

# URBAN PLANNING DELEGATED COMMITTEE



## AGENDA

(Open to the public)

**6.30pm, Monday 5 June 2023**

Council Chamber, 8 Inglesby Road, Camberwell

Date of Issue: 26 May 2023

Please note: No audio, video, photographic or any other recording of proceedings at Council or Delegated Committee meetings is permitted without written authority from Council.

## Order of Business

- 1 **Adoption and confirmation of the minutes of the Urban Planning Delegated Committee meeting held on 15 May 2023 and 22 May 2023**
- Declaration of conflict of interest of any councillor or council officer**
- 2 **Presentation of officer reports**
- 3
  - 3.1 86 Wattle Road, Hawthorn - Preliminary consultation outcomes and request for permanent Heritage Overlay
- 4 **General business**
- 5 **Urgent business**
- 6 **Confidential business**
- 7 **Close of meeting**

## Table of contents

3 Presentation of officer reports .....	3
3.1 86 Wattle Road, Hawthorn - Preliminary consultation outcomes and request for permanent Heritage Overlay .....	3

### 3 Presentation of officer reports

#### 3.1 86 Wattle Road, Hawthorn - Preliminary consultation outcomes and request for permanent Heritage Overlay

##### Executive Summary

###### Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee of an application to demolish the property at 86 Wattle Road Hawthorn, and to seek a resolution to request authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property on a permanent basis.

###### Background

In March 2021, a request was received from residents that Council investigate the heritage significance of Wattle Road, Hawthorn.

Officers engaged GML Heritage to carry out an investigation. GML Heritage have prepared draft citations for a number of properties in Wattle Road, including 86 Wattle Road. Consultation is currently underway on the potential heritage for those properties with the outcome of the consultation expected to be considered by the UPDC in the coming months.

On 6 March 2023 an application for report and consent to demolish the property was lodged under Section 29A of the *Building Act 1993*. In response, the application for demolition has been suspended and an application made to the Minister for Planning for an interim Heritage Overlay for the property, in accordance with Council's adopted Section 29A process. To date, the Minister has not made a decision regarding the application.

Officers from the Department of Transport and Planning (DTP) have now advised that a request for authorisation for permanent Heritage Overlay must be lodged by early June to support the interim Heritage Overlay request (as required by *Planning Practice Note 29 - Ministerial powers of intervention in planning and heritage matters*). If authorisation is not lodged within the specified timeframe, the interim Heritage Overlay is likely to be refused. If the Council's request for interim heritage protection is refused, Council must consent to the demolition of the property.

Lodging the request for a permanent Heritage Overlay means that DTP will undertake a merits assessment of the application rather than refusing it outright. It does not guarantee that the interim Heritage Overlay will be approved.

###### Key Issues

Officers carried out preliminary consultation on the draft citations from 10 February to 22 April 2023. One submission was received that specifically related to 86 Wattle Road, Hawthorn.

Key issues raised in the submission include:

1. The property has only recently been purchased by the owner and they were not aware of the proposal prior to purchasing.
2. The house is in poor repair and is uninhabitable.

3. It had been proposed to demolish the existing property and build a new house on the property.
4. The existing house is small, poorly sited and not as impressive as surrounding properties.

A response to the points raised in the submission is included in **Attachment 1**. No changes are proposed to the heritage citation and the site is recommended for inclusion in the Heritage Overlay as an individually significant place.

Officers also note that there were a number of submissions that expressed general support or opposition to the heritage study without specifically referring to 86 Wattle Road, Hawthorn.

The deadline set by DTP means that progressing 86 Wattle Road, Hawthorn to a planning scheme amendment must be prioritised. The feedback received for other properties in Wattle Road recommended for heritage protection is still being reviewed and will be considered at a future UPDC meeting.

#### Next Steps

Officers recommend that the UPDC resolve to adopt the draft heritage citation for 86 Wattle Road, Hawthorn and to seek authorisation to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property.

## Officers' recommendation

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 draft Wattle Road heritage study specifically related to 86 Wattle Road, Hawthorn.
2. Endorse the officers' response to the preliminary feedback received and recommended changes to the draft heritage citation outlined in **Attachment 1**.
3. Adopt the heritage citation for 86 Wattle Road, Hawthorn contained in **Attachment 2**.
4. 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 the property in the Heritage Overlay on a permanent basis.
5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.
6. 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.

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

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## **1. Purpose**

The purpose of this report is to:

- Provide a summary of the outcomes of the preliminary consultation process and key issues raised in the feedback to the Wattle Road Heritage Study (the Study) specifically related to 86 Wattle Road, Hawthorn (**Attachment 1**).
- Seek a resolution from the Urban Planning Delegated Committee (UPDC) to:
  - Adopt the heritage citation for 86 Wattle Road, Hawthorn (**Attachment 2**).
  - Write to the Minister for Planning to request authorization to prepare and exhibit a planning scheme amendment to place a permanent Heritage Overlay on 86 Wattle Road, Hawthorn.

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

### **Boroondara Community Plan 2021-2031**

The Boroondara Community Plan 2021-31 sets out the 10-year vision for Boroondara's future based on values, aspirations, and priorities important to the community.

