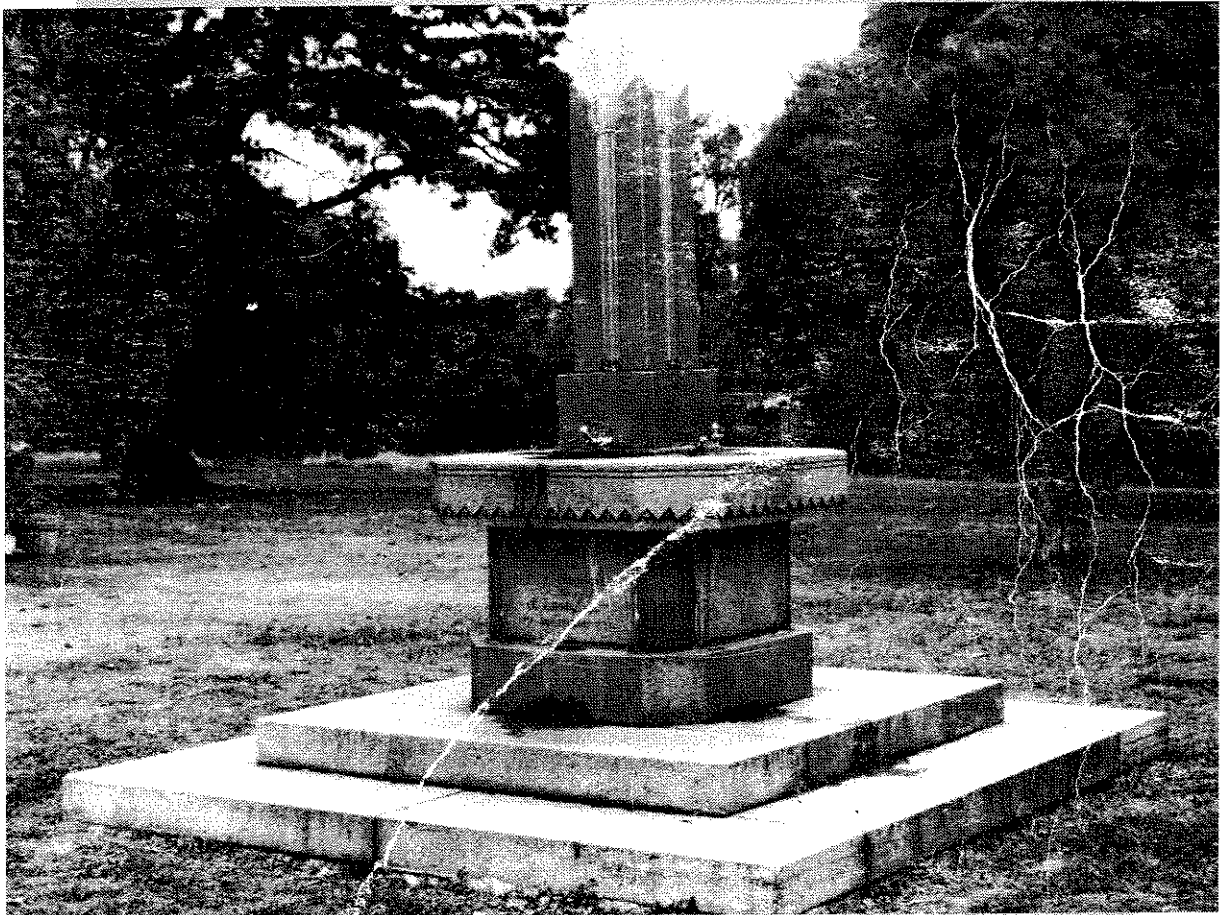


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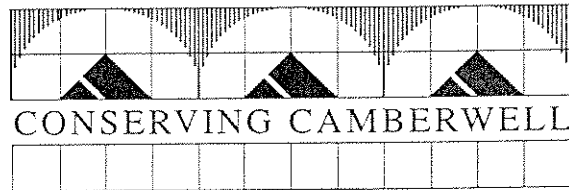
CAMBERWELL CONSERVATION STUDY 1991

RECOMMENDATIONS & GUIDELINES
Volume One



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CAMBERWELL URBAN CONSERVATION STUDY 1991

Few places portray the ideals of Australian suburban life as clearly as Camberwell. The Camberwell Urban Conservation Study 1991 shows us how this came to be, why it is important and how our heritage can be protected for future generations.

Urban conservation is not new to Camberwell. In the late 1970's a conservation study of the Maling Road, Canterbury, Shopping Centre environs was carried out by Jacobs Lewis and Vines, culminating in the "Canterbury Shopping Centre Environs - Urban Renewal Guidelines" in March 1981. This led to the introduction of conservation controls for this area of Canterbury.

In 1985/86, the first Camberwell Conservation Study was produced by Peter Sanders Pty. Ltd., Architects and Planners, in conjunction with sub-consultants Graeme Butler and Associates. The study area initially covered a significant portion of the central area of the municipality, with later detailed work concentrating on the areas adjacent to the Camberwell Junction. Conservation controls were subsequently introduced to the residential areas to the east and north of the Camberwell Junction.

Council commissioned the Camberwell Urban Conservation Study 1991 in the belief that the character and amenity of Camberwell is worth preserving. The Study has provided the detailed analysis of those aspects of Camberwell that are worthy of specific protection. In the light of that knowledge, Council now has a responsibility under the Planning and Environment Act 1987 to conserve our cultural heritage.

Council has decided to support many of the recommendations made by the consultants, but is committed to a process of public consultation before formally acting upon them. The consultation process includes a series of public forums which will enable residents to obtain further information and to be involved in discussions about urban conservation. Details of the forums are set out below.

FORUM 1	FORUM 2	FORUM 3	FORUM 4	FORUM 5	FORUM 6
<u>DATE</u> Tues 3rd March 7.30pm	Thurs 5th March 7.30pm	Tues 10th March 7.30pm	Thurs 12th March 7.30pm	Tues 17th March 7.30pm	Thurs 19th March 7.30pm
<u>PRECINCT</u> 1, 2, 2.01	3, 4&5, 23	6, 7, 8, 9, 10, 28.1, 28.2, 28.3, 31, 32	16, 17, 18, 19 24, 25, 25.02	11, 12, 13, 14	15, 21, 22
<u>VENUE</u> Nth Balw Snr Cits 9-11 Marwall Ave NTH BALWYN 3104	Balwyn Library 336 Whitehorse Road BALWYN 3103	Mayoral Suite Municipal Offices Inglesby Road CAMBERWELL 3124	Canterbury Snr Cits 2 Rochester Road CANTERBURY 3126	Ashburton Library 154 High Street ASHBURTON 3147	Canterbury Snr Cits 2 Rochester Road CANTERBURY 3126

Residents are strongly encouraged to attend the forums. It is important that Council understands community opinion before taking steps to commence the more formal processes of introducing amendments to the Camberwell Planning Scheme, which will provide extended conservation controls.

The Council commends this Study to the community for its consideration. Not only is it an important document with respect to the future of our community, but is also a very interesting and readable document which reveals much about our municipality. Please take the time to become familiar with the contents of the report and make your views known to the Council.

Written comment regarding the Study and the recommendations contained therein should reach the Council by Friday 20 March, 1992. After receipt of all written comments and completion of the programme of community forums, Council will be making decisions as to what further action it takes to implement the recommendations made in the Study.

Further Information

Copies of the Study:

- . Reference copies are held at each of the three Camberwell libraries:
Ashburton 154 High Street, Ashburton, 3147 Tel. 885 4421
Balwyn 336 Whitehorse Road, Balwyn, 3103 Tel. 830 5833
Camberwell 360 Camberwell Road, Camberwell, 3124 Tel. 811 0250
- . Copies can be purchased from the Communications and Marketing Officer at the Municipal Offices, Inglesby Road, Camberwell, from early March 1992. Phone 811 0222. Office hours 8.30 a.m. to 5.00 p.m.

Enquiries:

- . Telephone enquiries can be made to the Urban Conservation Hotline 811 0100 between 8.30 a.m. and 3.00 p.m.
- . Personal enquiries to staff of the Urban Design Department or Planning Department are by appointment only.

RECOMMENDATIONS & GUIDELINES

Volume One



HOW TO USE THIS REPORT

A. If you are a property owner (land or building) and you want to know how the study proposals may affect you:

1. Look in the *Site Schedule* (Volume 5) for your address.
2. If your property is listed, note the site Value (A-E), Streetscape (1-3), Precinct number (1-41) and construction Date.
3. If the Value is D, you own a building which contributes to a proposed urban conservation area
4. If the value is A, B or C, you own an architecturally and/or historically significant building which could be inside or outside a proposed conservation area.
5. If your property is not listed but adjoins one that is, note the Streetscape level and use the Precinct number to check the precinct maps in the *Significant Areas* Volume 3 (numerically arranged 1-41). If your property is within the precinct boundary and you want to develop it go to items D&E below.

