan in accordance with condition 3 of this permit; and
- t. A Tree Management Plan in accordance with condition 6 of this permit;
- u. The northern setback of Bedroom 1 and the ensuite associated with Dwelling 2 increased to a minimum 1.42 metres.

Layout not to be altered

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

Landscape plan

3. A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When endorsed, the plan will form part of the permit.
 - a. The landscape plan must show:
 - b. A survey (including botanical names) of all existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;
 - c. All hard surfaces proposed within the Tree Protection Zone of Tree No. S1 and S2 (as identified in the Arborist Report submitted with the application Treespace Solutions (dated 17/12/2021) must be constructed of permeable materials; be constructed above current grade; and be constructed on foundations that maintain appropriate permeability for each tree, to the satisfaction of the Responsible Authority;
 - d. Detailed construction specifications for all permeable surfaces that include cross-section diagrams;
 - e. One (1) canopy tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 12 metres and canopy spread of 7 metres) in the front setback of dwelling 2;
 - f. One (1) small tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 8 metres and canopy spread of 5 metres) in the front setback of dwelling 1;
 - g. One (1) small tree (minimum 2 metres tall when planted and must achieve a minimum height of 7 metres and canopy spread of 5 metres) in the secluded private open space of dwelling 1;
 - h. Each canopy tree must be provided a minimum of 49sqm of deep soil, with the available soil area clearly shown on the landscape plan;
 - i. Each small tree must be provided a minimum of 12sqm of deep soil, with the available soil area clearly shown on the landscape plan;
 - j. All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use;
 - k. All canopy trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist;
 - l. All canopy trees must be planted more than 2 metres away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs;
 - m. All small trees must be planted more than 1 metre away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs;
 - n. All trees in side and rear setbacks adequately setback from common boundaries to avoid mature canopy overhang of neighbouring spaces.

Completion of landscaping works

4. Landscaping as shown on the endorsed landscape plan/s must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.

Landscaping maintenance

5. All landscaping works shown on the endorsed landscape plan/s must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.

Tree management plan

6. Concurrent with the submission of amended plans required by Condition 1 of this Permit and prior to any demolition or site works, a Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Tree Management Plan must be prepared by a minimum AQF Level 5 qualified and experienced Arborist in relation to the management and maintenance of Tree Nos. S1, S2, A3 and A5 (as identified in the Arborist Report submitted with the application prepared by Treespace Solutions (dated 17/12/2021) The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to ensure that all retained trees remain healthy and viable during construction:
- a. A Tree Protection Plan drawn to scale that shows:
 - i. Tree Protection Zones and Structural Root Zones of all trees to be retained;
 - ii. All tree protection fenced off areas and areas where ground protection systems will be used;
 - iii. The type of foundations (illustration or notation) within each Tree Protection Zone;
 - iv. Any services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the Tree Protection Zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist; and
 - v. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone.
 - b. Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the project arborist; and details of how any permeable surfaces within the Tree Protection Zone of retained trees will be constructed;
 - c. Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the Responsible Authority;
 - d. All remedial pruning works that are required to be performed on trees during demolition and development of the site. The pruning comments must reference Australian Standards 4373:2007 Pruning of Amenity Trees and provide a detailed photographic diagram specifying what pruning will occur. Note: Only Council or Authorised Council Contractors can prune Trees Nos. XX. Any request for the pruning of trees on public land must be made through Council's Environmental Sustainability and Open Spaces Department.
 - e. The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority and any changes to the endorsed Tree Management Plan will require written authorisation from the Responsible Authority.

Contractors to be advised of trees to be retained and protected

7. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and protected as detailed in the endorsed Tree Management Plan and are advised of any obligations in relation to the protection of those trees.

Regulation of activities in Tree Protection Area

8. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area as detailed in the endorsed Tree Management Plan without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

Documentation and Certification by Project Arborist

9. a) Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee the design and construction, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must hold suitable qualifications and experience to the satisfaction of the Responsible Authority. Evidence of the appointment of the project arborist must be submitted to the satisfaction of the Responsible Authority (quoting the Planning Permit number and site address, emailed to Boroondara@boroondara.vic.gov.au) not less than seven (7) days before the commencement of works on site.

b) Prior to the commencement of any site works, including demolition and excavation, a timetable for the supervision and certification of tree management activities which is to the satisfaction of the Responsible Authority must be prepared by the project arborist and submitted to the Responsible Authority for approval. A signed and dated copy of each stage of the supervision timetable certified by the project arborist (quoting the Planning Permit number and site address, emailed to Boroondara@boroondara.vic.gov.au) must be submitted to the Responsible Authority not more than seven (7) days following the completion of each stage.

Drainage

10. The site must be drained to the satisfaction of relevant building surveyor.
11. The owner must make an arrangement with Council for the provision of drainage and the acceptance of surface and stormwater from the subject land directly or indirectly into Council's drainage system and a final inspection shall be carried out to determine the completion of drainage in accordance with the approved plans, to the satisfaction of the Responsible Authority.
12. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.

Permit to expire:

13. This permit will expire if:

- a) The development does not start within two (2) years of the issue date of this permit; or
- b) The development is not completed within four (4) years of the issue date of this permit.

The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- (i) within six (6) months afterwards if the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

CARRIED

4. General business

Nil

5. Urgent business

Nil

6. Confidential business

Nil

The meeting concluded at 8.17pm

Confirmed

CARRY THOMPSON

Chairperson

[Signature]

Date

17.10.2022

[Handwritten mark]

MINUTES ATTACHMENTS



Urban Planning Delegated Committee

Monday 3 October 2022

Attachments annexed to the minutes for the following items:

- 3.1 Harcourt Street heritage assessments (Smythesdale Estate precinct) - Outcomes of preliminary consultation and request for authorisation**

A handwritten signature in blue ink, located in the bottom right corner of the page.

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
1.	<p><u>Supporting</u> The submitter supports the proposal in general as the historical value of these properties deserves protection. The submitter thanks Council for the work done towards their protection for existing residents and future generations.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
2.	<p><u>Supporting</u> The submitter supports the proposal in general as the area is beautiful - full of old heritage homes and yet so much is destroyed and replaced by great ugliness. The history and character of the neighbourhood must be protected.</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	<p>No change recommended.</p>
3.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons:</p> <ol style="list-style-type: none"> 1. The houses are worthy of protection and the submitter commends Council for instigating this review and protection. They hope Council will continue to seek to identify more places to protect and set enough funds aside. 2. 89 Harcourt Street is of significance under Criterion H for its association with Jessie Henderson CBE, former resident of the house. Henderson was a pioneering Victorian, local social worker and an influential advocate for women's needs. Henderson was made a Commander of the British Empire (CBE) and received post humous recognition on other honour rolls. Henderson was a person of historical significance (Criterion H), both locally and to the State. She lived at 	<ol style="list-style-type: none"> 1, 5. The supporting feedback is noted. 2. Council's heritage consultant has reviewed the historical information associated with Jessie Henderson CBE. They found that the association with Henderson does not meet the threshold for local significance under Criterion H. However, the heritage citation has been updated to include historical information about her as a notable resident. 3. New information has been received by Council in relation to 48 Harcourt Street. Council's heritage consultant has now reviewed the original house plans, as well as plans from a later renovation and has determined the property is no longer intact enough to meet the threshold for local significance. Given the alterations made to the house, it no longer compares favourably to Ernst houses nominated in the comparative analysis. As such the place is no longer 	<p>Changes recommended: Update the Smythesdale Estate heritage citation to include historical details of Jessie Henderson CBE in relation to 89 Harcourt Street. No change to the Statement of Significance is proposed. Changes are highlighted in the citation provided at</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>89 Harcourt for approximately 50 years during the time of her most important activities. Her 2 sons were both killed at Gallipoli under the command of the national hero General Pompey Elliot, Camberwell resident. Even if Criterion H is not met, Jessie Henderson should be acknowledged in the citation as a significant, historical female resident and owner. Very few women are recognised in heritage citations and this is a good opportunity to do so.</p> <p>3. 48 Harcourt Street was designed by an important architect who helped shape the architecture of Victoria post-WWII. Good examples of mid-Century architecture are rare and they are becoming recognized as important heritage places by experts and the community. Boroondara has lost much of its mid-Century architecture already. The protection of this place on Harcourt Street which is already a street with many well designed, innovative and rare houses designed by other important Australian architects such as Beswicke will only increase the heritage nature of this street.</p> <p>4. Council should also please consider posting a heritage walk on its website to celebrate and encourage understanding and enjoyment of this historic and architecturally important street.</p> <p>5. The submitter supports the Smythesdale precinct, specifically, as:</p> <ul style="list-style-type: none"> o The precinct creation threshold has been met and council should proceed to put these places in the heritage overlay. 	<p>recommended for the Heritage Overlay.</p> <p>4. In relation to the suggestion of a walking tour, the Boroondara Heritage Action Plan (HAP, 2016) included an action around a program of interpretive signs, walking tours and other activities aimed at promoting the City's history and heritage places. To date the Municipal Wide Heritage Gap Study has been the highest priority in implementing the recommendations of the HAP. Council will now need to undertake a review of the HAP and setting up a program of heritage walks can be considered as part of that process.</p>	<p>Attachment 2.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<ul style="list-style-type: none"> ○ The houses are intact and excellent examples of 1880's and 1890's early architecture in this part of Hawthorn/Hawthorn East ○ They are some of the earliest houses in the area and on Harcourt and Carlyle Streets. ○ Demonstrate easily to the passer by the typical nature of the streetscape since the 19th Century ○ Help tell the story for future generations of the settlement and history of this part of Boroondara ○ Play a role in creating a very beautiful and aesthetic streetscape which would be lost if the houses were to disappear. ○ Are important in maintaining the visual character of the neighbourhood. ○ Highly likely many of these houses and in particular 89 Harcourt Street would be demolished in coming years without protection. ○ Supports Council's policies and strategies relating to heritage and neighbourhood character as detailed in its 2021/22 Community Plans ○ Supports Council's policies and strategies to ensure Boroondara is a more climate and environment friendly city via ensuring these places do not end up in landfill. Heritage houses and precincts tend to retain greenspace and gardens and tree canopy. ○ Community expectation, especially in the suburbs with significant numbers of still standing heritage buildings such as Hawthorn and Camberwell is that council will continue always to seek to identify and protect and preserve all its heritage buildings as it is required by the <i>Planning and Environment Act 1987</i>. <p><u>Changes sought</u> Consider whether the association with Jessie Henderson</p>		

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	CBE meets the threshold for local significance under Criterion H, or to at least include historical information relating to her in the citation.		
4.	<u>Supporting</u> The submitter supports the proposal in relation to the Smythesdale Estate Precinct but does not provide additional details.	The supporting feedback is noted.	No change recommended.
5.	<u>Supporting</u> The submitter supports the proposal in general for the following reasons: The homes in Harcourt Street are contributory to the heritage areas which are fast being eroded by developers. Council must take a long-term view for future generations rather than short term gains financially, regarding its unique heritage.	The supporting feedback is noted.	No change recommended.
6.	<u>Supporting</u> The submitter supports the proposal in general for the protection of the streetscape.	The supporting feedback is noted.	No change recommended.
7.	<u>Supporting</u> The submitter supports the proposal in general but does not provide additional details.	The supporting feedback is noted.	No change recommended.
8.	<u>Supporting</u> The submitter supports the proposal in general for the following reasons:	The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage	No change recommended.