The heritage assessments implement Strategic Objective 4 of the Plan: *Protect the heritage and respect the character of Boroondara, while facilitating appropriate, well-designed development.*

Specifically, the amendment implements the following strategy:

- **Strategy 4.1** - Boroondara's heritage places are protected through ongoing implementation of heritage protection controls in the Boroondara Planning Scheme.

### **Heritage Action Plan 2016**

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

The heritage study is consistent with the following purpose of the Heritage Action Plan 2016:

- Identify opportunities to improve the protection, management, and promotion of the City's heritage assets (including public and private buildings, parks, gardens, public spaces, objects and other features).

## Boroondara Planning Scheme

The identification and protection of the subject sites through the Heritage Overlay is consistent with the Planning Policy Framework (PPF), including the following Clauses:

- Clause 02.03-4 - **Built environment and heritage** of the Municipal Planning Strategy which includes the strategic direction to *'protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape'*.
- Clause 15.03-1S - **Heritage conservation** which seeks to *'ensure the conservation of places of heritage significance; and to identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme'*.
- Clause 15.03-1L - **Heritage in Boroondara** which seeks to *'preserve significant heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'*.

The PPF seeks to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

## Plan Melbourne 2017-2050

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

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

Specifically, Policy 4.4.1 *'Recognise the value of heritage when managing growth and change'* acknowledges the need for *'continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change'*.

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

## Planning and Environment Act 1987

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

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

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

### 3. Background

#### *Community nomination and preliminary consultation*

In March 2021, a request was received from residents that Council investigate the heritage significance of Wattle Road, Hawthorn.

Officers engaged GML Heritage to carry out an investigation. While a preliminary investigation did not find justification for a heritage precinct that covered the entire street, it did identify some individual properties that warranted further investigation as individually significant places. 86 Wattle Road, Hawthorn is one of these places. GML Heritage have now prepared draft citations for these identified properties.

#### *Section 29A demolition application and interim Heritage Overlay request*

On 6 March 2023 an application for report and consent to demolish the property was lodged under Section 29A of the *Building Act 1993*. In response, the application for demolition has been suspended and an application made to the Minister for Planning for an interim Heritage Overlay for the property, in accordance with Council's adopted Section 29A process. To date, the Minister has not made a decision regarding the application.

Officers from the Department of Transport and Planning (DTP) have now advised that a request for authorisation for permanent Heritage Overlay must be lodged by early June to support the interim Heritage Overlay request (as required by *Planning Practice Note 29 - Ministerial powers of intervention in planning and heritage matters*). If authorisation is not lodged by early June, the interim Heritage Overlay is likely to be refused. However, DTP officers also noted that an in-depth, merits assessment of the interim Heritage Overlay application had not yet been carried out, and that lodging an application for authorisation for a permanent Heritage Overlay was not a guarantee that the interim Heritage Overlay application would be approved.

If Council's request for interim heritage protection were to be refused by the Minister for Planning or his delegate, Council would have to issue consent for the demolition of the property. This would allow the building to be legally demolished.

### 4. Outline of key issues/options

#### **Preliminary consultation outcomes**

Preliminary consultation was carried out on the prepared draft citations from 10 February to 22 April 2023.

Officers are currently reviewing the feedback received and will present a report to the UPDC for future consideration. Council has received more than 120 responses to date.

#### **86 Wattle Road, Hawthorn**

One submission was received that related specifically to 86 Wattle Road, Hawthorn. A summary of that submission and an officer response is included in Attachment 1.

The key issues raised in the submission were:

1. The property has only recently been purchased by the owner and they were not aware of the proposal prior to purchasing.
2. The house is in poor repair and is uninhabitable.
3. It had been proposed to demolish the existing property and build a new house on the property.
4. The existing house is small, poorly sited and not as impressive as surrounding properties.

Officers also note that there were a number of submissions that expressed general support or opposition to the heritage study without specifically referring to 86 Wattle Road, Hawthorn.

The deadline set by the Department of Transport and Planning for a request for authorisation for permanent Heritage Overlay to be lodged by early June means that progressing 86 Wattle Road, Hawthorn to a planning scheme amendment must be prioritised. As noted above, failing to progress the permanent Heritage Overlay is likely to result in the property being demolished.

Officers will continue to review the feedback received for other properties in Wattle Road recommended for heritage protection and will prepare a report for consideration by the UPDC in due course.

### **Recommendation**

Officers recommend that the UPDC resolve to adopt the draft heritage citation for 86 Wattle Road, Hawthorn, and seek authorization to prepare and exhibit a planning scheme amendment to place a Heritage Overlay over the property on a permanent basis.

## **5. Consultation/communication**

All property owners and occupiers within the study area were notified in writing of the draft Study and were invited to provide feedback. The draft Study was also available on Council's website and at the planning counter.

Owners and occupiers of the affected and adjoining properties were notified of this UPDC meeting, as well as all submitters to the preliminary consultation process.

If the UPDC resolves to proceed with a planning scheme amendment to place a Heritage Overlay over 86 Wattle Road, Hawthorn, residents will be able to lodge submissions as part of the formal amendment exhibition process and present their views at a future UPDC meeting. This will include formal notification to all owners and occupiers of land, as required by Section 19 of the *Planning and Environment Act 1987*.