B. If you want to restore or renovate, add a new fence or paint:

1. Look at the *Restoration Guidelines* (Appendix 2, Volume 1) under your building's date range for a general guide on typical solutions.
2. If your building is important (valued A or B) look at the *Significant Sites* Volume 4 for a detailed appraisal of your building.

Note that if your building is valued D (is contributory to a streetscape) only the publicly visible parts may be of concern to Council

C. If you want to add to your building

1. Look at the *Development Guidelines* Volume 1, Appendix 3
2. Look at table 3
3. If your building is important (valued A,B or C) all additions should be concealed where possible from the public view and visually relate to the original building.
4. If your building is contributory only (valued D) additions can be visible but must be visually related to the original building and not dominant in scale.

D. If you want to demolish all or part of the building:

1. If it is valued A,B or C, this may be discouraged by Council.
2. If it is valued A, the Historic Buildings Council of Victoria may be consulted.
3. If it is valued D in an important streetscape (level 1 or 2), only the parts which are not publicly visible may be demolished

E. If you want to build in the proposed conservation areas or next to an important site outside of an area:

1. Look at the *Development Guidelines* Volume 1, Appendix 3
2. Using the Precinct number, look in the Period heading of table 1 for the area's main development period and hence its built character
3. Note the typical roof forms, wall materials etc. for the precinct period (for further details go to the *Significant Areas* Volume 3 and look for the street description under the Precinct heading)
4. Look at *Table 2* for your Streetscape level under the headings of Form, Facade, Materials and Detail: the suggested design approach should either try to match or *respect* (but not copy) the area's character or, in a Level 3 streetscape, *interpret* it in a more general manner. Application examples of each of these two design approaches are discussed in the guidelines which follow.

E. If you simply want to find out more about the architecture and history of your environment:

1. Read the *Environmental History* Volume 2
2. Browse through the *Significant Areas* Volume 3
3. Browse through the *Significant Sites* Volume 4
4. Go for a walk through Camberwell and enjoy Melbourne's Model Suburb.

Report Outline

VOLUME ONE:

Recommendations and Guidelines

Introduction

Summary of study aims, budget, process to achieve aims, study team and each member's task, steering committee and representation.

Planning Controls

A short summary of existing planning control mechanisms and relevant local planning policies, explaining their application towards protection of the scheduled sites and areas

Recommendations for amendment or/and application of the above controls and any further control mechanisms needed for site conservation.

Lists of proposed conservation areas (urban and landscape), and individually significant sites.

Implementation Programmes

Examination of any programmes needed to facilitate the carrying out of conservation measures, other than by planning controls ie. incentive or public relations schemes, further studies.

Guidelines

Restoration and renovation guidelines which demonstrate general principles of approach and reference using local examples for each era dealt with.

Infill & Alterations guidelines for new buildings and additions to identified buildings in conservation areas, illustrating successful and unsuccessful examples from inside and outside of the city.

Each section has a summary of policies recommended to be adopted by Camberwell Council in point form.

VOLUME TWO

Environmental History

Contains an outline history of the city's physical development and how social development is reflected in the built environment.

Bibliography

VOLUME THREE

Significant Areas

This section includes built areas, whether streetscapes, precincts, complexes or landscape, and basic data on each

Each area is mapped and dealt with under headings : History, Description, Significance (aesthetic and historical, drawing from themes cited in environmental history conclusion).

Appendices

Cultural Landscape:

tables street trees in recommended precincts

reserves-evaluation

Area computer analysis 1990, 1986

VOLUME FOUR

Significant Sites

Significant Site Citations

Each significant site (heritage value A-B, some C) from the *Site Schedule* is examined under the headings: History, Description, External Integrity, Streetscape, and Significance (architectural and historical, drawing from themes cited in environmental history conclusion).

VOLUME FIVE

Site Schedule

Lists sites proposed for planning controls: sites of individual importance (value A-C) contributory sites (value D) in proposed precincts, with precinct number

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Recommendation Summary

The following is a summary of the recommendations made in this volume:

Historic Buildings Register

Camberwell City Council should apply to have the sites recommended in this volume for inclusion on the above register to be considered for the Historic Buildings Register and assist the affected owners in any application for grants, loans or land tax rebates.

National Estate Register

Camberwell City Council should apply to have the sites and areas listed in this volume considered for the National Estate Register and assist in the application for funds from the National Estate Grant scheme for conservation projects concerning them.

Camberwell Planning Scheme

Precincts

1. The *Camberwell Planning Scheme* should be modified to include the listed precincts, and the general and specific management policies adopted after public consultation and the required exhibition period, given that ideally the current conservation amendment is extended to cover all affected sites until the amendment is processed to avoid uncontrolled demolition of sites during consultation.
2. Council should develop planning application proformas which simplify permit applications and develop internal systems to allow a one-stop permit process where building and planning applications are made at the same point and referred internally to the relevant departments.
3. Council should seek identification of urban amenity areas.

Sites

1.
 - (i) Council should seek entry of the individually significant sites outside of proposed or existing conservation areas listed in Appendix 4 of this volume in a site schedule of the *Camberwell Planning Scheme*, requiring planning permits for any development of the site such as external alterations, additions, decoration, demolition and subdivision.
 - (ii) As the next priority, all individually significant sites should be listed in the scheme (inside or outside conservation areas) to allow differential control mechanisms to suit the site significance level ie. contributory sites should have lesser control than significant sites.
2. Adjoining sites in the same frontage(s) to the above sites should also be listed for planning control of new buildings and visible additions only.¹

General Conservation Policies

1. Council should adopt the general conservation policies outlined in this report, the detailed site restoration and redevelopment policies embodied in this volume's guidelines and any policies arising from the significance statement for each area (in Volume 3) or site (in Volume 4).
2. Develop systems to aid in the administration of and understanding by the public of the urban conservation area controls.

Landscape

1. To preserve gardens and trees Council should add those listed in this volume to a table as an amendment the *Camberwell Planning Scheme*².
2. Council should adopt policies to conserve the above trees and other scheduled (Site Schedule) private gardens should be recorded and further evaluated. Owners should be

1 These sites are yet to be tabulated and it is possible that individual cases may not require this type of protection.

2 refer National Trust of Australia model planning clause

Recommendation Summary

encouraged to maintain their general character by expanding the Council's parks & gardens service perhaps on a fee basis aimed to recover costs only.

3. Council should undertake a cultural landscape study which comprehensively identifies and evaluates the 'man-made' landscape.

4. Council should adopt the recommended street-tree replanting policy to conserve the period expression of the proposed conservation areas and extend the identification and evaluation processes of street trees to include cultural value.

5. Council should maintain street paving and lighting schedules within the proposed conservation areas and adopt maintenance and construction practises and policies which concur with or relate to the defined significant period of the area. If they are in urban conservation areas, these works should be referred to Town Planning & Urban Design for comment and be subject to planning approval.

6. Council should carry out detailed conservation analyses of the significant parks cited in this report and develop a conservation management plan for each, while undertaking further analysis of parks not examined in detail by this study but initially highly valued (A-C).

Public Education

1. City should fund a heritage advisor and investigate initiation of a Camberwell Restoration Fund. Council should form a committee of interested councillors and representatives of local groups to investigate projects and priorities for grant applications (ie. 2. Camberwell heritage advisory committee).

Council should investigate fund expansion of the local history collection and its accessibility to the community.

Fiscal Policies

1. Council should investigate rate abatement, rate incentive or special rate levee schemes (commercial improvement schemes) and heritage loans, as applied to historic buildings or heritage areas to relieve prospective development sites of redevelopment pressure.

2. Council should promote the philosophy of tax deduction schemes for restoration of significant sites¹ by supporting or joining representations to the Federal Government by such bodies as the National Trust.

1 value A-C

Study Introduction

Camberwell urban conservation studies began officially in 1981 with the Canterbury Shopping Centre Environs Urban Renewal Guidelines (Jacobs Lewis Vines) after the Camberwell council was declared an urban renewal authority in 1972¹. This was confined to the area around Canterbury railway station.

The first 'Camberwell Conservation Study' was produced by Peter Sanders P/L Architects & Planners in April 1984, with acknowledgement to sub-consultants, Graeme Butler (architectural historian) and Gina McWilliam (historian). The study area was between Whitehorse Road and Riversdale Road but did not include the Camberwell junction commercial areas. A 29 page schedule of significant sites, with referenced photographic contact-prints, was one outcome of this work.