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>The submitter lives in Harcourt St and has been dismayed to see the demolition of Victorian era houses to be replaced by generic modern homes, detracting immeasurably from the beauty of the neighbourhood. They believe it is very important to protect the historic homes in this precinct.</p>	<p>Overlay as a tool to limit redevelopment.</p>	
9.	<p><u>Supporting</u> The submitter supports the proposal in general as it is extremely important to retain the historic areas within Boroondara.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
10.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: Harcourt Street is a very significant, historical architecture street. Heritage protection is needed to ensure that the historic character of the neighbourhood is preserved. With the amount of development and construction currently being undertaken it is vital that all steps are taken to protect history and not lose it forever.</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	<p>No change recommended.</p>
11.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: Harcourt Street is a very significant, historical architecture street. Council must protect the neighbourhood and history. There have been too many beautiful homes destroyed by developers that can never be replaced.</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	<p>No change recommended.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
12.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: Too much heritage is being lost and replaced with is unsympathetic or ugly housing, as in Harcourt Street or Monomeath and Alexandra Avenues, Canterbury. It is important to care for the past, to avoid streetscapes littered with French fakes.</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	<p>No change recommended.</p>
13.	<p><u>Supporting</u> The submitter supports the proposal in general as it is important to preserve the heritage precinct.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
14.	<p><u>Supporting</u> The submitter supports the proposal in general as they are beautiful old buildings which add greatly to the history of the country since its creation.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
15.	<p><u>Supporting</u> The submitter supports the proposal in general on the basis that it preserves an array of Victorian homes which help define the iconic character and identity of Hawthorn East.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
16.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: The houses are of local importance, not only to sustain the beauty and history of Boroondara, but from a historical standing point. Several homes nearby have already been demolished and redeveloped, taking away from the splendour that is</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	<p>No change recommended.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>Harcourt Street. Any more redevelopment would see the significance of Harcourt Street/Carlyle street forever stripped. The demolition of these properties, and possible increase in footprint would see traffic and parking issues escalate.</p>		
17.	<p><u>Supporting</u> The submitter supports the proposal in general as it is preserving the heritage of Boroondara.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
18.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: The area is significant from a heritage perspective and is consistent with the local character.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
19.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: The houses and streets are an important part of local cultural heritage. The architecture is extremely historically and architecturally important. Council must continue to protect heritage houses in this era of significant development in Boroondara. Thousands of residents have signed recent petitions to protect heritage buildings in Boroondara and across Melbourne. The community does not want to lose these places.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
20.	<p><u>Supporting</u> The submitter supports the proposal in general. They wish the Department well in working to help conserve original heritage streetscapes and examples of houses that are not replaceable. This includes their period details, the rareness of their timber species and their exemplary craftsmanship.</p> <p><u>Changes sought</u> The submitter is also seeking Heritage protection for the following properties, which are of significant eras in Melbourne's housing and fine, intact examples of their style:</p> <ul style="list-style-type: none"> - 116,118,124,126,128,130 Harcourt Street (especially 124 to 130 which provide a very intact stretch of streetscape). - 77, 79 Harcourt Street. <p>The loss of 75 Harcourt Street and redevelopment is disappointing and out of character with the area.</p> <p>There should be tighter controls to protect the pocket of semi-detached Edwardian houses along both sides of Burke Road from Torrington St to Canterbury Rd. Two of these houses (838 Burke and 1075 Burke) have undergone unsympathetic renovations.</p>	<p>The supporting feedback is noted.</p> <p>In relation to the additional properties requested for heritage protection, officers provide the following response:</p> <p><u>116,118,124,126,128,130 Harcourt Street</u> These properties were recently included in the Heritage Overlay (extension to HO161) on a permanent basis by Amendment C308, gazetted in February 2022. They are all contributory to the Ryeburne Avenue precinct. 120, 120A, 122 and 122A are also included in the precinct but are non-contributory.</p> <p><u>77 and 79 Harcourt Street</u> It is likely the submitter means 77 and 77a Harcourt Street, the semi-detached interwar pair on the corner of Harcourt and Westley Streets. 79 Harcourt is an unremarkable, altered, interwar dwelling (1936) with a heavy upper level addition.</p> <p>The pair at 77 and 77a Harcourt were considered by Council's heritage consultant as detailed in the background report (Attachment 3). Council's heritage consultant concluded that they are not likely to reach the threshold for local heritage significance.</p> <p>In relation to the development at 75 Harcourt Street, officers acknowledge that the lack of neighbourhood character assessment as part of the building permit process is highly problematic. However, changes to the</p>	<p>No change recommended.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
		<p>building permit assessment process are outside Council's statutory powers. Council has long advocated for a change to the building permit system to ensure better neighbourhood character outcomes, but advocacy to the State government to date has not been successful.</p> <p>Officers further note that the Heritage Overlay is not intended to be a de-facto neighbourhood character control, and is applied only to places where there is strong strategic justification, in keeping with the Practice Note.</p> <p>Finally, in relation to the pocket of semi-detached Edwardian houses along both sides of Burke Road from Torrington St to Canterbury Rd. Most of these places are now protected by the Heritage Overlay (HO702, Amendment C266, gazetted in August 2019), and are all graded contributory to their precinct. This does not include the properties on the western side of Burke Road south of Ryeburne Avenue to Rathmines Road (32 Ryeburne, 1051 Burke, 1-5/1049 Burke and 1045 Burke), which are excluded from the Heritage Overlay.</p> <p>The places the submitter mentions specifically at 838 and 1075 Burke are included in the above Heritage Overlay as contributory graded heritage places. Any proposed development would require a planning permit and an assessment against Council's local heritage policy.</p>	
21.	<p><u>Supporting</u> The submitter supports the proposal in general as the</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	houses are part of the heritage in this area.		
22.	<u>Supporting</u> The submitter supports the proposal in general as it is important to protect the special streetscapes of the past.	The supporting feedback is noted.	No change recommended.
23.	<u>Supporting</u> The submitter supports the proposal in general as there are some beautiful historic houses in this Harcourt St precinct that could be in danger of demolition - particularly the magnificent home on the corner of Burke and Harcourt St.	The supporting feedback is noted.	No change recommended.
24.	<u>Supporting</u> The submitter supports the proposal in general as Harcourt Street has very significant both period and modernist architecture. These must be preserved for future generations.	The supporting feedback is noted.	No change recommended.
25.	<u>Supporting</u> The submitter supports the proposal in general as the Harcourt Street area contains a rich and irreplaceable number of period homes, which deserve and require the protection of Heritage Overlay.	The supporting feedback is noted.	No change recommended.
26.	<u>Supporting</u> The submitter supports the proposal in general, and in particular for the Smythesdale Estate precinct.	The supporting feedback is noted.	No change recommended.

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
27.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reason: it is important to retain the amenity of the area and to retain the heritage look and feel of the Bourke Road end of Harcourt Street.</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	<p>No change recommended.</p>
28.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: It is imperative that heritage buildings are protected and not allow the overdevelopment or destruction of history and environments.</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	<p>No change recommended.</p>
29.	<p><u>Supporting</u> The submitter supports the proposal in general as it is vitally important to protect Boroondara's heritage before it is lost forever.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
30.	<p><u>Supporting</u> The submitter supports the proposal in general as these are wonderful and obvious examples of Victorian houses. If not protected they will end up being demolished. They are obviously of heritage value.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
31.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: Council needs to support and promote heritage protection, as it is fundamental to the character of many parts of Boroondara. Too much aesthetically pleasing and culturally</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	<p>No change recommended.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>important property has been bulldozed recently with mediocre, bland and forgettable buildings put in their place. Modern housing is oversized, and a pastiche of ugly meets Buckingham Palace wannabe meets a pseudo Roman villa. Like climate change inaction in the past, future generations will be appalled by some of the things that have been allowed.</p>		
32.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons: The submitter applauds Council for continuing the important work of the heritage studies, to do the work required for an amendment to protect these significant houses. Council should continue to identify and protect heritage places in Boroondara. Protection of gardens and trees on private land is vital to save the green canopy and reduce effects of extreme heat and protect the amenity of the suburbs. The houses are very good examples of 1880's and 1890's architecture and design and are some of the earliest houses in the area and on Harcourt and Carlyle Streets. These houses provide a narrative of the history of this part of Boroondara and are a delightful addition to the streetscape of Harcourt and Carlyle Street and the attractive design and craftsmanship of houses and gardens so characteristic of 19th century Hawthorn. Without protection these houses would be threatened with demolition and adding to landfill.</p> <p><u>Change sought</u></p>	<p>The supporting feedback is noted.</p> <p>In relation to the submitter's request that garden controls and internal controls be activated for any amendment, officers note that these controls are only sought where there is strong strategic justification, and none has been put forward by either Council's heritage consultant nor the submitter in this instance.</p>	<p>No change recommended.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	Gardens and internal controls should be included in the amendments.		
33.	<p><u>Supporting</u> The submitter supports the proposal in general as it is important to maintain the character and heritage of the Harcourt Street area.</p>	The supporting feedback is noted.	No change recommended.
34.	<p><u>Opposing</u> The submitter opposes the proposal to apply the Heritage Overlay in general, for the following reasons:</p> <ol style="list-style-type: none"> 1. The submitter has lived in Harcourt Street for fifty years, and their forebears and family have lived and had businesses continuously in today's 'Boroondara' since the 1850s. They have a feel for the history and heritage of this area. Application of the Heritage Overlays should be considered critically and carefully. 2. Based on their own experience, the Heritage Overlay creates paperwork and permit requirements even for minor works. 3. Council staff do not to have any feel or sympathy for the problems that the Overlays create and just want to apply the letter of the Regulations. The main beneficiaries are invariably the staff/management of the Planning departments themselves. The losers are the ratepayers and affected property owners having to fund Council's ever-growing Planning and Arborist empires. The 'professional' indulgence that seems to underly 	<p>Officers note the opposing feedback, and provide the following responses:</p> <ol style="list-style-type: none"> 1. Officers agree that the application of the Heritage Overlay requires careful, critical thought, and that its application must be justified. In this case, the application of the Heritage Overlay is supported by detailed heritage assessments prepared by experienced heritage experts. These assessments provide strategic justification for the protection of the heritage places, in accordance with the State Government's direction in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> (the Practice Note). 2. It is correct that the Heritage Overlay introduces additional planning permit requirements that otherwise wouldn't exist apply. While this means that property owners will need to obtain a planning permit from Council this is the intention of the Heritage Overlay. This ensures changes to the external appearance do not negatively affect the heritage value of the place. Routine maintenance and repairs that do not change the appearance of the place (like-for-like replacement) 	No change recommended.