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

Cost associated with the preparation and implementation of the Study will be funded through the Planning and Placemaking operational budget.



## **7. Governance issues**

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The recommendation contained in this report is compatible with the Charter of Human Rights and Responsibilities 2006 as it does not raise any human rights issues.

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

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

**Manager:** David Cowan, Manager Planning and Placemaking

**Report officer:** Nick Brennan, Senior Strategic Planner

Sub no:	Seek changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
1	Yes	<p>Submitter is opposed to the recommendation to include 86 Wattle Road on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The submitter completed the settlement of the property immediately prior to the consultation.</li> <li>2. The house is in an unliveable and decrepit state and it was planned to rebuild the home. Placing a heritage status would make this process much more difficult and time consuming.</li> <li>3. The submitter has spent all their life savings for this property to build their dream home in their dream suburb. Having heritage overlay would shatter their hopes and break their heart and would be very cruel when they have literally just bought it under the impression that there was no heritage. Do not place a heritage overlay on this property. The submitter wants to make a home for themselves in a beautiful suburb. This will be their first home so any less obstacle for them will be sincerely appreciated.</li> <li>4. The current old house is very small and compact taking up very little space of the property and is not being used efficiently for the relatively large land which is mostly filled with shrubs.</li> <li>5. The design of the house is very simple and is architecturally unimpressive, it is clearly inferior to its immediate neighbours.</li> </ol>	<ol style="list-style-type: none"> <li>1. The ownership status of the property or whether it has changed ownership is not a relevant consideration for whether a house should be included in the Heritage Overlay.</li> <li>2. The condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Whether works are required to repair or maintain a house are not relevant considerations for whether a house should be included in the Heritage Overlay.</li> <li>3. The submitter's plans for the development of the site are not considered a relevant matter when determining the heritage significance of the property.</li> <li>4. While the front setback is noted in the Statement of Significance as an important element of the property, the rear gardens are not. There would be no specific limitation on any future works to the rear of the property to expand or extend the dwelling, subject to Council planning permit assessment. The size of the dwelling relative to the land is not considered a relevant matter when determining the heritage significance of the house.</li> <li>5. The Statement of Significance describes the property as a highly intact Italianate villa which retains its original front garden setting and layout. the house demonstrates key characteristics associated with the Italianate style, including its slate hipped roof, moulded</li> </ol>	<b>No changes recommended. Include property in Heritage Overlay.</b>

Sub no:	Seek changes to recommendation?	Summary of submission	Officers' response	Officers' Recommendation
			eaves brackets, bi-chromatic brickwork (front façade overpainted), cast iron verandah, tripartite sash windows and face brick chimneys with cement caps. Adjoining properties have also been identified as having heritage significance through the Wattle Road Heritage Study. Whether the property is of greater or lesser heritage significance than surrounding properties is not relevant to whether the house is of heritage significance.	



## 86 Wattle Road

**Prepared by:** GML Heritage

**Address:** 86 Wattle Road, Hawthorn 3122

<b>Name:</b> Cloughfin	<b>Survey Date:</b> December 2021
<b>Place Type:</b> Residential	<b>Architect:</b> unknown
<b>Grading:</b> Significant	<b>Builder:</b> unknown
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1882



Figure 1 86 Wattle Road, Hawthorn. (Source: GML 2022)

### Historical Context

The area of Wattle Road, Hawthorn, is on the traditional Country of the Wurundjeri Woi-wurrung.

Pastoralists moved into the Boroondara district in the 1830s. In 1837 John Gardiner took up a pastoral licence over an extensive area that encompassed much of Hawthorn, including present-day Wattle Road. The land occupied by Wattle Road and adjacent streets was surveyed as Crown allotments 45 and 46 in the Parish of Boroondara and was offered for sale in 1843; these allotments were first acquired by Matthew Hughes (McWilliam 1997:20).