Further detailed work followed in 1985-6 on an extended study area (now including the Golf Links estate), where the identified significant sites, of regional or state significance, were researched and statements of significance provided for each. Sites which simply represented their construction date were also identified (dating up to c1940), allowing assessment of potential conservation areas by mapping these sites, coloured in period groups. Significant sites were also mapped and overlaid on the contributory sites map to achieve a combination of assessment parameters to demarcate conservation areas. A report was produced using this data which led to an application by Camberwell council in 1987 to the Ministry for Planning & Environment to create the current urban conservation area in the western half of the study area².

To apply conservation assessment to the whole city, Camberwell council commissioned the current study in the form of an environmental history (Vol.2) which was completed at the end of 1989. As the next stage, a comprehensive site and area assessment then commenced, resulting in this document. The National Estate grants program provided \$6000 for the study³

Study Team

Chris Mcconville, environmental history, site and area historical evaluation

Graeme Butler, architectural site and area identification and evaluation, report production and guidelines.

Francine Gilfedder, landscape assessment

Beatrice Magalotti, historical research, map preparation

Sue Molnar, historical research

Joan Katerelos, word processing

Anthony Butler, photographic processing and enlarging

Lesley Butler, artwork, landscape survey and photography

Acknowledgements

National Trust of Australia (Vic) Tania Chandler, B. Saker

Study Steering Committee members

Camberwell City Library local history section staff, particularly Gwen McWilliam.

Camberwell City urban design section, John Niemann and particularly Colin Singleton.

Camberwell City Building Surveyor staff, particularly John Spring.

Steering Committee

The urban conservation advisory committee constituted the steering committee for the study with the following representations:

two councillors- Cr J. Carey, Cr. J Harrison (also Cr. C Ingvarson, part)

Ministry for Planning & Environment (now Planning & Housing) Mr. G. Austin

National Trust- Mr. R. Peterson

Camberwell-Hawthorn Planning Watch- Mrs M. Sheehan

History group representative- Mr. P. Doughty

Manager, Camberwell urban design- John Niemann.

1 Jacobs Lewis Vines, Canterbury Shopping Centre Environs Urban Renewal Guidelines, 1981 p.1

2 amendment L4 Camberwell Planning Scheme

3 grant (1986-7) 426- \$2000, grant (1989-90) 27 -\$3000

CONSERVATION PLANNING CONTEXT

Existing Statutes

The statutes which directly govern conservation in the City are as follows:-

Historic Buildings Act, 1981, (as amended).

Australian Heritage Commission Act, 1975. (Register of the National Estate)

Planning and Environmental Act, 1987 (as amended): Camberwell Planning Scheme.

Statute Application and Recommendations.

Historic Buildings Act.

Under the Historic Buildings Act, buildings, works or objects privately or State Government owned may be submitted to the Historic Buildings Council (H.B.C.) to consider whether they are of sufficient historical or architectural importance to add to either the *Register of Historic Buildings*.

In the case of the Historic Buildings Register, the building owner is consulted and after consideration the site may be recommended to the Minister for Planning & Housing for addition to the register. Owners may oppose registration and seek a hearing from the H.B.C. where the architectural or historical merit of the site is discussed.

Once on the register, the owner shall not demolish, alter or remove the building; agree to sell or subdivide the building or its site, unless a permit is gained from the Council. Following registration, the H.B.C. maintains an interest in the property, providing grants, low or no interest loans, and municipal rate or land tax abatements as determined by the effect of registration on the site's value. If it will benefit the viability of the site, the allowable use of a registered building can be made more flexible within town planning zones. The H.B.C. also offers free architectural advice for registered building owners and a guide to sources of other specialist help.

The criteria used by the H.B.C. to determine whether a site is of State importance, architecturally or historically, are as follows:

demonstrates creative and/or technical accomplishment in the history of architecture and building in Victoria, and more particularly if it is

a representative or extraordinary example of a particular architectural style;

influential in the development of architectural style, building technology and construction techniques, or a demonstration of new and innovative solutions to user requirements;

influential in the development of aesthetic theories and architectural design philosophy in a particular period; a transient or permanent influence upon the development of local architectural and building traditions;

demonstrates typical or outstanding craftsmanship in building construction and decoration;

demonstrates a representative or notable application of decorative schemes or particular materials in construction and design;

is a representative or extraordinary example of an architect's work;

is a representative or extraordinary example of a building type;

demonstrates a changing sequence of architectural styles, patterns of occupancy and function;

is an essentially intact and rare example of a building type. Similarly a building may be considered to be of historical importance if it can be shown to:

represent or be an extraordinary example of a way of life, custom, process or function;

have a strong association with an important figure or figures, cultural group or event;

represent a sequence of usages or functions over time;

*be of considerable age particularly in circumstances where the precise historical significance of the building is not at present known.*¹

Council can also declare Interim Preservation Orders over prospective sites to allow their conservation until an assessment of their value can be made. Permit exceptions may be made for ongoing works to registered sites (painting, repairs) or, in the case of Churches, any works relating to 'liturgical purposes.'

An applicant for a permit from the HBC who is dissatisfied with a decision of the Council may make a submission to the Minister. The Minister may then refer the matter to the Administrative Appeals Tribunal for a report.

The H.B.C. may be contacted at 4th Floor, 477 Collins Street, (GPO Box 2240T) Melbourne, telephone (03) 628 5111.

Existing H.B.C. Sites:

Canterbury Club Hotel, former, 208, CANTERBURY ROAD,²

Cullymont, 2, MOLESWORTH STREET,

Frognall, 54, MONT ALBERT ROAD,

Parlington, 46, PARLINGTON STREET,

Boyd House, 666, RIVERSDALE ROAD,³

Eyre Court, 4, SELWYN STREET,

House, 7, WARWICK AVENUE,

Proposed additional H.B.C. Camberwell sites

The following sites have been identified at State or Regional importance⁴. Although the HBC register is for sites of State importance, the steering committee considered that regionally important sites should also be proposed for registration. The sites of State importance, however, should be given first priority in assessment⁵.

State Importance

St. Johns Wood,, later Wanganella, 8, AIRD STREET,

St Johns Home for Boys (f. Shrublands), 22, BALWYN ROAD,

House, 27, BALWYN ROAD

1 'Historic Buildings Council' (pamphlet, n.d.) pp6,7

2 pending Minister's signature

3 pending Minister's signature

4 A and B in the Site Schedule

5 study provides HBC application forms for 'A' value sites only as brief

Camberwell Urban Conservation Study 1990-1

Fintona Girls School (f. Tourmont House), 73-79 ,
BALWYN ROAD,
Broughton Anglican College (f. Tara House), 2, BER-
WICK STREET,
House, 6, BULLEEN ROAD,
Boroondara Shire Hall and Offices (f.), 360,
CAMBERWELL ROAD,
Camberwell City Council Municipal Offices, 394,
CAMBERWELL ROAD,
Canterbury Family Care Centre f. Linda, 19, CANTER-
BURY ROAD,
House, 31, CANTERBURY ROAD,
Canterbury Post Office, 206, CANTERBURY ROAD,
House, 6, CARRIGAL STREET,
Second Church of Christ Scientist, 41, COOKSON
STREET,
Gunyah, 10, DONNA BUANG STREET,
Wurringulla, 12, HUNTER ROAD,
Wiora, 21, IRILBARRA ROAD,
House, 1, KALONGA ROAD,
House, 43, KIREEP ROAD,
Canterbury Theatre, 111-119 , MALING ROAD,
House, 90, MONT ALBERT ROAD,
House, 92, MONT ALBERT ROAD,
Coorinyah, 150, MONT ALBERT ROAD,
House, 16, MUSWELL HILL,
Fairholm(e), 35, PROSPECT HILL ROAD,
Monda, 52, PROSPECT HILL ROAD,
Stanmore, 608, RIVERSDALE ROAD,
Astolat, 630, RIVERSDALE ROAD,
Holyrood,, now St. Dominic's Priory, 816,
RIVERSDALE ROAD,
Emulation Hall, 3, ROCHESTER ROAD,
House, 7, ROCHESTER ROAD,
House, 9, ROCHESTER ROAD,
Baldene, 10, SEFTON PLACE,
House, 23, SUNNYSIDE AVENUE,
Stargazer, 2, TAURUS STREET,
House, 15, WALBUNDY AVENUE,
Willycrus, 42, WARRIGAL ROAD,
Holeproof Hosiery Plant, 82-106, WHITEHORSE
ROAD,