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>many Heritage Overlays, should be avoided wherever possible.</p> <p>4. Alert property buyers discount the value of properties within Heritage Overlays because of this.</p> <p>5. Council should ensure planning rules are sensible and sensibly manage the impact of new or altered dwellings on adjacent properties.</p> <p>6. The submitter questions the application of a Heritage Overlay to an area affected by a Century of ad lib reconstructions and home alterations. 'Diversity' of dwelling type is claimed as part of the 'heritage' to be preserved. Something that an earlier application of such an Overlay would have prevented.</p>	<p>will not require a planning permit from Council. It is further noted that concerns about the restrictions associated with the Heritage Overlay are not relevant to a heritage assessment according to the Practice Note, which refers to only matters of a heritage nature.</p> <p>3. Officers are required to act in accordance with relevant legislation and regulations, and whether they are homeowners themselves is of no relevance to how they perform their duties. Officers strongly refute the notion that they benefit personally from the application of Heritage Overlays, and no evidence has been provided to support this claim. According to the <i>Planning and Environment Act 1987</i>, Council is required as the planning authority to identify and protect places of local heritage value. Further, the current <i>Boroondara Community Plan 2021-31</i> highlights the community's ongoing support for heritage protection.</p> <p>4. Any potential personal financial implications such as property value are not relevant considerations in the assessment of appropriate heritage controls. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature.</p> <p>5. Officers believe the application of the Heritage Overlay is sensible and strategically justified, noting the Heritage Overlay does not preclude development, but rather applies a planning permit trigger and policy to assess such applications.</p>	

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
		6. The fact that some heritage precincts may have diverse dwelling types does not provide any reason to not apply the Heritage Overlay to places of identified heritage value, as in the Harcourt Street heritage assessments.	
35.	<p><u>Supporting</u> The submitter supports the proposal in general as a Heritage Overlay helps prevent inappropriate development, demolition and preserves the original character of the area. There are already multiple modern/European style houses in Harcourt Street and surrounds which do not reflect the original character of the area.</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment.</p>	No change recommended.
36.	<p><u>Supporting</u> The submitter supports the proposal in general. Too many properties in Boroondara have been demolished only to be replaced by enormous French provincial styled houses that take up the entire block. It's important to salvage at least some of Boroondara's housing heritage and gardens.</p>	<p>The supporting feedback is noted. Please refer to the body of the officer report at Section 4 - Key Issues for a discussion on the use of the Heritage Overlay as a tool to limit redevelopment. In relation to the submitter's comment regarding gardens, officers note that garden controls are only sought where there is strong strategic justification, and none has been put forward by either Council's heritage consultant nor the submitter in this instance.</p>	No change recommended.
37.	<p><u>Supporting (partially)</u> The submitter supports the proposal in general for the following reasons: The existing heritage appearance should be preserved and improved with requirements to maintain the streetscape and</p>	<p>The partially supporting feedback is noted. Officers clarify that the proposal is to apply the Heritage Overlay to new places as outlined in the heritage citations, rather than to make any change to existing local heritage</p>	No change recommended.

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>external painting to be in appropriate heritage colour schemes.</p> <p>Planning requirements need to be raised or risk losing the ambience and beauty of the area. Some recent buildings in Harcourt Street are a blight on the streetscape and diminish the beauty and historical significance of the area.</p>	<p>policies in the Planning Scheme.</p> <p>Officers also clarify that no additional external paint controls are proposed for the Smythesdale Estate precinct. The Heritage Overlay normally requires a permit to paint an unpainted surface (e.g. face brick). Additional paint controls can only be applied where this is considered necessary to preserve the heritage value of a place or precinct. For the Smythesdale Estate precinct Council's heritage consultant does not consider paint controls to be justifiable.</p> <p>For 48 Harcourt Street, additional external paint controls have been recommended. A planning permit will be required to paint an already painted surface, for the existing white fascia and window frames.</p>	
38.	<p><u>Supporting</u></p> <p>The submitter supports the proposal as these houses are magnificent examples of local history and architecture.</p>	<p>The supporting feedback is noted.</p>	<p>No change recommended.</p>
39.	<p><u>Supporting (partially)</u></p> <p>The submitter partially supports the proposal in general for the following reasons:</p> <p>Houses in the 1880s and early 1990s should be preserved as much as possible. People need to live comfortably but the structure and style representing the era that these houses were built should remain intact. The style should be followed throughout the house rather than the boxed look at the rear of properties that is common in the area.</p>	<p>The partially supporting feedback is noted.</p> <p>In relation to the submitter's comments about redevelopment of heritage properties, officers note that no change is proposed to the existing local heritage policies in the Planning Scheme.</p> <p>Officers also assume that the submitter means the 1890s or 1900s, referring to the Victorian era of the Smythesdale</p>	<p>No change recommended.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	As a new resident of the area, the submitter would appreciate the ability to be able to access the history of these special houses and educate the next generation of their significance.	Estate precinct, rather than the 1990s.	
40.	<u>Supporting</u> The submitter supports the proposal in general and sees the need to protect the heritage homes in the area for the future.	The supporting feedback is noted.	No change recommended.
41.	<u>Supporting</u> The submitter supports the proposal in general and asks Council to please protect as much as possible for the future.	The supporting feedback is noted.	No change recommended.
42.	<u>Opposing</u> The submitter opposes the proposal to apply the Heritage Overlay to 48 Harcourt Street, for the following reasons: 1. The association with the Angliss Family is overstated. They were one of many owners of the property. The site was not the place of Lady Angliss's home. Her house was situated between 54 and 56, at the end of Benbow Court. The connection to the Angliss family is tenuous and not of significance. The park bearing her name nearby is of no relevance. 2. According to the title, the original owners of the land were Otto and Gerda Shelton, not Dr Maurice Berah. Peter Robert Hannah of Ivanhoe settled on the land on 18 December 1962. The Hannah family built and lived in the subject house, commissioned from architect	Officers note the opposing feedback, and provide the following responses: 1. Council's heritage consultant notes that heritage significance was not proposed based on any association with Angliss. This information was simply presented as part of the contextual history of the place. 2. Council's heritage consultant acknowledges the historical error in attributing one of the historical residents, Berah, with the construction of the house. Instead, it was P.R. Hannah who commissioned the design from Harry Ernest. 3. Council's heritage consultant has reviewed the new information (original plans and the 2003-2005 renovation plans) that were not available to them when	Changes recommended: Abandon the heritage citation and not proceed with an amendment to apply the Heritage Overlay to 48 Harcourt Street, Hawthorn East.

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>Harry Ernest. The Yarra Valley Water plan shows the owner responsible for drainage works as P. R. Hannah, further supporting evidence of the incorrect attribution of original ownership to Dr Berah. There is no tangible connection to Dr Berah or the local Jewish community. The Berah family bought the house in 1964, and their residence is of no more significance than the current owner occupiers. The theme of émigré architects and owners is not relevant. There was no connection between Maurice Berah and Harry Ernest in the commission of the design and construction of the dwelling.</p> <p>3. The property is not intact, and was heavily altered by the current owners c. 2003-2005, including:</p> <ul style="list-style-type: none"> a. Distinctive 'box' frame around the balcony added. b. Retractable canvas awnings added. c. External timber cladding added. d. Brick feature walls added. e. Front fence altered, from horizontal shiplap to vertical tea-tree brush. f. External paint colours of the white facia and window frames were chosen by the owners and architects to compliment the (non-original) black cladding in 2003-2005 and not by Ernest. Ernest gave no direction as to paint colours in the scope of works in 1962. The colour change has radically changed the exterior from the dominant mission brown. g. The "connection with flat roof with white painted 	<p>preparing their assessment. They agree that the extent of alterations to the house significantly impacts the overall intactness of the place. Significant elements which were thought to be original, but are now confirmed to be later alterations include the timber cladding, two windows at the upper level, feature brick on the side elevations and the box framing of the balcony. This means the textural mix including timber elements is not of interest, given that this is a later alteration. As such Council's heritage consultant recommends that the house no longer meets a threshold of individual significance according to the Criteria. These alterations mean the house compares less favourably to other designs by the architect Harry Ernst that are already protected through the Heritage Overlay in Boroondara.</p> <p>4. The typographical error on p.10 is acknowledged. The submitter is correct that the house was designed in 1962.</p> <p>5. Council's heritage consultant agrees that the property is no longer intact enough to meet the threshold for local significance when compared to the examples cited in the Comparative Analysis. As such the house is no longer recommended for inclusion in the Heritage Overlay.</p> <p>While the house continues to demonstrate the bold box like form of the Modernist design by Harry Ernst and alterations to the ground level and infill of the carport are considered only minor, significant</p>	

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>timber fascia" which now links the family room and garage are not original. The original open walkways with exposed flat metal roof and ribbed metal facias painted in mission brown were demolished. The internal connection with flat roof and white facias seen today is very different from the original plan and was added in 2003-2005 to provide an internal link to the family room and garage as the access to the house was poorly designed.</p> <p>h. The garage door connected to the "the long rectangular highlight windows along the south elevation" were not original and these structural features were added. The original open metal carport was fully demolished. An entirely different design and new roof and timber facias were constructed to enclose the garage and connect to the house. Windows were added along the length of the building with a garage door for weather protection and home security and timber cladding to match the new façade of the house.</p> <p>i. Crazy paving rock path on courtyards and stairs is not original and was added.</p> <p>The overall composition of materials is not representative of design and aesthetic of Harry Ernest. The house has been substantially altered over the years and no longer qualifies as the original conception of Ernest. The numerous structural, functional, decorative, external and internal changes to the form and</p>	<p>alterations have been undertaken that detract somewhat from the boldness and simplicity of the original blank brick sidewalls (including addition of the timber cladding to the sides of the upper level and the insertion of windows). The 'framing' of the balcony in 2003 also reduces the place's intactness.</p> <p>The alterations have a direct impact on the comparative analysis. Originally, Council's heritage consultant considered the house to be comparable to 15 Holroyd Street and 10 White Lodge in its presentation. However, given the extensive works completed the house is now understood to be less intact than Holroyd Street. This means that while, while the house continues to be identifiable as a Modernist design by Harry Ernst, it is less intact than these two examples already on the HO and no longer compares as favourable.</p> <p>6. Council's heritage consultant agrees the house no longer meets a threshold of individual significance according to the Criteria, due to the new information regarding alterations that make this house less intact than comparable designs by the architect already on the City of Boroondara Heritage Overlay.</p>	