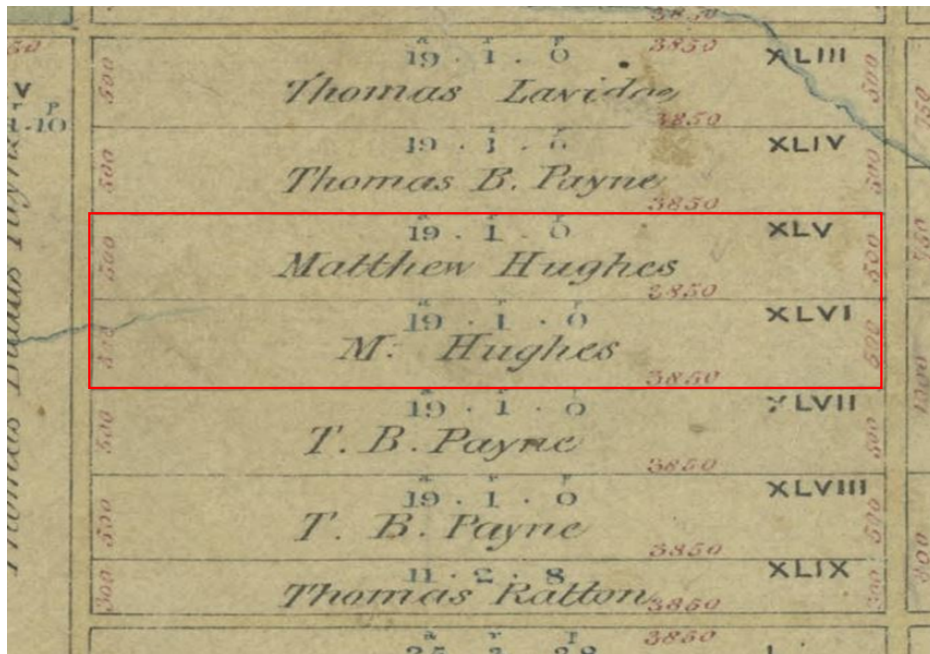


Figure 2 1855 cadastral plan showing Crown allotments 45 and 46, Parish of Boroondara. The extent of land fronting Wattle Road is outlined in red. (Source: PROV, VPRS 8168/P0002 339 with GML overlay)

The first residents in Hawthorn were an eclectic mix that included farmers, as well as those in trades, business, politics, and the military (Context 2012:4). While Hawthorn was developed primarily as a residential area, by the early 1850s agriculturalists constituted a quarter of its population. Viticulture proved a successful early enterprise, with Boroondara being the third-richest grape growing region in Melbourne (after Coburg and Bundoora) led by French, English and German communities that cultivated small plots with grape vines (Context 2012:5, Peel et al 1993:20).

The colonial politician and historian William Westgarth noted that the German community's 'industry, frugality, sobriety and general good conduct had made them excellent colonists' in South Australia. With support from the Commissioners of Emigration, Westgarth began a campaign to encourage German people who were experienced vinedressers and gardeners to emigrate to Victoria (Royal Historical Society of Victoria). The Hamburg firm of J Godfrey & Son made an appealing offer to help encourage German immigration (Meyer 1990:23). The company brought out a number of families from Silesia in Prussia from 1850. J Godfrey & Son coordinated their travel arrangements, with shipping costs covered by the Colonial Land Fund (a body in England that oversaw immigration to Australia before the colonies became self-governed) (NAA). As a result, a German community of vinedressers and gardeners was established in Hawthorn in 1850 (Meyer 1990:23). During the 1850s approximately 10,000 German immigrants arrived in Melbourne, and by the early 1860s they had settled mainly in Boroondara, Heidelberg and Malvern (Peel et al 1993:20).

Five German families (headed by Christian Finger, Gustave Kobelke, Gottlieb Aurisch, Johann Fankhauser and Karl Roemer) arrived in the Hawthorn area in 1850 (McWilliam 1978:7). A contemporary account claims that the German immigrants purchased 40 acres of land at £10 per acre (Argus, 29 November 1884:4). In 1851 Hughes sold allotments 45 and 46 to Edward Kobelke, who



then sold one-third of the land to Christian Finger and one-third to Johann Fankhauser (McWilliam 1997:30). The German settlers also purchased land in areas surrounding Wattle Road. Christian Finger purchased part of Crown allotment 64 at the corner of Glenferrie Road and Oxley Road in 1852. The same year, his son Henry Finger purchased part of Crown allotment 67, situated south of Liddiard Street (McWilliam 1997:21). Finger's property was divided by a lane (today's Wattle Road). He planted a vineyard on the site of present-day 41 Wattle Road. The natural attributes of the location made it amenable for vineyards. The land was on a gentle slope, and it was close to the Yarra River, which provided a ready water supply.

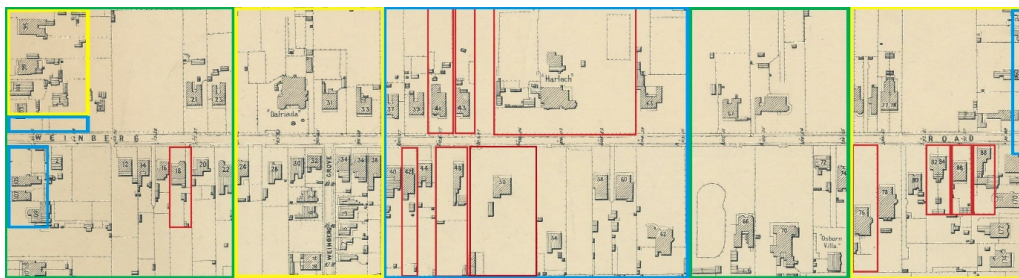


Figure 3 Extract from Melbourne & Metropolitan Board of Works Detail Plans Nos 55 and 56 (combined), dated 1901, showing the areas of land owned by German immigrants from the early 1850s: Edward Kobelke (green), Christian Finger (blue) and Johann Fankhauser (yellow). Individual houses in this study are marked in red. (Source: State Library Victoria; McWilliam 1997 with GML overlay)

In an early history of Hawthorn, published in 1910, CGA Colles recounted the early German beginnings of Weinberg Road:

*In the year 1850, five German families arrived in Hawthorn, and took up land in continuous blocks... which for some years they sedulously cultivated... These were men who changed the unfruitful earth into beautiful gardens. Weinberg-road [now Wattle Road] ... originally a lane for their carts... called by the earlier residents German Lane, was so named by them on account of the vineyards through which it passed; for one-time Hawthorn was largely a grape-growing district. (Colles 1910, quoted in McWilliam 1997:7)*