Regional Importance

Thule Croft, 24, ALBION STREET
Elderslie, 15, ALMA ROAD
House, 25, ALMA ROAD
House, 33, ALMA ROAD
House, 36, ALMA ROAD
Rokeby, 76, ATHELSTAN ROAD
Hazeldene, 8A, BALWYN ROAD
Shepreth, 13, BALWYN ROAD
House, 35, BALWYN ROAD
Cannonbury, 9, BARNSBURY ROAD
House, 2, BEATRICE STREET
Gilpin Fountain, -, BECKETT PARK
Flats, 87-87A , BOWEN STREET
House, 17-19, BROADWAY
House, 33, BROADWAY
Saxstead, 35, BROADWAY
House, 54, BROADWAY
Karinyah also Wee Nestie, 69, BROADWAY

House, 71, BROADWAY
Ballara, 73, BROADWAY
Eurobin, 42, BRYSON STREET
House, 354, BURKE ROAD
House, 360, BURKE ROAD
Our Lady of Victories Catholic Church, 548, BURKE
ROAD
, 796-798, BURKE ROAD
House, 930, BURKE ROAD
Camberwell State School (f.common school), 290,
CAMBERWELL ROAD
Camberwell Court House and Police Station, 311-
317CAMBERWELL ROAD,
Uniting Church Residence (f. Methodist Church), 316,
CAMBERWELL ROAD
House, 396, CAMBERWELL ROAD
House, 458, CAMBERWELL ROAD
Marcellin College Junior School, 21, CANTERBURY
ROAD
Coolattie, 29, CANTERBURY ROAD
Rosnevor, 58, CANTERBURY ROAD
Ericstane, 136, CANTERBURY ROAD
House, 138, CANTERBURY ROAD
House, 169, CANTERBURY ROAD
Canterbury Club Hotel,, former, 208, CANTERBURY
ROAD
House, 2, CARRIGAL STREET
Park Holme, 11, CHATFIELD AVENUE
Ospringe, 24, CHAUCER CRESCENT
Invicta, 31, CHAUCER CRESCENT
House, 21, CHRISTOWEL STREET
St Catherines Home for Aged,, former house, 1, CLAY-
TON ROAD
House, 44, CURRAJONG AVENUE
Mallon, 33, DEEPDENE ROAD
House, 119, DONCASTER ROAD
Langi, 3, FERMANAGH ROAD
House, 3, FINSBURY WAY
House, 10, FITZGERALD STREET
House, 177, GLEN IRIS ROAD
House, 77, GREYTHORN ROAD
House, 38, HIGHFIELD ROAD
House, 125, HIGHFIELD ROAD
El Paso, 2, HIGHTON GROVE
House, 32, HORTENSE STREET
House, 30, HOWARD STREET
Westralia, 27, INGLESBY ROAD
Spreydon, 15, KASOUKA ROAD
Sunnyside, 24, KENT ROAD
Valore, 6, KINTORE STREET
House, 6, KITCHENER STREET
Lynwood, 6, LOGAN STREET
House, 11, LUENA ROAD
House, 3, MADDEN STREET
House, 38, MALING ROAD
shops, 108-112, MALING ROAD
Shenley Croft, 7, MANGARRA ROAD
House, 91, MAUD STREET
Highton, 65, MONT ALBERT ROAD
House, 123, MONT ALBERT ROAD

Haselmere, 137, MONT ALBERT ROAD
 St. Hilary, 142, MONT ALBERT ROAD
 House, 158, MONT ALBERT ROAD
 House, 168A, MONT ALBERT ROAD
 House, 1, MONTANA STREET
 House, 7, MURIEL STREET
 House, 14, ORION STREET
 Ubberholme, 53 PROSPECT HILL ROAD
 House, 14, PINE AVENUE
 House, 8, REID STREET
 Yarronvale, 622, RIVERSDALE ROAD
 Warawee, 626, RIVERSDALE ROAD
 House, 633, RIVERSDALE ROAD
 Pitsligo, 635, RIVERSDALE ROAD
 House, 660, RIVERSDALE ROAD
 St. Dominic's Roman Catholic Church, 822,
 RIVERSDALE ROAD
 House, 56, RIVERSIDE AVENUE
 Malford, 23, ROYAL CRESCENT
 Nowa Nowa, 1, SALISBURY STREET
 House, 9, SEFTON PLACE
 House, 12, STODART STREET
 House, 1-5, THREADNEEDLE STREET
 Crohamhurst, 17, THREADNEEDLE STREET
 House, 17, THREADNEEDLE STREET
 House, 1293, TOORAK ROAD
 House, 1297, TOORAK ROAD
 House, 899, TOORAK ROAD
 House, 931, TOORAK ROAD
 Ville Marie, 6, TRAFALGAR ROAD
 Chalgrove, 10, TRAFALGAR ROAD
 Kirklands, 89, UNION ROAD
 , 96-98, UNION ROAD
 House, 286, UNION ROAD
 Gooloowan, 7, VICTORIA AVENUE
 Tarawara, 13, VICTORIA AVENUE
 Banool, 26, VICTORIA AVENUE
 Mossbank, 3, VICTORIA ROAD
 Guildford, 26A, WANDSWORTH ROAD
 The Knoll, 50, WANDSWORTH ROAD
 House, 294, WARRIGAL ROAD
 House, 300, WARRIGAL ROAD
 House, 454, WARRIGAL ROAD
 House, 118, WATTLE VALLEY ROAD
 House, 125, WATTLE VALLEY ROAD
 House, 136, WHITEHORSE ROAD
 House, 199, WHITEHORSE ROAD
 E S & A Bank,, later National Bank of Australasia, 359,
 WHITEHORSE ROAD,
 Shop, 361, WHITEHORSE ROAD
 House, 127, WINMALEE ROAD
 Banff, 150, WINMALEE ROAD
 Idlewylde, 41-45, YARRBAT AVENUE

Australian Heritage Commission: Register of the National Estate.

Listing on this Register has an effect only if the site or works is owned or funded by the Australian Government. In this case the Act requires that the Government department must not compromise the site's heritage value unless there is '*...no feasible and prudent alternative*'

and that '*...all measures that can reasonably be taken to minimize the adverse effect will be taken.*' Any person may apply to list a site on the Commission's prescribed form leading to notification of the site's owner and consideration by the Commission after the owner's views are known and have been evaluated.

Registration is almost essential to qualify for assistance under the Australian Heritage Commission National Estate Grants Programme which is announced annually and includes funding for local and State Government bodies and community groups who have submitted projects. The Commission is also obliged to promote 'public interest' and education in the national estate.

Registered Camberwell Sites:

St. Johns Wood,, later Wanganella, 8, AIRD STREET
 Shrublands (f.), 22, BALWYN ROAD
 Cannonbury, 9, BARNSBURY ROAD
 Linda (f.), 19, CANTERBURY ROAD
 Fairholm(e), 35, PROSPECT HILL ROAD

Proposed Additional Registered Camberwell Sites:

The following sites are of regional or State importance¹.

Thule Croft, 24, ALBION STREET
 Elderslie, 15, ALMA ROAD
 House, 25, ALMA ROAD
 House, 33, ALMA ROAD
 House, 36, ALMA ROAD
 Rokeby, 76, ATHELSTAN ROAD
 Hazeldene, 8A, BALWYN ROAD
 Shepreth, 13, BALWYN ROAD
 House, 27, BALWYN ROAD
 House, 35, BALWYN ROAD
 Fintona Girls School (f. Tourmont House), 73-79
 BALWYN ROAD,
 House, 2, BEATRICE STREET
 Gilpin Fountain, -, BECKETT PARK
 Broughton Anglican College (f. Tara House), 2, BER-
 WICK STREET
 Flats, 87-87A, BOWEN STREET
 House, 17-19, BROADWAY
 House, 33, BROADWAY
 Saxstead, 35, BROADWAY
 House, 54, BROADWAY
 Karinyah also Wee Nestie, 69, BROADWAY
 House, 71, BROADWAY
 Ballara, 73, BROADWAY
 Eurobin, 42, BRYSON STREET
 House, 6, BULLEEN ROAD
 House, 354, BURKE ROAD
 House, 360, BURKE ROAD
 Our Lady of Victories Catholic Church, 548, BURKE
 ROAD
 796-798, BURKE ROAD,
 House, 930, BURKE ROAD
 Camberwell Common school(f.), 290, CAMBERWELL
 ROAD
 Camberwell Court House & Police Station, 311-317,
 CAMBERWELL ROAD
 Methodist Church residence (f.), 316, CAMBERWELL
 ROAD