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>appearance of the house has significantly impacted its representative original design and aesthetic integrity.</p> <p>4. The house at 48 Harcourt Street was not "designed by Harry Ernest in 1964" (p. 10). The house was designed in 1962.</p> <p>5. The Comparative Analysis is not relevant as it is based on factual inaccuracies and does not take into account the heavily altered nature of the dwelling, relying on non-original features as points of comparison. The Heritage Consultants made many assumptions and conclusions not based on fact. The house is significantly changed in the exterior and interior and is not representative or display the aesthetic characteristics as the original house. The connection to other modernist houses in Boroondara is without a solid foundation.</p> <p>6. The place does not meet the relevant Criteria, including:</p> <ul style="list-style-type: none"> a. Criterion A (historical significance), as the information contained in the citation is substantially and factually incorrect regarding the connection to provenance, pedigree, cultural or natural and place. There is no significant association with Berah or the Jewish community. b. Criterion D (representativeness), as the information contained in the citation is substantially and factually incorrect regarding the principal characteristics of a class of cultural, or natural places or environments. The claims made regarding the representative 		

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>nature of these principal characteristics of internationalism and modernism in the original form are unfounded. The house exterior and interior has been significantly changed over the years by several owners and is not representative as an outstanding or original example of the work of Harry Ernest. It does not demonstrate "many defining characteristics of his style" as the exteriors "including the white painted rectangular facia and use of textured feature walls in brick" were designed by the architects and owners in 2003. It is therefore not comparable to other significant examples of his work on the Heritage Overlay.</p> <p>c. Criterion E (aesthetic significance), as the house is not intact, and has been significantly altered by owners and architects in 2003-2005. The "distinctive" individual features were not the work of Ernest but the owners and later architects in alterations and additions in 2003 - 2005. This includes the prominent "box" form, timber cladding, strongly textural approach, colour palette, and prominent front fence which are all non-original or altered elements. The citation claims these articulate an otherwise simple rectangular form with dominant upper level. The framed white painted timber facia and canvass awnings are not original. Similarly, "the garage integrated creatively but recessively into the design attached by a connection and</p>		

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>utilizing complimentary timber and low horizontal form" is not original. The garage was never integrated by Harry Ernest as claimed as in existing plans 2003, it was a separate, metal carport, unlined and leaking.</p>		
43.	<p><u>Supporting</u> The submitter supports the proposal in general for the following reasons:</p> <ol style="list-style-type: none"> 1. The 11 Victorian houses built in the 1880's and 1890's are in one of the most historic areas in Hawthorn East and deserve to be protected. Harcourt St is an important street lined with incredible Victorian mansions that have stood the test of time and the houses in the study are clearly Victorian and contribute to the local neighbourhood character. These highly intact houses, trees and beautiful gardens are important to the community. They are also next to an existing precinct. 2. 89 Harcourt Street was identified as an important heritage place by the National Trust and is on the Victorian Heritage Database. It is a beautiful Victorian Italianate mansion and has a special history with previous owner, Jessie Henderson who lived there for 50 years, dedicating her life to social welfare work. She was president of the Melbourne District Nursing Society and president of the National council of Women of Victoria. She helped women find employment and advocated for women to stand for Parliament. She was awarded a CBE in 1936. Tragically two of her sons 	<p>The supporting feedback is noted.</p> <ol style="list-style-type: none"> 1. Council's heritage consultant has reviewed the historical information associated with Jessie Henderson CBE. They found that the association with Henderson does not meet the threshold for local significance under Criterion H. However, the heritage citation has been updated to include historical information about her as a notable resident. 2. In relation to the additional places recommended: <p><u>49 and 69 Harcourt Street</u> These properties are not currently affected by the Heritage Overlay. They have been added to an internal register for future review.</p> <p><u>77-77a Harcourt Street</u> The pair at 77 and 77a Harcourt were considered by Council's heritage consultant as detailed in the background report (Attachment 3). Council's heritage consultant concluded that they are not likely to reach the threshold for local heritage significance.</p> 	<p>Change recommended Update the Smythesdale Estate heritage citation to include historical details of Jessie Henderson CBE in relation to 89 Harcourt Street. No change to the Statement of Significance is proposed.</p> <p>Changes are highlighted in the citation provided at Attachment 2.</p>

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
	<p>were killed in Gallipoli during the First World War. Given the remarkable work she did Jessie Henderson should be considered to be included in the statement of significance for 89 Harcourt Street.</p> <p>3. Council should look at the protection of other houses on Harcourt Street and Carlyle Street as they are of risk of demolition and ending up in landfill, e.g. 49, 69, 77-77a Harcourt Street.</p> <p>The submitter appreciates Council's ongoing interest in heritage identification and protection and thanks them for acknowledging the community nomination.</p>		

Harcourt Street Heritage Assessments

Citation (May/July 2022)

SMYTHESDALE ESTATE PRECINCT

Address	8-18 Carlyle Street (even only) and 81-89 Harcourt Street (odd only), Hawthorn East
Significance	Local
Construction Dates	19 th century (1887-1892)
Period	Victorian
Date Inspected	Late 2021



Harcourt Street Heritage Assessments

Citation



GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY

Statement of Significance

What is Significant?

Smythesdale Estate Precinct at Hawthorn East is significant, which includes 8-18 Carlyle Street (even only) and 81-89 Harcourt Street (odd only). The original fabric dating to the Victorian and early 20th century (Federation/Early Interwar) periods is significant.

No.	Street	Date	Significance
8	Carlyle Street	1887	Contributory
10	Carlyle Street	1892	Contributory
12	Carlyle Street	1892	Contributory
14	Carlyle Street	1892	Contributory
16	Carlyle Street	1892	Contributory
18	Carlyle Street	1890	Contributory
81	Harcourt Street	By 1889	Contributory

Harcourt Street Heritage Assessments

Citation (May-July 2022)

No.	Street	Date	Significance
83	Harcourt Street	By 1889	Contributory
85	Harcourt Street	By 1889	Contributory
85A	Harcourt Street	Early 1960s	Non-contributory
87	Harcourt Street	By 1889	Contributory
89	Harcourt Street	By 1887	Significant

The significant elements are the original single storey houses, generally with an asymmetric façade and including the following elements:

- Hip roof, three with a gable end to the front, many retaining slate cladding,
- Chimneys, mostly rendered,
- Timber-framed houses - generally with ashlar boards to the façade,
- Masonry houses – two face brick and two rendered,
- Cornices with brackets and usually panelling,
- Verandahs with cast iron frieze, some with cast iron columns, and corrugated sheet metal cladding,
- Original timber-framed openings, including panelled doors (usually with sidelights) and double-hung sash windows,
- Federation period additions to 18 Carlyle Street and early 20th century (Late Federation/Early Interwar) garage to 83 Harcourt Street,
- Basalt kerbing and channelling to Harcourt Street,

Rear additions and all front fences are not significant.

How is it Significant?

Smythesdale Estate Precinct is of local historical and representative significance and partly of aesthetic significance (relating to 89 Harcourt Street) to the City of Boroondara.

Why is it Significant?

Smythesdale Estate Precinct is of historical significance for reflecting the late Victorian period suburban building in the area that followed the extension of the railway to Camberwell station. This extension was the impetus for opening up parts of Hawthorn East that had hitherto been relatively isolated and began to realise their residential development potential at the end of Melbourne's famed 'boom period'. This marked a shift from the earlier market gardening, etc. use of the area (when it was part of John Robert Murphy's 124-acre Crown Allotment 70, known as the Village of Rathmines subdivision). Whilst the building stock is varied, it generally represents the mid to upper end of the villa spectrum, especially 89 Harcourt Street, and so reflects the prestige of the area as a 'gentleman's retreat', established about in the vicinity from about 1870. The precinct area derives from the substantial holdings of the nearby residence *Ultima* (1099 Burke Road), when it was owned by entrepreneur/impresario Robert Sparrow Smythe who was a prominent citizen and lived in the area for some time. The name of the estate and Carlyle Street relate to his family. (Criterion A)

Smythesdale Estate Precinct is of representative significance as a small, cohesive group of late Victorian housing, generally comfortable suburban villas dating to the final phase of 19th century development before a long economic depression – they were all erected during a five-year period (1887 to 1892), though two have additions dating to the early 20th century, which are also significant being those to the north and south end of 18 Carlyle Street (Federation period) and the red brick garage at 83 Harcourt Street (late Federation/early Interwar period). Compared to many other such groups in the Hawthorn area, the precinct is distinguished by the preponderance of asymmetric facades and a few gable ends, when there was a clear preference in other parts/slightly earlier estates for symmetrical façade composition with a fully hipped roof. As such, this group of houses is indicative of a purer Italianate style ethos, informed by the English Picturesque Movement and suggestive of a vernacular Italian

Harcourt Street Heritage Assessments

Citation

origin. The level of intactness is generally high with a mix of brick and timber-framed buildings (some of the latter with brick party walls), several retaining slate roof cladding, and usually having classical mouldings and other elements, as well as original cast iron detailing to the verandahs. (Criterion D)

Tempe at 89 Harcourt Street is of aesthetic significance as an intact and commodious, late Italianate style villa (likely architect designed) of rendered brick distinguished by an array of cast iron detailing - crestings, to the gablet, frieze and paired columns to the return verandah. Other notable elements include a cornice with fluted console brackets, near full length windows to the front, and entry with glazed and panelled door. Original elements also include slate roof cladding, chimneys, tessellated tiling to the verandah, and basalt stair. (Criterion E)

Description

The *Smythesdale Estate Precinct* includes eleven late Victorian period houses – six in Carlyle Street and five in Harcourt Street - with only one house from the late 20th century within its boundaries.

The terrain gradually falls about five metres from the east to the west end. The crossovers are concrete as are the footpaths to Harcourt Street with the footpaths to the west side of Carlyle Street being asphalt. The kerbing and channelling to Harcourt Street is basalt with concrete to Carlyle Street, with wide grassed verges to the former. Street planting varies but all the trees are juvenile.



18 (left) and 16 (right) Carlyle Street

The houses are free-standing, set back several metres from the front boundary, and with garden areas which at least partly conceal the building. Four properties in Harcourt Street include a large eucalypt/s to the front garden area (nos 83, 85, 87, 89), which date to the second half of the 20th century (and so are outside the period of significance of the precinct).

The level of visibility from the public realm varies. It is greater to Carlyle Street as the two easternmost houses in Harcourt Street, near Burke Road, have high fences, as does one property in Carlyle Street. The fences are not original and vary in their materiality from timber picket, timber-framed with wire mesh, and brick.