By the end of the 1850s Weinberg Road was referred to locally as 'German Lane' and 'German Paddock' due to the number of German migrants who had settled there. In 1860 a group of residents, including Finger, Kobelke, Fankhauser, Schober, Aurisch, Gottke, Bruse and Bonwick appealed to the Hawthorn Borough Council to have the road developed and named. The residents asked that the road be formally named Weinberg Road, *weinberg* being the German word for vineyard (McWilliam 1997:21). This is believed to be the first officially named road in Hawthorn (McWilliam 1997:1). The narrow width of the road today is suggestive of early references to the road as a lane. Water from Yan Yean was laid on in 1868 (*Argus*, 1868).

The 1860s was a decade of transformation and prosperity for Hawthorn. Suburban development was spurred by the election of Hawthorn's first municipal council in 1860, making it the geographic centre of the city, alongside the opening of the railway to Hawthorn in 1861 (Context 2012:10). The coming of the railway led to an influx of middle-class residents who were able to commute between Melbourne and the suburbs. A surge of development of public and private buildings followed, including various churches and schools, to cater to the growing population (Context 2012:10).



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

The residential composition of Hawthorn shifted again in the 1870s as the subdivision of larger estates gathered momentum when, following the death of some leading district pioneers, large properties were sold to developers, who divided them into residential lots (Context 2012:10). While a pattern of selling off portions of larger properties was true of Weinberg Road in the 1870s, no evidence has been found (such as estate subdivision plans) that indicates the land was sold to developers to be subdivided. Nevertheless by 1875 over 40 homes had been constructed on Weinberg Road, which was nearly double the number built in the 1860s.

The Melbourne land boom of the 1880s greatly stimulated speculative subdivision and residential development in Hawthorn. This period of economic buoyancy in Hawthorn was further stimulated by the extension of the railway from Hawthorn to Lilydale in 1882 and the spur railway from Hawthorn to Kew in 1887. The pattern of speculative subdivision continued in many parts of Hawthorn as the number of large private estates declined to accommodate the growing professional middle class who were settling in Hawthorn at this time (Context 2012:5). The German families sold off portions of their land through the 1880s in a more ad hoc way and, by 1890, 50 houses had been built on Weinberg Road (Poole 2018). During the 1880s the German presence in Hawthorn began to dissipate, and many of the original farming families relocated their vineyards and orchards elsewhere. The Fankhausers, for example, moved to Balwyn, where they lived south of Belmore Road.

An exception to this pattern of ad hoc land sales along Weinberg Road was Weinberg Grove (now Wattle Grove) which was subdivided and developed from the 1880s (Weinberg Grove 1886 subdivision plan, SLV).

The early 1900s brought new prosperity and the return of suburban and commercial development after the economic depression of the 1890s. The electric tramlines built between 1913 and 1918 in Burke Road, Camberwell Road and Riversdale Road provided improved public transport, connecting local residents with Hawthorn's commercial centres and providing ready access to the city (Context 2019:1). The City of Hawthorn changed the name of Weinberg Road to Wattle Road during World War I due to growing anti-German sentiment (Built Heritage 2012:37).

The first half of the twentieth century saw a number of Wattle Road's large land holdings subdivided, creating new streets and courts. These included Vivian Grove (1911), Burton Avenue (1912), New Street (1923), Carson Crescent (1924), Finchley Court (1940) and Ardene Court (1957).

The early postwar period saw significant change in Wattle Road with the demolition of a number of its early houses and the construction of large unit developments. Up until this time, many early houses had retained their substantial allotments. Similar development has continued throughout the late twentieth century and into the twenty-first. In recent years there has been further demolition of early Victorian houses and the construction of multi-unit developments and, more recently, substantial blocks of apartments.