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Boroondara Shire Hall & Offices (f.), 360, CAMBERWELL ROAD
 Camberwell Municipal Offices (f.), 370, CAMBERWELL ROAD
 House, 396, CAMBERWELL ROAD
 House, 458, CAMBERWELL ROAD
 House (f.), 21, CANTERBURY ROAD
 Coolattie, 29, CANTERBURY ROAD
 House, 31, CANTERBURY ROAD
 Rosnevor, 58, CANTERBURY ROAD
 Ericstane, 136, CANTERBURY ROAD
 House, 138, CANTERBURY ROAD
 House, 169, CANTERBURY ROAD
 Canterbury Post Office, 206, CANTERBURY ROAD
 Canterbury Club Hotel, former, 208, CANTERBURY ROAD
 House, 2, CARRIGAL STREET
 House, 6, CARRIGAL STREET
 Park Holme, 11, CHATFIELD AVENUE
 Ospringe, 24, CHAUCER CRESCENT
 Invicta, 31, CHAUCER CRESCENT
 House, 21, CHRISTOWEL STREET
 House (f.), 1, CLAYTON ROAD
 Second Church of Christ Scientist, 41, COOKSON STREET
 House, 44, CURRAJONG AVENUE
 Mallow, 33, DEEPPDENE ROAD
 House, 119, DONCASTER ROAD
 Gunyah, 10, DONNA BUANG STREET
 Langi, 3, FERMANAGH ROAD
 House, 3, FINSBURY WAY
 House, 10, FITZGERALD STREET
 House, 177, GLEN IRIS ROAD
 House, 77, GREYTHORN ROAD
 House, 38, HIGHFIELD ROAD
 House, 125, HIGHFIELD ROAD
 El Paso, 2, HIGHTON GROVE
 House, 32, HORTENSE STREET
 House, 30, HOWARD STREET
 Wurringulla, 12, HUNTER ROAD
 Westralia, 27, INGLESBY ROAD
 Wiora, 21, IRILBARRA ROAD
 House, 1, KALONGA ROAD
 Spreydon, 15, KASOUKA ROAD
 Sunnyside, 24, KENT ROAD
 Velore, 6, KINTORE STREET
 House, 43, KIREEP ROAD
 House, 6, KITCHENER STREET
 Lynwood, 6, LOGAN STREET
 House, 11, LUENA ROAD
 House, 3, MADDEN STREET
 House, 38, MALING ROAD
 shops, 108-112, MALING ROAD
 Canterbury Theatre, 111-119, MALING ROAD
 Shenley Croft, 7, MANGARRA ROAD
 House, 91, MAUD STREET
 Canterbury School No. 3572, MOLESWORTH STREET
 Cullymont, 2, MOLESWORTH STREET
 Fognall, 54, MONT ALBERT ROAD
 Highton, 65, MONT ALBERT ROAD
 House, 90, MONT ALBERT ROAD
 House, 92, MONT ALBERT ROAD
 House, 123, MONT ALBERT ROAD
 Haselmere, 137, MONT ALBERT ROAD
 St. Hilary, 142, MONT ALBERT ROAD
 Coorinyah, 150, MONT ALBERT ROAD
 House, 158, MONT ALBERT ROAD
 House, 168A, MONT ALBERT ROAD
 House, 1, MONTANA STREET
 House, 7, MURIEL STREET
 House, 16, MUSWELL HILL
 House, 14, ORION STREET
 Veralum, 46, PARLINGTON STREET
 House, 14, PINE AVENUE
 Monda, 52, PROSPECT HILL ROAD
 Ubberholme, 53 PROSPECT HILL ROAD
 Stanmore, 608, RIVERSDALE ROAD
 Yarronvale, 622, RIVERSDALE ROAD
 Warawee, 626, RIVERSDALE ROAD
 Astolat, 630, RIVERSDALE ROAD
 House, 633, RIVERSDALE ROAD
 Pitsligo, 635, RIVERSDALE ROAD
 House, 660, RIVERSDALE ROAD
 Boyd House, 666, RIVERSDALE ROAD
 Holyrood,, now St. Dominic's Priory, 816, RIVERSDALE ROAD
 St. Dominic's Roman Catholic Church, 822, RIVERSDALE ROAD
 House, 56, RIVERSIDE AVENUE
 Emulation Hall, 3, ROCHESTER ROAD
 House, 7, ROCHESTER ROAD
 House, 9, ROCHESTER ROAD
 Malford, 23, ROYAL CRESCENT
 Nowa Nowa, 1, SALISBURY STREET
 House, 9, SEFTON PLACE
 Baldene, 10, SEFTON PLACE
 Eyre Court, 4, SELWYN STREET
 House, 12, STODART STREET
 House, 23, SUNNYSIDE AVENUE
 Stargazer, 2, TAURUS STREET
 House, 1, THREADNEEDLE STREET
 Crohamhurst, 17, THREADNEEDLE STREET
 House, 1293, TOORAK ROAD
 House, 1297, TOORAK ROAD
 House, 899, TOORAK ROAD
 House, 931, TOORAK ROAD
 Ville Marie, 6, TRAFALGAR ROAD
 Chalgrove, 10, TRAFALGAR ROAD
 Kirklands, 89, UNION ROAD
 096-98 UNION ROAD,
 House, 286, UNION ROAD
 Gooloowan, 7, VICTORIA AVENUE
 Tarawara, 13, VICTORIA AVENUE
 Banool, 26, VICTORIA AVENUE
 Mossbank, 3, VICTORIA ROAD
 House, 15, WALBUNDY AVENUE
 Guildford, 26A, WANDSWORTH ROAD
 The Knoll, 50, WANDSWORTH ROAD
 Willycrus, 42, WARRIGAL ROAD
 House, 294, WARRIGAL ROAD
 House, 300, WARRIGAL ROAD
 House, 454, WARRIGAL ROAD
 House, 7, WARWICK AVENUE

House, 118, WATTLE VALLEY ROAD
 House, 125, WATTLE VALLEY ROAD
 Holeproof, 82-106, WHITEHORSE ROAD
 House, 136, WHITEHORSE ROAD
 House, 199, WHITEHORSE ROAD
 E S & A Bank,, former, 359, WHITEHORSE ROAD
 Shop, 361, WHITEHORSE ROAD
 House, 127, WINMALEE ROAD
 Banff?, 150, WINMALEE ROAD
 Idlewyde, 41-45, YARRBAT AVENUE

Camberwell Areas Proposed for NER:

Urban Precincts: 1,6,8,10,11,14,15, 16(Torrington Place only),18,22, 23,26.1,26.3,26.4,27.2,28.1,28.2,35, 39, and 40. Landscape Precincts: Maranoa Gardens, Beckett Park, Riversdale Gardens and Surrey Gardens¹.

Recommendation: Camberwell City Council should apply to have the above sites and areas considered for the National Estate Register and assist in the application for funds from the National Estate Grant scheme for conservation projects concerning them.

Planning and Environment Act:

This study will become the explanatory report (as Section 12, 1(e) of the Act) supporting the proposed amendment to the Camberwell Planning Scheme (CPS) where ‘...those buildings, areas or places which are of scientific, aesthetic, historical or architectural interest or otherwise of special cultural value’ are submitted for conservation planning protection in conformity with the Objectives of the Act².

With a few exceptions, planning control can be exerted over State Government owned sites in terms of works which are carried out by or for government officers and complies with the nature of the land reservation and the authority’s charter (Section 95) but the final authority in any planning matter is the Minister for Planning and Housing. Camberwell Council can control works by non-government parties (and indirectly government works outside of the land reservation purpose) on Crown lands.

Camberwell Planning Scheme (CPS):

Precinct Control

Council have adopted conservation policies for precincts within the city³ as areas of ‘architectural or historical interest’ (in the terms of the *Planning and Environmental Act*, 1987).

Policy Summary:

Demolition- applications to be accompanied by replacement scheme where permits will be issued for ungraded and ‘D’ value sites where the building is beyond economic repair. Demolition will not be permitted for all other sites. Similar policies apply to ‘...street boundary fences, major trees and major landscaping structures..’

Comment: this policy should be modified to account for streetscape importance levels as well as individual site grading: see Site Schedule, Volume 5, where D graded

sites in Level 3 streetscapes may be demolished subject to a suitable replacement scheme. Those in level one or two streetscapes are not to be demolished unless ‘beyond economic repair’.

Alterations- Parts of sites of A,B or C value which are visible from the street will be strictly controlled (except for paint colours). These controls will be relaxed (allowing minor element change) for sites graded D and the rear of buildings facing public reserves.