The buildings generally have an asymmetrical façade with a hipped roof, three with gable ends (10 and 14 Carlyle, 85 Harcourt streets) a roof type not commonly employed in the Hawthorn East area during the late 19th century. Slate cladding survives to seven of the eleven houses, with corrugated sheet metal employed as a replacement to the other four. Chimneys in all but two



Harcourt Street Heritage Assessments

Citation (May-July 2022)

instances are rendered with decorative caps, with the other two being a combination of face brick and render (8 and 18 Carlyle Street).

The walls are either timber-framed or brick, with the former predominantly with ashlar boards to the façade and weatherboards to the sides/rear except for 10 Carlyle Street. The brick examples are either rendered or face brick. Whilst only one bichrome example survives at 8 Carlyle Street, it is likely that the nearby house at no. 16 was similarly finished (bichrome brickwork is evident to side elevations).

Some of the front doors are visible from the public realm or evident on recent sale imagery.¹ Many are indicative of the common four-panelled type however that to 89 Harcourt Street is two panelled with glazing to the upper part. The doors typically are at the centre of a unit which includes side panelling with fixed lights (often with decorative glass, such as etched), as well as other lights above the transom.

The windows are timber-framed, double-hung sashes, either in the popular Victorian, tripartite format (central large light, flanked by narrow sidelights), or a pair of separate lights, as was becoming popular towards the end of the 19th century.

Eight buildings retain a high level of intactness, with one being of medium to high, and the other two having a medium level. Rear additions are evident to some, though these are all set back behind the original front section of the respective house.

Overall, the buildings are indicative of suburban Italianate style villas. This style was initially associated with grand houses in Australia deriving from the Picturesque Movement in England and suggest the character of a vernacular Italian country house. Asymmetry was a key characteristic, usually related to a tower or the like for the mansion versions, with arched loggias and an array of classicising detailing or mouldings to cornices and the openings as well as the wall surface more generally. With the popularity of cast iron verandahs during the 1880s, this material came to usually replace the masonry porches of the earlier examples. Other contemporary trends are also evident in the precinct such as the interest in patterned and multi-coloured Flemish brickwork (polychromy).

Details of the individual buildings are outlined in the two following tables. All elements are original and contributory unless otherwise noted.

¹ Descriptions have been supplemented from images on sites such as real.estate.com.

Harcourt Street Heritage Assessments

Citation

Carlyle Street

No.	Intactness	Details	Image
8	High	<p>Hip roof with non-original sheet metal roof, two brick chimneys with rendered caps</p> <p>Asymmetric facade</p> <p>Bi-chrome brick in Flemish bond with quoining and cornice, tuck-pointed brick facade, non-original render to south wall</p> <p>Verandahs to south and east elevations, originally only to south with steps to the front. They have cast iron frieze, fluted columns, and balustrade to south. Front section could be relocated from the original rear return.</p> <p>Tripartite window to front projecting bay</p> <p>Rear flat roof addition</p>	
10	High	<p>Hip roof with front gable end, slate clad, two rendered chimneys with caps</p> <p>Asymmetric facade</p> <p>Timber-framed, weatherboard clad with cornice (alternating brackets and panels)</p> <p>Brick wall to north boundary with vermiculation and console bracket</p> <p>Gable end with decorative bargeboard and finial</p> <p>Bay window with cornice</p> <p>Verandah with cast iron frieze, corrugated sheet metal cladding</p>	
12	High	<p>Hip roof, clad in non-original corrugated sheet metal roof, rendered chimney</p> <p>Asymmetric facade</p> <p>Timber-framed, ashlar boards to façade, cornice (alternating brackets and panels)</p> <p>Paired windows to façade</p> <p>Verandah with squared timber posts and cast iron frieze, timber deck</p> <p>Rear addition</p>	



Harcourt Street Heritage Assessments

Citation (May-July 2022)

No.	Intactness	Details	Image
14	Medium	<p>Hip roof with front gabled end, clad in slate, chimneys with brickwork overpainted, cap with dentillation</p> <p>Asymmetric facade with recessed/side entry</p> <p>Gable end with bargeboard and screen</p> <p>Masonry walls, with non-original render to front but not rear half of north wall</p> <p>Brick wing wall to south boundary with vermiculation</p> <p>Verandah with timber posts and cast iron fringe</p>	
16	Medium	<p>Hip roof, slate clad, two rendered chimneys with caps</p> <p>Asymmetric facade</p> <p>Roughcast render to façade with brick trim (from Interwar period)</p> <p>Brick – north wall in garden bond, brown and cream bricks at edge suggest it was original bi/polychrome to the façade, brick wing wall to south boundary with vermiculation.</p> <p>Paired arched windows to projecting bay</p> <p>Porch replacing a verandah during Interwar period (non-contributory)</p>	
18	High	<p>Hip roof, clad in corrugated sheet metal (originally slate), red brick chimneys with cement render detailing. The chimney detailing is unusual and may relate to the Federation period additions.</p> <p>Asymmetric facade</p> <p>Timber-framed, ashlar boards to façade, weatherboard to side, cornice (alternating paired brackets and panelling), and faceted bay</p> <p>Verandah with curved roof profile, with cast iron barley twist columns and frieze, timber deck, full length windows with lower panel</p> <p>Entry with panelling, sidelights, transom lights</p> <p>Federation period additions - timber to north with gable roof form, and red brick to south side with curved pediment and stained-glass windows (contributory)</p> <p>The original section remains clearly defined and these early additions complement it</p>	



Harcourt Street Heritage Assessments

Citation

Harcourt Street

No.	Intactness	Details	Image
81	High	Hip roof, slate clad, rendered chimneys Asymmetric facade Timber, ashlar boards to façade, cornice (alternating brackets and panelling) Verandah with timber posts and cast iron frieze, timber deck Entry with panelling, sidelights, transom lights Tripartite windows to facade	
83 <i>Lara</i>	High	Hip roof, slate clad with central decorative band, rendered chimneys Asymmetric facade Timber-framed, ashlar boards to facade, weatherboard to side elevations Cornice with alternating brackets and panelling to front, widely spaced brackets to east elevation Verandah posts truncated with cast iron frieze, and low masonry wall (piers and balustrade) introduced. Tripartite windows to façade, hoods to east windows Large eucalypt in front garden, another mid-sized (not apparent on 1945 aerial) Late Federation/Early Interwar period (by 1921) red brick garage to rear (Carlyle Street), unusually intact with timber folding doors, signage to concrete lintel (Wood Carver), and windows to the north/laneway side (contributory)	 
85	Medium-High	Hip roof with front gable end, clad in non-original corrugated sheet metal (replacing slate), rendered chimneys with panelling Asymmetric facade Rendered masonry walls Gable end with bargeboards and bay window with metal sheeting to hood and leadlight to upper sashes Cornice with paired brackets Verandah with timber posts and cast iron frieze Entry with panelled door Large eucalypt in front garden (not apparent on 1945 aerial) Rear hip roof section have been extruded to the	



Harcourt Street Heritage Assessments

Citation (May-July 2022)

No.	Intactness	Details	Image
87	High	<p>north and side dormer introduced (not contributory)</p> <p>Hip roof, slate clad, chimneys, Asymmetric facade Rendered masonry walls with tooled lines Cornice with paired brackets Verandah with curved roof, cast iron barley twist columns and frieze, timber deck Faceted bay with arched windows Paired windows to verandah Entry with panelling, red etched glass to sidelights, transom lights Large eucalypt in front garden (not apparent on 1945 aerial)</p>	
89 Tempe	High	<p>Hip roof, clad with slate, crestings, square chimneys with pots Symmetric facade Rendered masonry walls, cornice with paired brackets (fluted, console) Verandah with paired cast iron columns and frieze, gablet at main entry likely original tessellated tiling and basalt (stair and edge). Entry with panelled door with glazing, sidelights, transom lights; near full length windows to front On a double allotment. Substantial additions to rear (primarily the north-east part) in a replica mode, whilst visible along Burke Road are largely screened. The main front section remains intact and understandable (compare with MMBW plan and 1945 aerial below). Large eucalypt in front garden (not apparent on 1945 aerial)</p>	



Harcourt Street Heritage Assessments

Citation

History

Contextual

The area now known as the City of Boroondara is on the traditional unceded land of the Wurundjeri Woi-wurrung people. The City of Boroondara's name comes from the Woi-wurrung language, meaning 'where the ground is thickly shaded'. The Wurundjeri community have a strong historical, cultural and spiritual connection to their traditional lands. They continue to practise the responsibilities bestowed by their ancestors of protecting, preserving and managing the land according to culture and traditions.

The suburb of Hawthorn East has an elongated footprint, being bound by Burke Road in the north and Toorak Road/Gardiners Creek in the south, though is much narrower extending between Burke Road (east) and Auburn Road (west).

Europeans moved into the Boroondara area from 1837 and the first punt across the river was established in 1842. Land sales commenced in the following year and the first phase of municipal government was the proclamation of the Boroondara Road District in 1854, the year the first post office was established. In 1861, railway services reached Hawthorn and a town hall, courthouse and police station were built.²

Hawthorn East was the original centre for clay and brick industry in the Municipality. By as early as the mid-1860s, the distinctive brick type produced in the area became designated as 'Hawthorn Bricks', with the variant colours coming to be referred to as 'Hawthorn Blues', 'Hawthorn Blacks' and 'Hawthorn Pinks'.³

Development across Hawthorn East varied according to the available transport with the northern part (north of Riversdale Road, where the subject precinct is located) facilitated by train as far as Camberwell Station (1882) and later by tram (1916), predating that to the southern part.⁴

Development in Hawthorn increased dramatically during the 1880s consisting of a mixture of grand houses built in subdivisions such as the Grace Park Estate and in Harcourt Street, however these were contrasted with middle class villa developments and working-class areas consisting of single-fronted, timber-framed cottages, often on lower lying subdivisions for those working in the brickwork.⁵

In 1994, the City of Boroondara was created by the amalgamation of the former cities of Hawthorn, Kew and Camberwell.