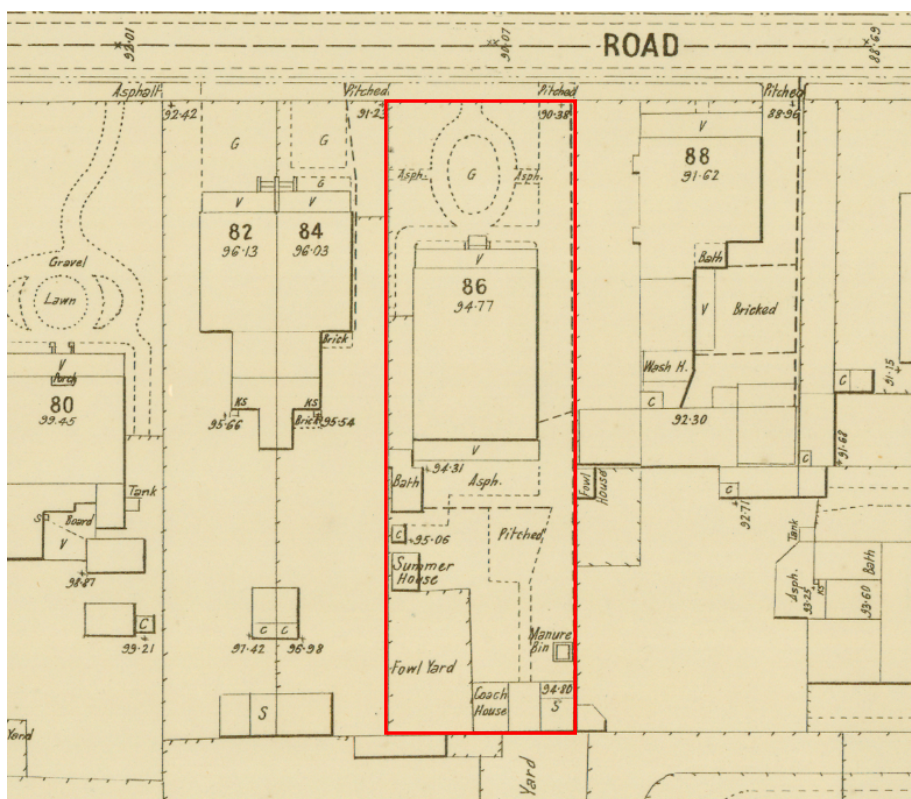


Figure 5 Detail of 86 Wattle Road (outlined in red) from Melbourne and Metropolitan Board of Works detail plan No. 1484, City of Hawthorn, 1902-03. The map shows an oval lawn and surrounding asphalt pathway in the front garden and several elements in the rear, including a back verandah, separate bathroom, summer house, coach house and fowl yard. (Source: State Library Victoria with GML overlay)

From 1918 to 1964 the house was sold numerous times and rented out to different tenants (CT V4140 F834; RB; S&McD 1918-1964). In 1964 the property was purchased by a Mrs Altman, who divided its ownership equally between her four children (CT 4140 F834). Mrs Altman resided at the property until at least 1980. The property has not been sold since 1964 (RB; Ancestry 2022).

Council does not hold building card records of alterations or additions being made to the property. Changes visible from the public domain include overpainting of the front façade and concreting of the floor of the front verandah.



Figure 6 The subject site in 1945, marked in blue.  
(Source: LANDATA with GML overlay)



Figure 7 The subject site in April 2022. Note the front garden layout with oval pathway as recorded in the MMBW Detail plan in 1902. (Source: Nearmap)

## Description

86 Wattle Road, Hawthorn, is a double-fronted single-storey brick villa built in 1882 for printer Charles Edgerton. Located on the southern side of Wattle Road, between Ardene Court and Glenferrie Road, the house has a generous setback from the street with its early garden with large semi-circular lawn and pathway layout still intact (MMBW Detail Plan 1484, 1902–03).

Symmetrical in form with a cast iron verandah across its front, the brick house has a hipped slate roof and is slightly elevated on bluestone foundations. Three extant chimneys are of bi-chromatic bricks. The main hipped roof of the house displays the typical 'M' profile of Victorian-era houses, with a central box gutter. Across the rear of the house a secondary corrugated iron hipped roof appears early, with an extant chimney at its western end.

The house is simply detailed and features shallow boxed eaves, concrete eaves brackets and a simple cornice line of raised brickwork. Under the verandah, a centrally placed four-panel timber front door with a moulded glazed door surround is flanked by double-hung tripartite sash windows with



barley sugar colonettes. The walls have been overpainted. The bichromatic bricks of the chimneys suggest that the original walls under the paint may also feature bichromatic brick.

Key features of the building and landscape include:

- deep front setback with early garden and pathway layout;
- symmetrical built form with slate and corrugated iron hipped roof and shallow boxed eaves, concrete eaves brackets and simple raised brick string course;
- bluestone foundations;
- bichromatic brick walls (front façade overpainted) with cast iron verandah;
- bichromatic brick chimneys with concrete caps;
- four-panelled timber front door with decorative glazed surround;
- tripartite timber double hung sash windows with colonettes (north elevation);
- standard double-hung timber sash windows elsewhere.

Externally the house at 86 Wattle Road, Hawthorn does not appear to have had major alterations or additions since it was built 140 years ago. The form of the early front garden is unaltered from its 1902–03 layout.

### **Integrity**

86 Wattle Road, Hawthorn is highly intact; very few changes to the original or early fabric are visible. The building retains its original built form, roof form, brick walls (now overpainted) and window and door openings and joinery. Original details include its bluestone foundations, slate and corrugated iron hipped roofs, cast iron verandah, eaves brackets, raised brick cornice line and three extant chimneys.

The integrity of the place is enhanced by the retention of the early front garden layout out shown on the 1902–03 MMBW plan. The concrete pathway surface is likely to be early but is not original; the pathway in 1902–03 was asphalt (MMBW). Council holds no building records of alterations or additions to the property. While the overpainting of the brickwork somewhat diminishes the integrity of the place, this is reversible.

Overall, the place has very high integrity.

### **Comparative Analysis**

The emerging prosperity of Hawthorn during the 1860s and 1870s resulted in a substantial population boom. Consequently, numerous large private landholdings and estates were subdivided to capitalise on the growing demand for residential allotments. Most of this speculative subdivision saw the breaking up of large estates into residential streets and allotments.