Comment: this policy should be modified to account for streetscape importance levels as well as individual site grading: see Site Schedule, Volume 5, where the visible parts of D graded sites in Level 3 streetscapes may be altered in an interpretive manner (ie. returning the site to a typical earlier state) where alterations to the visible parts of D graded sites in level 1 & 2 streetscapes should be ‘restoration’ or returning the site to a known former state.

Additions- control to be exerted on all additions visible from the street or public reserves, second storey additions will be permitted if they ‘...are in keeping with the existing building, particularly in respect of materials, roof form and proportions’.

Comment: this has been the centre of many appeals against Council’s decisions to the AAT where proposed rear additions were visible and although they were harmonious in form and materials and respected the roof form, Council refused them permits. With the prioritizing of streetscapes, Council could adopt a non-visible additions policy in Level 1 streetscapes and a stipulation that visible additions in Level 2 & 3 streetscapes should not obscure the street view to the original parts of the building, be recessive in scale and match the materials and form to the existing original building form (ie. roof) and materials. Recessive scale would be that the addition does not exceed approximately one-third of the visible⁴ volume of the building.

Infill- the 1986 report guidelines to be ‘fully applied’.

Comment: a performance definition would be that all new development should be recessive in the streetscape (see Appendix 2, Development Guidelines):

In a Level 1 or 2 streetscape, lesser in perceived⁵ scale and/or greater in set-back, to any contributory site ie. if the proposal adjoins a single-storey contributory site, it must be no greater in height and/or volume.

In Level 3 streetscapes, the proposed perceived building scale should not exceed the scale-range of contributory sites in the streetscape ie. if there are two storey contributory sites in the street then the development can also be two-storey.

Paint Colours- ‘complying colour schemes will be given across-the-counter consent..Non-complying colour schemes will require a formal planning application.

Comment: there is merit in as-of-right provisions applied in this area and fences. The National Trust of Australia (Vic) has technical bulletins on both fences (for sites up to c1930) and colours (for sites up to 1900): these, with

1 no areas currently registered
 2 (Section 4d)
 3 policy adopted by Policy & Coordination Committee of Council, 25.5.1987 RL4 (CPS)
 4 as seen from the opposite building line within the projected frontage of the site
 5 as seen from the opposite building line within the projected frontage of the site

both areas to avoid formal permit applications but only if, particularly with fences, the date range of the contributory site as scheduled complies with the date range of the fence type. To make these requirements clear: the colours and fence types, with the applicable building dates, from the bulletins and guidelines should be illustrated at the planning counter.

Signs- Guidelines to be strictly applied.

Comment: see new Development Guidelines, Appendix 2.

Proposed Urban Conservation Areas

These areas are considered to be of cultural value to the Camberwell City and should be protected by an amendment to the CPS.

To accompany this proposal:

1. Restoration & Development guidelines are in Appendices 2 & 3
2. Precinct contributory sites and individually significant sites are listed in the Site Schedule (Volume 5)
3. Precinct boundaries are shown on plans as Appendix 1 of this volume and in Significant Areas, Volume 3 of the study, and as further submitted to the Camberwell Council, separate from this report.

Conservation Priorities

The Site Schedule (Vol. 5) has inbuilt priorities in grading of both sites and the streetscapes. In considering any conservation policies apart from those recommended in this document, the following is a guide for policy formulation.

Conservation priorities are, in order of importance:

- (i) preservation of the visible original parts of the culturally significant or contributory sites in a precinct ie. demolition and alteration control
- (ii) enhancement of the visible parts of these sites by genuine restoration¹ or sympathetic renovation ie. control of alterations and additions
- (iii) control of visible new development which either 'infills' between the above sites or seeks, by additions or alterations, to adapt the sites themselves for another or extended use ie. infill or new development control

Planning Control

All sites within the above areas are proposed for some form of conservation planning control (demolition, external alteration)². Development of any contributory site (values A-D) listed in the *Site Schedule* should be considered in the light of the appropriate period sections of the *Restoration Guidelines* in this report.

Other precinct sites (ie. of no value, E value, or D value but not contributory to the precinct character) can be redeveloped but subject to the *Development Guidelines* in Appendix 3 of this report.

Specific policies, and therefore matters to be considered in granting planning permits, must draw from the *Significance* statement provided for each precinct³, the fol-

lowing General Conservation Precinct Objectives and the *Restoration and Development Guidelines* in Appendix 3 to this report.

Referral

Applications for sites valued at A (inside or outside urban conservation areas) should be referred to the Historic Buildings Council as potentially registerable.

Recommendations:

1. The *Camberwell Planning Scheme* should be modified to include the listed precincts, the relevant management policies adopted after public consultation and the required exhibition period, given that ideally the current conservation amendment is extended to cover all affected sites until the amendment is processed to avoid uncontrolled demolition of sites during consultation.
2. Council should develop planning application proformas which simplify permit applications and develop internal systems to allow a one-stop permit process where building and planning applications are made at the same point and referred internally to the relevant departments.
3. Council should seek identification of urban amenity areas.

Site Control Outside Conservation Precincts

Some planning authorities have already adopted conservation policies for sites outside of urban conservation areas (see Heidelberg, Northcote Planning Schemes). Sites of individual heritage value exist both inside and outside of the proposed conservation precincts. Some express important historical themes in the City. Others rely upon individual architectural, aesthetic or historical interest.

To protect this type of site (given that they are not already protected by the Historic Buildings Council and are not in conservation areas) all sites in the *Site Schedule* of individual heritage value (of State or regional importance/interest)⁴ and those sites which adjoin them in the same frontage⁵, which are outside of adopted conservation areas, are to be subjected to conservation planning control. Hence a planning permit is needed for any development (works, alteration and demolition).

Development of other sites in the *Site Schedule* which already require planning permission under other provisions of the CPS, should be judged in the light of the objectives of the *Planning and Environment Act* and CPS. Specific policies, and therefore matters to be considered in granting planning permits, must draw from the *Significance* and *External Integrity* statement(s) provided for each site⁶ and the *Restoration and Development Guidelines* in Appendices 2 & 3 to this report.

Recommendations:

1. Council should seek entry of the sites listed in Appendix 4 of this volume in a site schedule of the *Camberwell Planning Scheme*, requiring planning permits for any

1 exact replacement of known lost elements
 2 Except Precinct 20: new building control only see *Development Guidelines*
 3 see Volume 3
 4 graded A, B or C ie. those sites which are more than simply typical
 5 see Northcote City Planning Scheme site conservation
 6 see Volume 4 for A, B and some C graded sites

development of the site such as external alterations, additions, decoration, demolition and subdivision.

2. Adjoining sites in the same frontage(s) to the above sites should also be listed for planning control of new buildings and visible additions only.¹

General Conservation Precinct Objectives :

Commercial Precincts: conservation and enhancement

(ie. Camberwell business district)

The following are suggested objectives for commercial precincts recommended for conservation in this study.

Commercial Image

Restore and consolidate the centre's commercial image using heritage controls and incentives:

As the main commercial areas of the City, there are potential commercial gains to be obtained from enhancement of the areas' components and sympathetic development on the adjacent sites. Just as large modern shopping complexes have sought and benefited from a 'corporate image' in the past, so can an old strip-shopping area which possesses a definable character, benefit from enhancing and promoting this character.

Enhancement should include restoration, sympathetic renovation and additions, the use of heritage colours and the development of related sign policies, street works, furniture and landscape.

Street Verandahs

Restore Street Verandahs

Restoration of post-supported street verandahs where applicable underscores the historical character and provides effective shelter for both goods and pedestrians. Wide streets in some areas may allow introduction of in-road kerbs which maintain clearance of angle parking from verandah posts or shifting the traditional kerb line out to protect them.

Ideally two verandah options (*restoration and sympathetic modern equivalent*) exist for each contributory commercial site. Providing sketch construction drawings and costs for each encourages shop owners to provide pedestrian shelter which also relates to the centre's character. Council's urban design section could carry out such a project, using the appropriate guidelines.

Business Signs

Determine the most effective and visually cohesive use of business signs, using conservation controls and incentives.

An attribute of Camberwell's main identified commercial centres (Burke Road and Canterbury) is the dominance of Edwardian and Victorian period buildings (and hence potentially, post verandahs), the presence of a generally parapeted building form set on the building line, and the traditional use of the parapet boarding or verandah fascias for (painted) **business signs** (there were few promotional signs). Traditionally, illumination

of these signs was either by street or pendant oil lanterns situated close to the sign, the essence being **external** (not internal) illumination until the 1930s. Suspended painted signs, under verandah rafters or bressumer, are inexpensive and can be lit by external sources (low-brightness miniature flood lamps, preferably concealed) which themselves are less expensive and more easily maintained than the typical internal illumination sources.²

For recommended commercial areas of the 1920-40s (see precinct 36, Vol. 3) the traditional sign form was outline neon mounted on two faces of a painted metal box which was sometimes shaped. This same approach can be used today or alternatively, the mask and spray method of only illuminating the message and not the whole sign face, is equivalent.