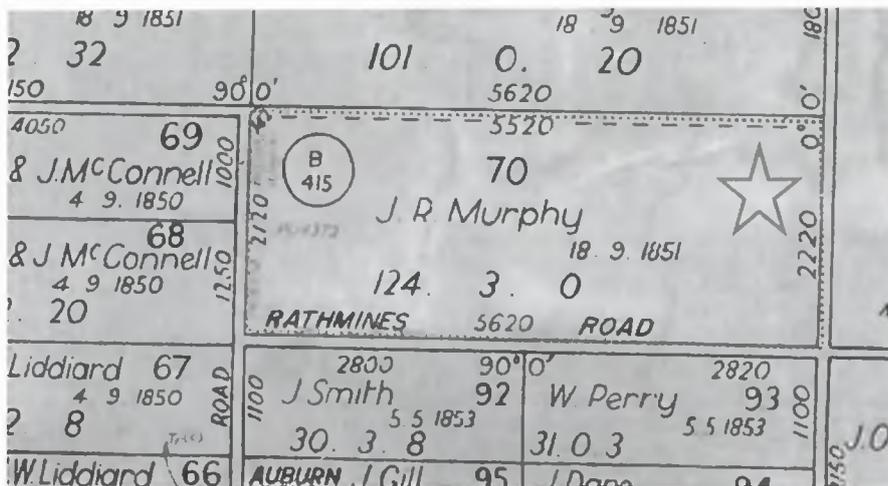
² Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, inside cover
³ Built Heritage, City of Boroondara Thematic Environmental History, p87
⁴ <https://www.victorianplaces.com.au/hawthorn-east>, accessed 28.02.2022
⁵ Context, City of Boroondara Municipal-Wide Heritage gap Study, Vol.6; Hawthorn East, 31 May 2018, p30



Place-Specific

The subject land derives from Crown Allotment 70 in the Parish of Boroondara, Country of Bourke, acquired by John Robert Murphy in September 1851. The large parcel consisted of nearly 125 acres and was bound by Rathmines Road (south), Burke Road (east), Barkers Road (north) and Auburn Road (west).

John Robert Murphy was born in Dublin in 1807 into a family of brewers, emigrating to Tasmania in 1838 with considerable capital, acquiring land on the Tamar River but moved to Portland (Victoria) in the same year, initially taking up a run near Warrnambool. He however soon moved to Melbourne establishing a successful brewery. With his accumulated wealth, Murphy invested heavily and with acumen in land, both in city and suburban areas. Murphy relocated to Europe for many years before returning to Melbourne in 1870, where he died at the age of 84 in 1891.⁶



Original crown allotment (dashed) and indicative location of precinct (star)
 (Source: Parish of Boroondara B415(5))

By 1853, Murphy had reportedly subdivided his holdings into 112 allotments, each of 1 acre with Harcourt and Kildare streets being created.⁷

By February 1857, when about half of the lots had been sold, primarily at the western end, the subdivision was being referred to as the 'Village of Rathmines'. At this time, the remaining allotments were offered at auction when W Easey & Co were advertising the land as 'beautifully situated for establishing market gardens'.⁸ The Village of Rathmines area was initially known as Red Gum Flat, later as Upper Hawthorn and subsequently as Auburn or Hawthorn East.

⁶ Argus, 28 November 1891, p9
⁷ Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, p46
⁸ Argus, 3 February 1857, p2. In contemporary advertisements, the subdivision was also referred to at the Rathmines Estate.



Harcourt Street Heritage Assessments

Citation



1857 plan of Village of Rathmines, Boroondara, showing approximate location of precinct (red) and the holdings identified on the first Torrens title (yellow)
(Source: SLV, va000837)

By the early 1860s, known inhabitants of the 'village' included merchants, surveyors, a miller and an accountant as well as farmers, market gardeners, dairymen and carters who lived and worked on or near their allotments. There were no shopkeepers in the immediate area. The best-known commercial enterprise was the government surveyor Thomas Everist's Spring Hill vineyard on the north side of Harcourt Street.⁹ Initially Harcourt Street was often referred to as Lansley's Road, after Thomas Lansleys market garden at the south-west corner of Auburn Road. Large houses were constructed at the east end from the 1870s including for John Beswicke and Alexander Higham.¹⁰

The precinct derives from the holdings associated with *Ultima*, the house at 1099 Burke Road, which has been thought to date to the 1860s.¹¹ The first owner/occupant that can be confirmed in this location is Robert A Lidwell, who was living there by 1871.¹² In January of that year tenders were called for 'filling in a water channel in Mr Lidwell's property'.¹³ He resided there until about 1873, before the architect James Gail was listed for one year (1874).¹⁴ By July 1873, Elizabeth Davies, wife of John Alexander, had acquired however the land, then consisting of over seven acres at the north-east corner of the Village.¹⁵ This corresponded to what were lots 33, 56, 103 to 107 of the Village of Rathmines subdivision. The Davies were listed as the occupants of *Ultima* from 1875 until 1879.¹⁶

In December 1878, Robert Sparrow Smythe, then residing in East Melbourne, acquired the holdings.¹⁷ Smythe resided at *Ultima* from 1880.¹⁸ Smythe (1833-1917) was a noted journalist and entrepreneur. Born in London where he trained as a reporter, he emigrated to Australia in 1855, initially in working in Adelaide then Melbourne, where he wrote for the *Age* among other newspapers. In 1862 he began a career as a theatrical manager/impresario – promoting musicians, actors, magicians, writers (including Mark Twain) etc. – which would frequently involve international touring. His wife Amelia Elizabeth Bailey, a popular

⁹ National Trust of Australia (Victoria), 'Rathmines Village', Hawthorn, 1986, p3
¹⁰ Gwen McWilliam, *Hawthorn Peppercorns*, Melbourne 1978, p143
¹¹ Citation for HO22, 1099 Burke Road, Hawthorn
¹² Sands & McDougall directory, 1871. Lidwell is not listed under the street section (p219) but is alphabetically (p511). In 1870, Lidwell was residing in Williamstown.
¹³ *South Bourke Standard*, 20 January 1871, p2
¹⁴ Sands & McDougall directory, 1872-74
¹⁵ Certificate of Title, vol. 608, folio 583. This was the first Torrens title that was issued for land in the precinct area. Barkers Road at that time was identified as West Moreland Street
¹⁶ Sands & McDougall directories
¹⁷ Certificate of Title, vol. 1706, folio 179
¹⁸ Sands & McDougall directory, 1880, p151; Walduck Family Tree (<https://www.ancestry.com.au/family-tree/person/tree/10490696/person/937743673/facts>). Smythe lived in other houses on Burke Road subsequently in Canterbury and Deepdene.

¹² RBA ARCHITECTS + CONSERVATION CONSULTANTS



Harcourt Street Heritage Assessments

Citation (May-July 2022)

coloratura soprano whom he married in 1881, was a member of a company he supported¹⁹ Three of his five children outlived him - a son Carlyle and two daughters, Florence and Adelaide.²⁰ At his death, Smythe was recorded in the local paper as 'a widely known citizen' and died at his Deepdene residence 'Highgate-on-the-hill'.²¹ In the *Argus*, his import in putting Melbourne on the map was highlighted.

One of Melbourne's best known citizens, Mr Robert Sparrow Smythe who had perhaps done more to make this city known throughout the English-speaking world than any other²²

Subdivision of Smythe's land was being in place by mid-March 1885, when advertising commenced for the auction of the Smythesdale Estate, noting the state of the roads (macadamised)²³ and access to water (Yan Yean). The auction was held on March 28, when his own house on Burke Road was also offered for sale.²⁴

SMYTHESDALE ESTATE
Judiciously Subdivided into VILLA SITES,
With Large Frontages to Three Government Roads, Macadamised, and Yan Yean Laid on,
Five Minutes Walk North from CAMBERWELL STATION, With 22 Trains per Day.

Also HANDSOME BRICK VILLA, Containing Seven Large Rooms, Pantry, Bath, Pantry, Hall, and Back and front Verandahs, now in the Occupation of R S Smythe, Esq

Many of the Allotments are Planted with Very Old English Pines and Other Shrubs, Fruit Trees, Flowers, &c.

The Position Is One of the Highest In This Beautiful District, Commanding a View of the Whole of Hawthorn, Kew, Mount Macedon, the You Yangs, and the City, and Extending to the Bay and Shipping.

Terms of Sale
£10 Deposit
Balance in 6 months at Only 2½ percent interest
Or in 12 months at 5 percent

The Smythesdale Estate was divided into 33 allotments and Carlyle Street (named after Smythe's son) was created as a north-south thoroughfare between Barkers Road and Harcourt Street.²⁵ The largest allotments were associated with the pre-existing house (1099 Burke Road) and what is now 89 Harcourt Street (at the corner of Burke Road). The width of the lots varied with those to Barkers Road and Harcourt Street being wider - 68 or 70 feet (about 21 metres) than those to Burke Road and Carlyle Street - 48 to 56 feet (about 15-17 metres). The length/depth of the lots was relatively consistent across the estate being in the order 137 to 140 feet (about 42 metres).

¹⁹ M. Shillingsburg, 'Smythe, Robert Sparrow (1833-1917)', *Australian Dictionary of Biography*, <https://adb.anu.edu.au/biography/smythe-robert-sparrow-8568/text14955>, [1990], accessed 01.03.2022
²⁰ Walduck Family Tree (<https://www.ancestry.com.au/family-tree/person/tree/10490696/person/937743673/facts>)
²¹ 'Death of Mr R S Smythe, of Deepdene', *Camberwell and Hawthorn Advertiser*, 26 May 1917, p4
²² 'Death of Mr R S Smythe, of Deepdene', *Argus*, 24 May 1917, p6
²³ Macadamised roads were formed by laying and rolling successive layers of broken stone.
²⁴ 'Advertising', *Argus*, 14 March 1885, p14
²⁵ *Smythesdale Estate, Upper Hawthorn*, Batten and Percy, 1885, SLV. The official Subdivision Plan, LP 789, was dated 16 June 1885.