In contrast, having first been subdivided among the early German families in the 1850s, the land along Wattle Road underwent more ad hoc subdivisions during the 1870s and 1880s. New streets off Wattle Road, except Wattle Grove, were not created until the first half of the twentieth century. Unlike elsewhere in Hawthorn where the early subdivisions resulted in streetscapes of houses built over relatively short periods with largely consistent built forms and setbacks, Wattle Road maintained its lane-like character and developed a distinctive character from more ad hoc subdivision and



development patterns, becoming built out with houses of varying scale, elaboration and allotment sizes.

More recently, as the result of further subdivision and development, the distinctive character of Wattle Road has changed, and many of its early houses and their gardens have been demolished. The early allotments and houses that remain provide evidence of the street's origins and early suburban development that distinguishes this part of Hawthorn from elsewhere in the locality and in Boroondara.

Although the remaining early houses of the street vary in scale, setback and elaboration of detail, they all exhibit characteristics of the Italianate style.

The Italianate style is a mid-nineteenth century revival of earlier Italian architectural forms and details, especially those from the time of the Renaissance, which were in themselves a revival and reappraisal of Greek and most importantly Roman architecture.

The Italianate style was also associated (although less commonly in Victoria and chiefly in the 1840s to 1860s, but with lingering influence) with a revival of building forms of vernacular Italian rural buildings, particularly in their use of asymmetrical massing and towers, which produced a picturesque effect.

The Italianate style as applied to domestic architecture in Victoria favoured simple building forms, sometimes enlivened by bays and towers, with sheer wall surfaces in face brick (often bichrome or polychrome) or cement render, generally incorporating quoining (often as surface decoration if not necessarily a structural need).

Decoration in the Italianate style derived from Roman precedents and included elements from Classical entablatures and architectural orders, including a hierarchy of architraves, friezes and cornices with associated moulding, panels and brackets, applied to eaves, parapets and chimneys.

Eclectic touches were often married to the Italianate style, including Romanesque, Gothic, or stilted segmental arch-headed fenestration, incongruous replication of masonry features in timber, and excessive ornament that characterised the Boom style of the late nineteenth century.

The Italianate style is well represented in the Heritage Overlay in Boroondara. Individually significant examples included detached villas (both symmetrical and asymmetrical in plan), terrace houses and mansions. They are typically set within a garden with a low front fence at the street frontage. Detailing ranges from modest to elaborate, typically including features from the era such as cast iron verandah friezes and posts and polychrome masonry to the front façade. The level of intactness of the Victorian-era Italianate villas in the City of Boroondara is moderate to very high.

Comparable examples to 86 Wattle Road, Hawthorn which have been identified as being Individually Significant within the City of Boroondara, include:





Figure 8 65 Lisson Grove, Hawthorn (HO90) built in 1884–1886. (Source: VHD / Meredith Gould 1992)

65 Lisson Grove, Hawthorn is one of four single-storey houses built in Lisson Grove between 1884 and 1886 for John Trood, gentleman, as investments. The house is architecturally significant for the unusually intact condition of a standard villa form, and is historically significant for the illustration of Boom period speculative housing in the Lisson Grove area.



Figure 9 7 Elphin Grove Hawthorn, built in 1888. (HO425) (Source: VHD/Lovell Chen 2006)

7 Elphin Grove, Hawthorn is of local historical and architectural significance as a fine, representative and relatively externally intact example of a single-storey double-fronted Victorian Italianate villa set on a substantial suburban allotment. Although a series of substantial rear additions have been made, these do not detract from the presentation of the house.



Figure 10 189 Auburn Road, Hawthorn, built in 1887. (HO433) (Source: VHD/Lovell Chen 2002)

The house at 189 Auburn Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah. While not necessarily an uncommon type in Boroondara, 189 Auburn Road is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 191 and 193 Auburn Road.

Part of the front garden has been replaced by a driveway.



Figure 11 191A and 191B Auburn Road, Hawthorn, built in 1887. (HO434) (Source: VHD/Lovel Chen 2006)

The house at 191A and 191B Auburn Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah. It is enhanced by its grouping with the matching villas at 189 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing. Though the building has been subdivided to form two dwellings, this has had limited physical impact on the building and its setting. The front garden layout reflects the later subdivision of the building to form two dwellings.



Figure 12 44 Wattle Road, Hawthorn, built in about 1882. (HO137) (Source: GML 2022)

A double-fronted, symmetrical, single-storey rendered villa with timber verandah. Flat-front symmetrical façades as illustrated here were not often used after the 1870s, except on simple, usually weatherboard properties. This property is unusual for its use of the simple 1870s form on a substantial house.

44 Wattle Road is architecturally significant as a particularly fine example of a typical picturesque villa design from the early 1880s.

## Discussion

In comparison to the above examples, 86 Wattle Road compares well as a highly intact representative example of an Italianate villa built in the 1880s. As with the other examples, the single storey double-fronted, symmetrical house exhibits key features associated with that building type, including the slate hipped roof, moulded eaves brackets, cast iron verandah, tripartite sash windows and face brick chimneys with cement caps. Although overpainted, the use of bichromatic brickwork is directly comparable to the houses at 189 and 191 Auburn Road (HO433 and HO434).