Shopfronts

Restore or Provide Sympathetic Shopfronts

Individual building restoration is discussed in the Restoration Guidelines. However, important elements in the shop streetscape which have often been exchanged for less than sympathetic 'modern' equivalents are the shop fronts. Low maintenance, flush-fronted shop fronts have replaced painted timber, sometimes paneled (Victorian era) show-windows with recessed entrances which provided shelter from wind and rain as well as allowing for outward swinging doors which did not infringe with passing traffic.

A cosmetic approach to an existing aluminium shopfront is to paint it in heritage colours, new glazing suites can be powder-coated for a more durable coloured finish.³ Edwardian shopfronts had glazed, deeply coloured tiles and copper or brass moulded glazing frames so a modern equivalent of this could be successful although painted timber sections can be a sympathetic option, given a similar shopfront plan and elevation.

As with new buildings in historic areas, new elements can either be restorations of lost building parts (if these are known) or 'Modern equivalents' which adopt the same **general** character of the lost element, without the period detail. This is an inexpensive way to enhance the building's character and amenity, without changing it.

Residential Precincts: conservation and enhancement

Restore or sympathetically refurbish contributory buildings and elements using conservation controls to reinforce the already visually cohesive character of the areas.

All of the residential areas identified have common attributes. They are comprised of generally detached buildings with similar set-backs from the street and set in garden plots. They have visible pitched roofs, rectilinear planning and established fence lines at the front boundary.

The Edwardian and Victorian dwellings traditionally had the visually opaque (picket) fence, the post-war houses had the opposite, often a wide-spaced low picket

1 These sites are yet to be tabulated and it is possible that individual cases may not require this type of protection.

2 inaccessible, overheat and shorter lamp life

3 see wide Dulux range

or a transparent wire- fabric fence. Adherence to these established characteristics where they survive today is building on the different residential growth characteristics of the city, reinforcing an already visually harmonious group and maintaining the expression of a development phase in the city.

Enhancement would therefore include restoration or empathetic renovation of contributory buildings, original or typical period colour schemes, fence types, landscape, street paving and furniture. Similarly, the use of 'sympathetic' elements or colours is an option if restoration is not practical or economically achievable. Modern picket fences (simple round, square or arrow head pickets) can be used on 19th and early 20th century houses as well as modern infill housing, adjoining listed sites.

Recommendation: Council should adopt the general conservation policies outlined above, the detailed restoration and redevelopment policies embodied in this volume's guidelines and any policies arising from the significance statement for each area in Volume 3.

Planning Resources

Given the extra planning application volume generated by the above controls, provision must be made to equip the statutory planners with adequate resources, both in staffing and backup (refer Heritage Advisory Services, below). Given the often simple nature of applications (ie. colour schemes, new fences) and the availability of guidelines from this study and subsequent documents, planning applications can be dealt with most efficiently by delegation of the authority's planning powers to a senior officer for standard and/or minor elements.

Standard planning application attachments should be developed, where approved fences or colours are selected on a pictorial tick-box basis for a given period of building (as obtained from the schedule). Their use speeds up the permit process and reduces work for all parties, applicants and officers.

Recommendation

Develop systems to aid in the administration of and understanding by the public of the urban conservation area controls.

Significant Trees

Gardens

Period gardens and mature trees have been identified but not evaluated in the *Site Schedule*¹. This list is not comprehensive and precise species have not always been identified, having only generic names. Only street trees have been evaluated and only in the proposed conservation areas or identified landscapes. National Trust classified gardens are listed below (see also Street Trees).

Maranoa Gardens, Parring Road, Balwyn

15 Balwyn Road, Canterbury

17 Balwyn Road, Canterbury

Frognaal, 54 Mont Albert Road, Canterbury

Kingsussey, 55 Mont Albert Road, Canterbury

St Hilary, 142 Mont Albert Road, Canterbury

150 Mont Albert Road, Canterbury
Astolat, 630 Riversdale Road, Camberwell
Medlow, 42 Warrigal Road, Surrey Hills

Significant Tree Register

The following trees are from the National Trust of Australia (Vic.) Register of Significant Trees as of State/regional significance.

Classified

Leptospermum laevigatum Beckett Park

Quercus suber 9 Barnsbury Road, Canterbury

Recorded:

Cedrus atlantica Glauca Read Gardens

Pinus sylvestris Beckett Park

Eucalyptus citriodora 128 Yarrbat Avenue, Balwyn

Recommendations:

1. To preserve these gardens and trees Council should add them to a table as an amendmnet the *Camberwell Planning Scheme*².
2. Council should adopt policies to conserve the above trees and other scheduled (Site Schedule) private gardens should be recorded and further evaluated. Owners should be encouraged to maintain their general character by expanding the Council's parks & gardens service perhaps on a fee basis aimed to recover costs only.
3. Council should undertake a cultural landscape study which comprehensively identifies and evaluates the 'man-made' landscape.

Camberwell City Council Policies & Works

Pillar Verandahs

Standard requirements for new pillar street verandahs give a 750mm kerb set-back, imply cantilever construction and a minimum 3 metre height. Given the special restoration needs of individually notable buildings, some flexibility should be noted in application of the above dimensions under discretion given the building surveyor in VBR 56.5.

Given that the original verandahs stood on the stone kerbs, their replacement on any other line will affect their design as well as introduce pedestrian hazards on the footpath. The cantilever structural method can be substituted with span continuity over all supports such that the removal of one post will not cause collapse. Alternatively, an exposed cantilever truss can be inserted under the verandah, as well as the post-support, or the verandah bressumer suspended from ties to the upper wall of a two-storey building.

Storm water is another issue which needs to be addressed, the traditional method being discharge through a hollow pillar (iron) for the late Victorian/Edwardian eras, discharge through pops into the stormwater channel (potentially a nuisance) in the early Victorian era, or use of circular-section downpipes attached to a post (subject to mechanical damage). Taking the downpipe back to the building introduces problems of interference with the pipe (hanging from it) unless concealed or supported along the verandah-end paneling.

1 see notes section of schedule

2 refer National Trust of Australia model planning clause

Street Works

Given the acceptance of conservation precincts, the retention of stone kerbs and channels, with the asphalt footpaths, is desirable in all typical pre First War areas and some post First War areas. Where concrete has already replaced stone and asphalt future concrete maintenance works should use black-tinted concrete to give the appearance of the earlier finishes. Similarly approved vehicle cross-over designs should allow for asphalt roll-over kerb crossings. These blend with existing asphalt kerbs visually and offer less of an obstacle to pedestrians due to their minimal side kerbs.

Recommendation

Council should initiate street paving and lighting schedules (if they do not already exist) within the proposed conservation areas and adopt maintenance and construction policies which concur with or relate to the defined significant period of the area¹. If they are in urban conservation areas, these works should be referred to Town Planning & Urban Design for comment and be subject to planning approval.

Street Trees

Given the acceptance of urban conservation precincts, the choice of street trees should concur with the existing street tree character if empathetic to the precinct period or typical species used in any apparent dominant era. Many of the proposed precincts are of the late Victorian/Edwardian eras and hence should be English elm or similar species, oriental planes, and English oaks. Then they were protected by timber high picket enclosures from animals and vandals.

Post First-war streets such as Holyrood Street show the planting trend (Queensland Brush Box) but other popular trees in the 1920s-30s were Pin-oaks, Camphor Laurels and Silky Oaks (see precinct 1, Vol. 3).

In the case of street trees, the table below shows the proposed replanting policy of Council versus the recommended policy from this study. Council appears to have adopted a general policy to rid streets of 'troublesome' or 'dirty' trees without consideration of the character of individual areas.