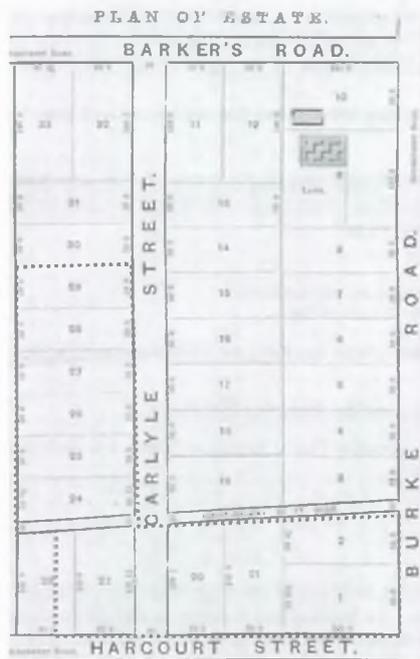


Harcourt Street Heritage Assessments

Citation



Smythesdale Estate, auction notice, 1885 (Source: SLV, Battern and Percy Collection)



Smythesdale Estate, 1885, showing the precinct in relation to the original lots (Source: SLV, Battern and Percy Collection)

A week after the auction in March 1885, it was reported that the sale was a success with about three quarters of the lots being sold. The highest price was paid for the lots on Burke Road.²⁶

Mr. F. L. Flint reports having held, in conjunction with W. J. Butcher, a sale of the Smythesdale Estate at Upper Hawthorn on Saturday afternoon. The attendance was very large, and 26 lots out of 33 on the plan were sold. The villa and land, 195 x 140, brought £930; Burke-road lots, £2 10s to £3; Harcourt-street 30s to 38s. 6d.; Carlyle-street, from £1 to 35s. Total of sale, £3199 7s.²⁷

Multiple lots in the Smythesdale Estate were originally bought by the same individual. Within the precinct area (12 original lots), there were only two initial purchasers: Sarah P Thompson, who acquired 10 lots (nos 20-29) and Frederick Lavers, who purchased two lots (nos 20, 21).²⁸ A marked-up version of the estate plan provides details of the total prices – ranging from £20 to £60.²⁹

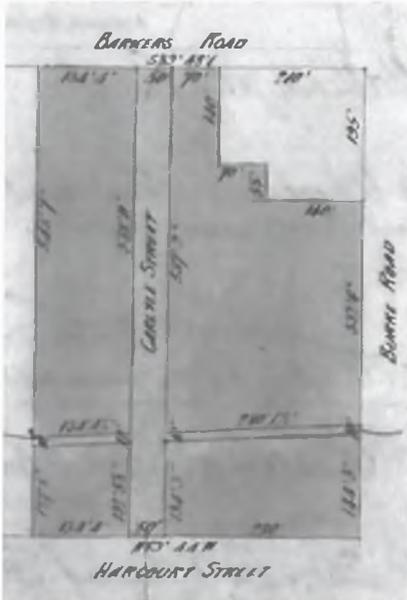
On 22 June 1885 William John Butcher, estate agent of Fitzroy Street, St Kilda, officially acquired over 6 acres, all of the estate except the north-east part where Smythe's house stood (near the corner of Barkers and Burke roads).³⁰ Most of the titles to the purchasers were issued from mid-1885 to mid-1886.

²⁶ 'Sales of Property', *Leader*, 4 April 1885, p30. Most of the lots on Barkers Road did not sell at the auction.
²⁷ One pound (£) equaled 20 shillings (s).
²⁸ Certificate of Title, vol. 1706, folio 177.
²⁹ *Smythesdale Estate, Upper Hawthorn*, Batten and Percy, 1885, SLV
³⁰ Certificate of Title, vol. 1706, folio 177. On the title, the month April was deleted.



Harcourt Street Heritage Assessments

Citation (May-July 2022)



Extent of W J Butcher's holdings
(Source: Certificate of Title, vol. 1706, folio 177)



Land acquired by Sarah P Thompson (red) and Frederick Lavers (blue) in 1885
(Source: Certificate of Title, vol. 1706, folio 177)

All the houses in the precinct were constructed within about seven years of the sale of the original lots in the Smythesdale Estate, that is by 1892, some as the result of further subdivision. Details of each house are summarised in the subsequent table.

By 1887, the first houses were constructed - 89 Harcourt Street and 8 Carlyle Street – which bookend the precinct. By 1889, the other four houses in Harcourt Street (nos 81, 83, 85, 87) were completed (according to the rate books). The 1890 directory listing, usually about a year behind, show that the five extant historic houses in Harcourt Street had been built, but only one in Carlyle Street (no. 8).³¹

Two years later, all the houses in Carlyle Street had been constructed although two were vacant (nos 14 and 16).³² In 1893, only one house in Carlyle Street was vacant and the houses had been numbered.³³ In 1895, two houses were vacant (nos 10 + 12) though in the following year, all houses were occupied.³⁴ All were owner occupied initially except for the group of three houses at 12-16 Carlyle Street.

Owners of four houses possibly constructed, and/or designed, their own house:

- 8 Carlyle Street was owned by a carpenter, Edward Newman, though the house is brick.
- 14 and 16 Carlyle Street were owned by a plasterer, Richard James Dowdy. Both houses are of brick construction, though his father was a mason.

³¹ Sands & McDougall directory, 1890, pp257, 260. The houses were not numbered at that time. Two houses had been constructed in the Carlyle Street: no. 6 (demolished) and no. 7 (altered).

³² Sands & McDougall directory, 1892, pp302, 306

³³ Sands & McDougall directory, 1893, pp277, 281

³⁴ Sands & McDougall directories, 1895, pp278, 282; 1896, pp279, 283

Harcourt Street Heritage Assessments

Citation

- 89 Harcourt Street was owned by contractor, Frederick Lavers. Lavers was the contractor of the Queens Coffee Palace, Carlton (multi-storey at the corner Victoria and Rathdowne streets, demolished), among other notable buildings.³⁵ It is likely that this house was architect designed.³⁶

Early History of the Carlyle Street Properties

No.	Construction Date	Owners (titles)	Rate Books & Directories
8	1887	Edward Newman, carpenter He acquired the land in two phases during January and June 1887. ³⁷	RB 1887 ³⁸ RB 1890 - 4 room, brick. ³⁹ SM 1890 - Edward Newman
10	1892	Sarah Edith Fowler, wife of Thomas (no. 7), November 1887 Robert Milligan, carpenter, January 1891 William Edward Savile of Carlyle St in 1896. ⁴⁰	RB 1891- land SM 1892 - Robert Milligan RB 1893 - 4 room, weatherboard ⁴¹
12	1892	Samuel Leonard Joseph Welshford in 1887 William George Walker, March 1888, part Norman Bentwitch February 1889 ⁴² Mrs Margaret Cameron, December 1890. ⁴³	RB 1891- land SM 1892 - Margaret Cameron RB 1893 - 4 room, weatherboard ⁴⁴
14	1892	Sold to Samuel Leonard Joseph Welshford in 1887 Norman Bentwitch, January 1889 Richard James Dowdy January 1891	RB 1891- land SM 1892 - vacant SM 1893 - vacant RB 1893 - 4 room, brick ⁴⁵
16	1892	Sold to Samuel Leonard Joseph Welshford in 1887 Norman Bentwitch, January 1889 Richard James Dowdy, January 1891	RB 1891- land SM 1892 - vacant SM 1893 - Richard Dowdie RB 1893 - 5 room, brick ⁴⁶
18	1890	Henry Pratt, October 1887 Mrs Rachel King, July 1889,	RB 1890 - Rachel King, 5 room, weatherboard 'in progress'. ⁴⁸

³⁵ Age, 12 April 1889, p5. Several references in trope to buildings constructed by F Lavers. The Queens Coffee Palace was designed by notable architects, Oakden, Addison & Kemp.

³⁶ A search for tender notices has not revealed an architect however given Laver's profession, it is unlikely one would have been advertised.

³⁷ Certificate of Title, vol. 1752, folio 347

³⁸ Hawthorn Rate book, 1887, p95, entry 2847. The NAV was £30.

³⁹ Hawthorn Rate book, 1890, p124, entry 3710. The NAV was £15

⁴⁰ Certificate of Title, vol. 1977, folio 330

⁴¹ Hawthorn Rate book, 1893, p41, entry 5025. The NAV was £22

⁴² Certificate of Title, vol. 2001, folio 126

⁴³ Certificate of Title, vol. 2144, folio 660

⁴⁴ Hawthorn Rate book, 1893, p42, entry 5026. The NAV was £24

⁴⁵ Hawthorn Rate book, 1893, p42, entry 5027. The NAV was £20

⁴⁶ Hawthorn Rate book, 1893, p42, entry 5028. The NAV was £30



Harcourt Street Heritage Assessments

Citation (May-July 2022)

No.	Construction Date	Owners (titles)	Rate Books & Directories
		Ninth Union Terminating Bldg Society, October 1889 Rachel King, wife of Christopher George, in July 1894. Rachel died in 1903, Christopher in 1928. ⁴⁷	

Early History of the Harcourt Street Properties

No. + name	Date	Owners (titles)	Rate Books & Directories
81 <i>Lara</i>	By 1889	Melbourne Permanent Building Society, March 1888 Arthur Leopold Lamborn May 1888, manufacturing jeweller, until 1900. ⁴⁹	RB 1889 ⁵⁰ Identified as <i>Lara</i> . ⁵¹ RB 1890 – 6 room, weatherboard SM 1890 – A L Lamborn
83	By 1889	Melbourne Permanent Building Society, March 1888 Thomas Buckland Broadley, grocer, June 1888, died 1899; Carters, 1912 Christopher G King of 18 Carlyle Street in June 1921, William Gist in 1922, died 1929, garage separated in 1952. ⁵²	RB 1889 ⁵³ RB 1890 – 7 room, weatherboard SM 1890 – Thomas B Broadley
85	By 1889	Mrs Deborah Fowler, died 1907. Acquired in May 1888 and no. 85A in July 1888. ⁵⁴	RB 1889 ⁵⁵ RB 1890 – 8 room, brick SM 1890 - Mrs Deborah Fowler
87	By 1889	A J Fuller, November 1888. ⁵⁶	RB 1889 ⁵⁷ RB 1890 – 8 room, brick SM 1890 – Arthur J Fuller
89 <i>Tempe</i>	By 1887	Frederick Lavers, October 1885 He died 1888. ⁵⁸	RB 1887 - F Lavers, Burke Road ⁶⁰ SM 1890 – Stephen Atcherley

⁴⁸ Hawthorn Rate book, 1890, p124, entry 3713. The NAV was £32
⁴⁷ Certificate of Title, vol. 1954, folio 627
⁴⁹ Certificates of Title, vol. 2000, folio 966; vol. 2030, folio 342
⁵⁰ Hawthorn Rate book, 1889, p83, entry 2399. The NAV was £40.
⁵¹ 'Births', *Argus*, 9 March 1889, p1
⁵² Certificates of Title, vol. 2000, folio 966; vol. 2043, folio 580; vol. 4504, folio 605
⁵³ Hawthorn Rate book, 1889, p83, entry 2398. The NAV was £56
⁵⁴ Certificates of Title, vol. 2020, folio 911; vol. 2045, folio 895
⁵⁵ Hawthorn Rate book, 1889, p83, entry 2397. The NAV was £70
⁵⁶ Certificate of Title, vol. 2095, folio 980
⁵⁷ Hawthorn Rate book, 1889, p83, entry 2396. The NAV was £70
⁵⁸ 'Deaths', *Argus*, 13 November 1888, p1



Harcourt Street Heritage Assessments

Citation

No. + name	Date	Owners (titles)	Rate Books & Directories
		Fannie Amelia Atcherley, daughter of Lavers, wife of Stephen, December 1890 until 1905. ⁵⁹	RB 1893 – 8 room, brick

The MMBW plan of 1903 shows the footprints of the extant buildings at that time. There had been no further development in the Smythesdale Estate after the initial phase during the late 1880s and early 1890s.⁶¹



MMBW detail plan no. 1559 (1903), showing the construction of houses in the Smythesdale Estate, with precinct highlighted. (Source: SLV)

⁶⁰ Hawthorn Rate book, 1887, p96, entry 2876. The NAV was £50.
⁵⁹ Certificate of Title, vol. 1752, folio 346; 'Marriages', *Weekly Times*, 9 February 1889, p11
⁶¹ The other six houses depicted had all been constructed at a similar time to those included in the precinct area except for *Ultima* at 1099 Burke Road, which pre-dates the establishment of the precinct. Three of the other early houses have been demolished – 552 Barkers Road, 6 Carlyle Street, and 79 Harcourt Street. Two survive – 554 Barkers Road (isolated) and 5 Carlyle Street (altered).