The house at 86 Wattle Road is set apart from the above examples for its exceptional intactness which includes its original garden setting. The front garden retains its early form, with large semi-



circular lawn and pathway layout (originally asphalt) as evident on the 1902–03 MMBW plan. The form of the garden is typical of Victorian-era suburban houses and villas of the 1880s and 1890s, which were once common. The form of the garden appears to be unaltered.

Apart from the overpainting of the front façade and the cementing of the verandah floor, the house appears to have had no external alterations or additions since it was built 140 years ago.

Overall, 86 Wattle Road, Hawthorn is a particularly fine example of the Victorian-era, double-fronted house type expressed in the Italianate architectural style in its original garden setting. The symmetrical arrangement of the facade, slate hipped roof, eaves brackets, iron verandah, tripartite sash windows and face brick chimneys with cement caps are characteristic of this type and style. With an unusually high level of integrity and intactness, the subject house is a fine early representative example of its type.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, August 2018, modified for the local context.

*CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).*

86 Wattle Road, Hawthorn is of historical significance for the evidence it provides of an early and distinctive phase in the history of suburban development in Hawthorn. Early settlement in this part of Hawthorn along Wattle Road (established in the 1850s and then known as Weinberg Road) was associated with German immigrants who settled and farmed the land there between the 1850s and the early 1880s, establishing small vineyards and market gardens. Henry Hearne, gentleman, acquired several lots from Johann Fankhauser in 1877 and sold the subject site to printer Charles Edgerton in 1882. The Victorian-era house (built in 1882) and garden illustrate the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute understanding the City of Boroondara's cultural or natural history (research potential).*

N/A

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

86 Wattle Road, Hawthorn is of representative significance as a highly intact Italianate villa built in 1882 which retains its original front garden setting and layout. Overall the house demonstrates key characteristics associated with the Italianate style, including its slate hipped roof, moulded eaves brackets, bichromatic brickwork (front façade overpainted), cast iron verandah, tripartite sash windows and face brick chimneys with cement caps. The house and garden are of unusual very high intactness and integrity. The house appears to have had no major external alterations or additions



since it was built 140 years ago. The significance is enhanced by the retention of its original front garden setting which is uncommon for retaining its early form, including the oval lawn and pathway layout as shown on the 1902–03 MMBW plan. The garden form is typical of Victorian era suburban house and villa front gardens. (Criterion D)

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

N/A

*CRITERION F: Importance in ... (technical significance).*

N/A

*CRITERION G: Importance in (social significance).*

N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

N/A





## Statement of Significance

### What is significant?

86 Wattle Road, Hawthorn, built in 1882, is significant.

Elements that contribute to the significance of the place include:

- a deep front setback with early garden and pathway layout
- a symmetrical built form with slate and corrugated iron hipped roof with shallow boxed eaves, concrete eaves brackets and simple raised brick string course
- bichromatic brick walls with cast iron verandah
- extant bichromatic brick chimneys
- the original size and pattern of fenestrations
- tripartite timber double-hung sash windows with colonettes (north elevation); standard double-hung timber sash windows elsewhere
- four-panelled timber front door with decorative glazed surround.

### How is it significant?

86 Wattle Road, Hawthorn, is of local historical and representative (architectural) significance to the City of Boroondara.

### Why is it significant?

86 Wattle Road, Hawthorn is of local historical significance for the evidence it provides of an early and distinctive phase in the history of suburban development in Hawthorn. Early settlement in this part of Hawthorn along Wattle Road (established in the 1850s and then known as Weinberg Road) was associated with German immigrants who settled and farmed the land there between the 1850s and the early 1880s, establishing small vineyards and market gardens. Henry Hearne, gentleman, acquired several lots from Johann Fankhauser in 1877 and sold the subject site to printer Charles Edgerton in 1882. The Victorian-era house (built 1882) and garden illustrate the gradual subdivision and transfer of land from the early German landowners and the beginnings of suburban development in this part of Hawthorn. (Criterion A)

86 Wattle Road, Hawthorn is of local representative significance as a highly intact Italianate villa built in 1882 which retains its original front garden setting and layout. Overall the house demonstrates key characteristics associated with the Italianate style, including its slate hipped roof, moulded eaves brackets, bi-chromatic brickwork (front façade overpainted), cast iron verandah, tripartite sash windows and face brick chimneys with cement caps. The house and garden are of unusual very high intactness and integrity. The house appears to have had no major external alterations or additions since it was built 140 years ago. The significance is enhanced by the retention of its original front garden setting, which is uncommon for retaining its early form including an oval lawn and pathway layout as shown on a 1902–03 MMBW plan. The garden form is typical of Victorian era suburban house and villa front gardens. (Criterion D)



### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External paint controls</b>	
<i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal alteration controls</b>	
<i>Is a permit required for internal alterations?</i>	No
<b>Tree controls</b>	
<i>Is a permit required to remove a tree?</i>	No
<b>Solar energy system controls</b>	
<i>Is a permit required to install a solar energy system?</i>	Yes
<b>Outbuildings and fences exemptions</b>	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	No
<b>Victorian Heritage Register</b>	
<i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Prohibited uses may be permitted</b>	
<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal heritage place</b>	
<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
<b>Incorporated plan</b>	
<i>Does an incorporated plan apply to the site?</i>	No

### Identified by:

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