STREET	VALUE: high, medium, low	EXISTING	PROPOSED BY C.C.C.	RECOMMENDED
Acheron Ave.	H	Lophost. (mature) E.ficifolia, Camphor Laurel	E.ficifolia	E.ficifolia, Lophostemon
Alta Street	M	Cinnam.camphora, Oleander	E.ficifolia	Cinn.camphora
Amiens Street	L	Acmena smithii, Prunus	E.ficifolia	E.ficifolia
Ariel Avenue	L	Lophost. Q.palustris	Cinn.camphora	Cinn. camphora
Arundel Crescent	L/M	Liquidambar	Q.palustris	Liquidambar
Avenue Athol	H	Lagunaria	Platanus	Lagunaria
Banool Road	L	Lophost. (young), E.ficifolia	E.ficifolia	Lophostemon
Bowley Avenue	L	Acmena smithii	Q.palustris, Liquidambar	Acmena smithii
Broadway	L	E.nicholii, Melaleuca, Q.palustris	Mel. alt., Q.palustris	Q.palustris
Burke Road	n/a	Lophostemon	Platanus	Platanus or Lophostemon

Canterbury Road	M		Q.robur	Platanus	Q.robur
Carramar Avenue	H		Q.palustris	Quercus sp.	Q.palustris
Cityview Road	M		Lophostemon	Quercus alt., Lophost	Q.palustris
Cochran Avenue	H/M		Tilia,Platanus,other	Platanus	retain mature Tilia & Platinus
Cookson Street	L		Callist., C.camph., other	Platanus	retain Cinn.camphora, Platinus
Courang Road	L		Q.palustris,Lophost. Grev.robusta	Quercus sp.	Q.palustris, Grev.robusta
Cremona Street	M		Cinnam.camphora	Cinnam.camphora	Cinnam.camphora
Dominic Street	M		Acmena smithii	Quercus/Platanus	Acmena smithii
Dudley Parade	H		C.camph., Lophost., Platanus, Acmena, Platanus	retain existing: east Lophost. & west Platinus	
Fairholm Grove	L		Acmena smithii	Platanus	Platanus, retain Pcanariensis in nature strip
Fermanagh Road	M		Q.robur	Quercus sp.	retain Q.robur
Florizel Street	M		Q.palustris alt.Lophost.	Quercus sp.	Q.palustris, alt.Lophost.
Gascoyne Street	M		Lophostemon	Platanus	Lophostemon, alt. Platanus
Goodwin Street	M		Quercus, Lophost., Euc., Liquidamber	Quercus sp.	Q.pal. alt. Lophos.
Grange Avenue	H/M		Plat. alt., Grev.robusta	Platanus	Platanus alt., Grev. robust
Griotte Street	M		Prunus, Lagunaria	E.ficifolia	E.ficif. alt. Lagunaria, retain C. torulosa in street res.
Highton Grove	H		Prunus alt. Betula	Quercus sp.	retain Prunus, remove alt. Betula
Holyrood Street	M		Lophost., Oleander	Platanus, alt.Lophost.	Lophostemon
Kasouka Road	M		Liquidambar	Liquidambar	retain existing
Knutsford	H		Q.robur	Quercus	Q.robur
Lexia Street	M		Acmena,C.camph.,Prunus	Quercus/Fraxinus	Acmena alt. Cinn.
Lille Street	L		Liquid./Fraxinus	Liquid.alt.E.ficifolia	Liquidambar
Nepean Street	M/L		Quercus & infill	Quercus sp.	Q.palustris, retain Trachycarpus in reserve
Nungerner Street	H		Quercus, Grev.robusta	Quercus sp.	retain Q.robusta
Park Road	M		Lophost., Prunus, Melal.stypheloides	Lophost.	Lophostemon
Parkside Avenue	L		Prunus, other	Quercus/Liquid.	Prunus/Quercus sp.
Prosper Parade	L?		Cinn.camph.,Quercus, E.camaldulensis	E.ficifolia	E. ficifolia
Reid Street	L		Prunus,other	Quercus sp. *CCC to review	Q.palustris
Reumah Court	L		Prunus, Quercus	Quercus sp.	Q.robur/Prunus
Riverview Road	M		Quercus palustris	Quercus sp.	Quercus palustris
Ross Street	L		Acmena smithii,other	Platanus	Lophostemon & Acmena alt.
Royal Crescent	M		Acmena smithii,other	Platanus	east:Platanus, west: exist hedge
Russell Street	M/L		Quercus, Liquid,Platanus	Platanus,Quercus	east & west existing Platanus
Scheele Street	M		Prunus	Lophostemon	Prunus
Sunhill Road	M		Prunus,Acmena, others	E.ficif. alt.Cinnam.	east: retain exist, west: Cinnam.

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Sunnyside Ave.	L	Quercus robur, Q. pal. (few)	Quercus sp.	Quercus robur
Thackray Street	H	Quercus palustris	Quercus sp.	Quercus palustris
Thorn Street	M	Quercus Acmena, E.ficifolia	Quercus sp.	retain E.ficifolia
Torrington Place	L	Acmena, Cinn.camphora	Platanus	Acmena smithii/Cinn.camphora
Turner Street	M/H	Liquidamber	Quercus sp.	retain Liquidamb./Quercus
Victoria Road	M/H	Melal. alt. Platanus	Melaleuca	Platanus, remove Mel. long term
Walbundry Avenue	H	Lophost., Quercus pal.	Quercus sp.	retain Lophostemon & Quercus
Wattle Valley Rd	L	Lophost., Grev.robusta	Quercus sp., Platanus	retain G.robusta
Wentworth Avenue	L	Acmena smithii, other	Platanus	Platanus

Recommendation

Council should adopt the recommended street-tree replanting policy to conserve the period expression of the proposed conservation areas and extend the identification and evaluation processes of street trees to include cultural value.

Street Fittings

Area character should be reinforced where possible by choice of empathetically designed and coloured street lighting and furniture (see Maling Road Shopping centre, Canterbury and standard furniture developed by Melbourne City Council) in conservation precincts.

Rate Abatement

Provisions exist in the Local Government Act (and the Historic Buildings Act) for authorities to provide rate valuations which accurately reflect the low redevelopment potential of conserved, individually significant sites. This in turn can relieve the properties of undue rate increases which can cause the owners of, for example, large residential allotments hardship. Just as some Local Governments attract commercial or industrial uses by rate abatement, so too can Camberwell promote the retention of significant heritage properties. Differential rating for example in commercial areas could also be directed towards financing restoration/verandah reconstruction schemes.

Recommendation:

Council should investigate rate abatement, rate incentive or special rate levee schemes (commercial improvement schemes) as applied to historic buildings or heritage areas to relieve prospective development sites of redevelopment pressure.

Conservation Programmes:

Restoration Programmes and Advisory Services:

The heritage section of the Department of Planning and Housing has aided to establish heritage advisory services in many areas. The Government has paid half the costs of providing an experienced conservation architect who can provide answers to restoration or development questions or advise the City on planning applications, on

a periodical basis (weekly, fortnightly). The ministry has no current policy on this form of assistance however¹. Given planning permit requirements placed on ratepayers and the scarcity of experienced conservation architects, this is a service which can satisfy the problems met by applicants without causing them undue expense.

This is of particular assistance in the continuing assessment of identified sites which undergo change and the discovery of new sites, given the shortfall of this study. Applications for conservation funding are also assisted by advisers and hence may achieve a higher success rate. As a financial incentive for restoration or just repair of valuable sites, a lump sum is provided as the basis of a revolving fund which may be used for low interest loans, as managed by a volunteer local advisory committee.

Recommendation: City should fund a heritage advisor and investigate initiation of a Camberwell Restoration Fund.

Conservation and Environment Ministry Grants Programme:

An annual grants programme has been provided by the above ministry to aid voluntary community groups active in conservation (i.e. local historical societies, special project groups). Projects might include oral history programmes, the copying labeling and storing of old photographs or small publications on local history topics. This study has generated articles from *Home Beautiful* which publicize building activity in the city during the 1930s-70s: the sites mentioned in these could be investigated further and provide the basis for oral history work. Contact: Department of Conservation and Environment, 240 Victoria Parade, Melbourne East, 3002.

Australian Heritage Commission National Estate Grants Programme

This is administered by the Department of Conservation and Environment such that fund allocation is done at State government level. Municipalities can gain funding for a wide range of conservation projects for National Estate Registered sites.

Contact: Department of Conservation and Environment, 240 Victoria Parade, Melbourne East, 3002.

Recommendation: Council should form a committee of interested councillors and representatives of local groups to investigate projects and priorities for grant applications (ie. Camberwell heritage advisory committee).

Community Library Programmes

Municipal libraries commonly have local history collections which are more freely available for students and ratepayers than local private or voluntary museums. Among the typical programmes which could be adopted are: acquisition of all of the publications listed in the Restoration Guidelines bibliography of this volume (done in part); continuing acquisition of State Library of Victoria and other micro-fiche collections ie. Melbourne University architects index and relevant maps from the Central Plans Office historical plan collection;

setting up an oral history resource (in conjunction with the municipal library and historical society) which includes interviewing, transcription, indexing and publication;

set up a continuing picture collection acquisition programme based on copying resident's old photographs, indexing and publication.

Recommendation Council should investigate fund expansion of the local history collection and its accessibility to the community.