Harcourt Street Heritage Assessments

Citation (May-July 2021)

In 1907, the house at 85 Harcourt Street was offered for sale, and described as follows:

Thoroughly Constructed and Pretty Brick Villa
 Contains 6 rooms, vestibule, pantries, storerooms &c, 2 detached WB rooms, G.I. and coal shed, standing on land having
 A splendid frontage of 80 ft to Harcourt Street ...⁶²

The garage at the rear of 83 Harcourt Street had been built by 1921 according to a contemporary sale notice when the house was described as 'Containing 7 Rooms, Bathroom, Pantry, Stable and Garage, etc.'⁶³

The 1945 aerial shows all the original extant houses with tiled roofs and the vacant land, where 85A Harcourt Street was subsequently built - between 1960 and 1965, according to the directories.⁶⁴



1945 aerial, showing extent of the precinct (and the original extent of the Estate). Slate roofs are evident to all the houses, as is the double width holding for 85 Harcourt Street⁶⁵ (Source: Landata, project no.5, run 23, frame 58774)

⁶² Age, 23 November 1907, p3

⁶³ 'Auctions', Herald, 23 April 1921, p20

⁶⁴ Sands & McDougall directories, 1960, p463; 1965, p488



Harcourt Street Heritage Assessments

Citation

Details of the house at 89 Harcourt Street were provided in a 1951 sale notice which at the time was known as *Lymwark*.⁶⁵ The house was sold soon after the death of the notable long-standing occupant, Jessie Isabel Henderson, who owned the site for nearly half a century.⁶⁶ Jesse Henderson CBE (1866-1951) was a pioneering voluntary social worker and an influential advocate for women's rights and needs during the first part of the 20th century including antenatal care, equal pay for equal work, and providing relief for unemployed young women during the 1930s economic depression.⁶⁸

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Thematic Context

'City of Boroondara Thematic Environmental History', Built Heritage 2012

- Theme 6: Building Towns, Cities and the Garden State
 - Subtheme 6.3.2 - Creating prestigious residential areas: A Gentleman's Retreat 1850s to 1890s. This theme relates to the development during the second half of the 19th century. At the end of the 19th century (as captured on contemporary MMBW plans, prepared as the area was sewered), the north-eastern corner of Hawthorn in the vicinity of the subject precinct was more sparsely settled than areas further west.
 - Harcourt Street, Hawthorn – one of Hawthorn's premier residential strips is noted, however the identified mansions are located at the west end.⁶⁹
- Theme 5: Building Victoria's Industry and Workforce
 - Subtheme: 5.2 – Developing a Manufacturing Capacity, Early twentieth century developments (1900-1940). During the early 20th century, Hawthorn underwent a relatively rapid factory development, especially along Burwood and Camberwell roads, in comparison to other parts of the municipality such as Kew to the north.⁷⁰ A presumably less common trend is the occasional industrial development in an otherwise suburban residential area, however a few similar examples to the rear of residential sites are noted.
 - During the Interwar period, this quarter of Hawthorn East was developed into a small centre of industrial development in an otherwise residential area, initially by the King family – that included 9-11 Westley Street. Most of the related fabric has been demolished or altered. The garage at 83 Harcourt Street was owned by the Kings, but probably after it was constructed. It was employed by a wood carver at the least (date not known).

Comparative Analysis

The *Smythesdale Estate Precinct* is an example of a late Victorian period development, with all houses constructed over about a five-year period 1887-1892, just before the state entered a period of economic depression during which the demand for housing decreased due to a shrinking/stagnant population.

The precinct consists of a small intact group of mostly suburban villas, one cottage (14 Carlyle Street), and one substantial example (89 Harcourt Street). Only one house has a symmetrical façade (89 Harcourt Street), which was the common format in the Hawthorn (East) area, whereas the others have an asymmetrical footprint consisting of a projecting bay with an offset verandah rather than a verandah extending the width of the facade. The asymmetric frontage is indicative of a purer application of the Italianate style as employed in the state from about 1850 - a key early example is Toorak House (21 St Georges Road, Toorak). This style was rarely academically applied but was rather more about creating an impression of being 'Italian'. The grandest versions incorporated a tower, however cast iron, which is not commonly associated with grand Italian architecture, came to be associated with the style after it was popularised with the 1880 Melbourne exhibition. Though many late 19th century houses are not necessarily indicative of this style, this nomenclature has been generally employed for most late 19th century houses, regardless of their footprint and to what extent they reflect the style. In addition, the precinct is distinguished by three houses having a front gable end, whereas most houses during the late 19th century in the area had a fully hipped roof.

⁶⁵ The Victorian period house at 6 Carlyle Street still stood at this time. West of 14-18 Carlyle Street was a large industrial complex established by the King family of 18 Carlyle Street (demolished), as well as the extant factory at 9A Westley Street.

⁶⁶ Age 3 March 1951, p25. At the time, it consisted of 11 rooms.

⁶⁷ Certificate of Title, vol. 3173, folio 402. Jessie Henderson acquired the site in December 1906.

⁶⁸ Richard Trembath, 'Henderson, Jessie Isabel (1866-1951)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, 1963, accessed online 18 July 2022 (<https://adb.anu.edu.au/biography/henderson-jessie-isabel-6632/text1142f>).

⁶⁹ Built Heritage, City of Boroondara Thematic Environmental History', 2012, pp127-128

⁷⁰ Built Heritage, City of Boroondara Thematic Environmental History', pp93-94

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- HO151 – Harcourt Street Precinct. A large precinct at the west end of Harcourt Street and (parts of) adjoining streets. The core of this precinct are the Victorian period mansions on the north side of Harcourt Street which are complemented by some substantial Federation period houses, and generally smaller Interwar period examples (including semi-detached pairs). The character of the precinct as such varies with some distinct pockets including Bayview Avenue.
 - Bayview Avenue (part of HO151): A consistent streetscape consisting of 22 late Victorian houses. They formed the greater part of the Bayview Estate of 1884, which was largely developed by 1890.⁷¹ The houses are generally intact, single storey, mostly villas with a few cottages at the southern end, and mostly timber-framed with a few masonry examples (polychrome or rendered) on the higher ground at the north end of the street. All are hipped roof except for one with a gable end, which dates to the Federation period. By comparison with the subject precinct only about a quarter of the Victorian period houses have an asymmetrical format, with the rest having a symmetrical façade. Many also retain slate cladding to the roof.
- HO160 – Rathmines Grove Precinct, Hawthorn East: A small, cul-de-sac precinct of intact, single storey, late Victorian period houses, built at a parallel time with the subject precinct.⁷² By comparison with the subject precinct, all have symmetrical facades and full-width verandahs. Similar to the subject precinct, they are mostly timber-framed with ashlar boards to the façade, with a few rendered masonry examples, and cast iron detailing has been employed to the verandahs. Few houses retain slate clad roofs.
- HO161 – Ryeburne Avenue Precinct, Hawthorn East: A larger precinct, with a mixture of Victorian, Federation and Interwar period houses, with the highest representation from the Federation period. The Victorian period phase represents less than a fifth of the building stock, generally Italianate villas, and is concentrated on the south side of Rathmines Road. Both brick (polychrome or render) and timber-framed with ashlar boards to the facades are represented with more having a symmetrical façade than not. They are generally intact though evident changes include removal/modification of chimneys and altered/infilled verandahs.
- HO841 – Brickfields Environs Precinct. A larger, mixed precinct with housing stock from the Victorian, Federation and Interwar periods, generally of a more modest scale than evident in the subject precinct, as it was located near the brickworks. Both timber-framed and brick examples, generally single-fronted cottages, are represented. Many of the houses are paired or in small rows and few retain slate roof cladding.
- HO843 – Smith’s Paddock (Burwood Reserve) Environs Precinct: A larger, more varied precinct with a mixture of Victorian, Federation and Interwar period houses. In Auburn Parade, there is a range of Victorian period houses either timber or brick, including both groups/rows of cottages and free-standing villas, only a few of which have an asymmetrical façade. The setbacks and lots sizes are generally smaller than in the subject precinct. Whilst generally intact and some retaining slate clad roofs, several houses have been reclad in (glazed) terracotta tiles. To Burwood Road, there are also some Queen Anne style examples from the Federation period and Californian Bungalows and Old English style houses from the Interwar period.
- HO844 – Longford Estate and Environs Precinct. A larger mixed precinct mostly Victorian with some Federation period and a few Interwar period, with several infill and altered places. There is one, bichrome house with a front gable end to Invermay Grove and some asymmetric facades, though often the type evident in other precincts in Hawthorn where the projecting bay is relatively narrow and the verandah wraps across it.
- HO845 – Essington Estate & Environs Precinct. A larger precinct mainly with housing stock dating to the early 20th century, especially Federation period, with lesser contribution from the earlier Victorian and later Interwar period. With Victorian period examples mainly dating to the early 1890s, they often have an asymmetric façade but are mostly face brick, often red with cream/brown brick banding, so different to the examples in the subject precinct.

Elsewhere in Hawthorn, there are other precincts with mainly 19th century housing but of a different character for instance:

⁷¹ Age, 29 April 1884, p2. The Bayview Estate also included the adjoining parcels in Harcourt Street and Rathmines Road. Sands & McDougalls directory, 1890, p254

⁷² Sands & McDougalls directories. By 1890, 15 houses had been constructed in Rathmines Grove, though the street was not listed in 1885. The street derives from two separate subdivisions in conjunction with adjoining properties in Harcourt Street and Rathmines Road.



Harcourt Street Heritage Assessments

Citation

- HO146 – Central Gardens Precinct Hawthorn: A large precinct characterised by modest Victorian brick and timber workers' houses (either attached or detached), most dating from the 1880s and 1890s, with some villas. There are also examples from the Federation and Interwar periods.

Previous Assessment

5, 10 and 18 Carlyle Street, and 83, 85, 87 and 89 Harcourt Street C grade (local significance) – Meredith Gould, Hawthorn Heritage Study, Appendix 2, 1993.



Harcourt Street Heritage Assessments

Citation (May-July 2021)

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings and/or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Recommended for inclusion in the Heritage Overlay of the Boroondara Planning Scheme to the extent shown (relating to the relevant title boundaries).



Recommended extent of heritage overlay
(Source: Nearmap, 2021)



