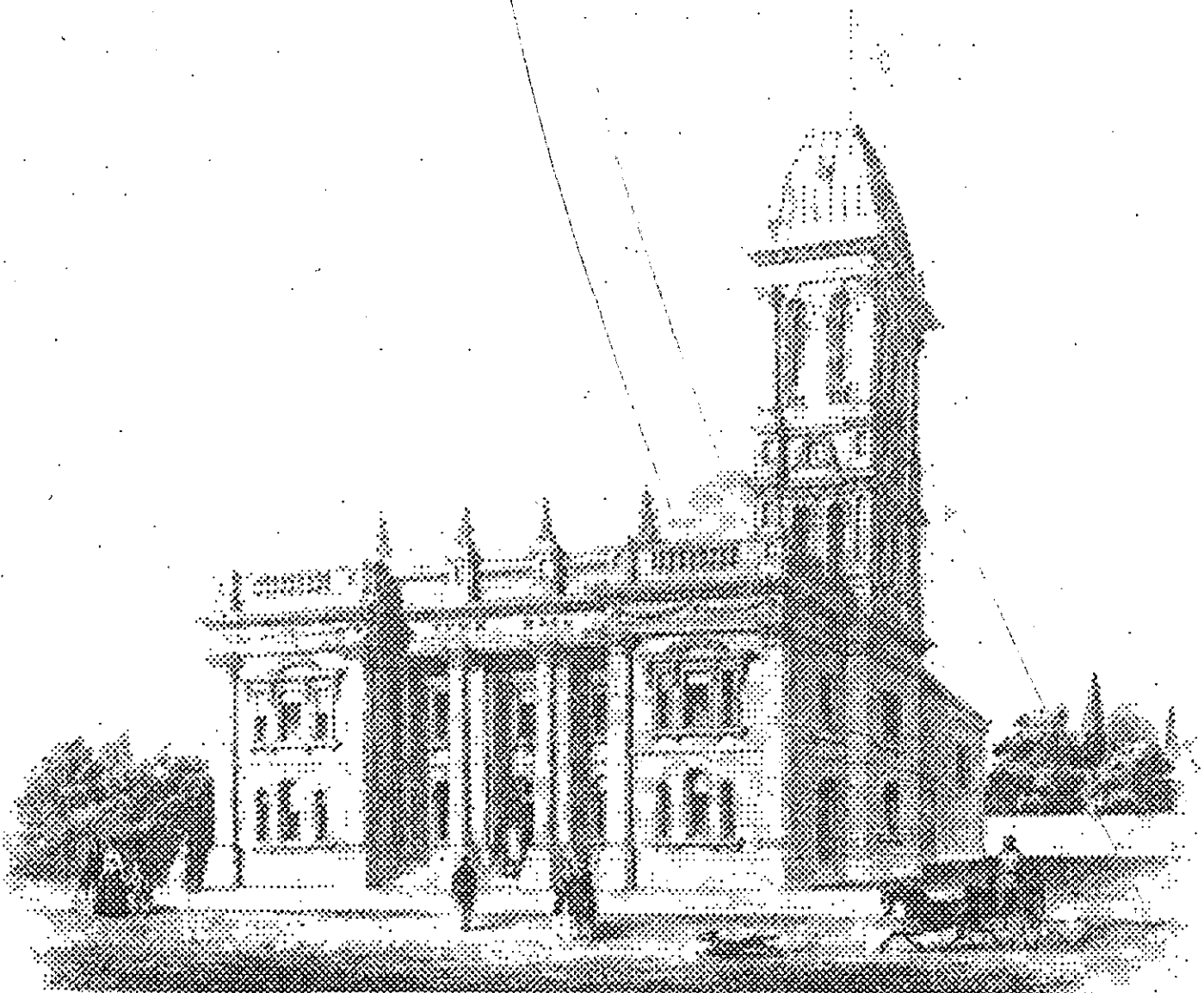




Prahran Conservation Study

Conservation Controls

1983

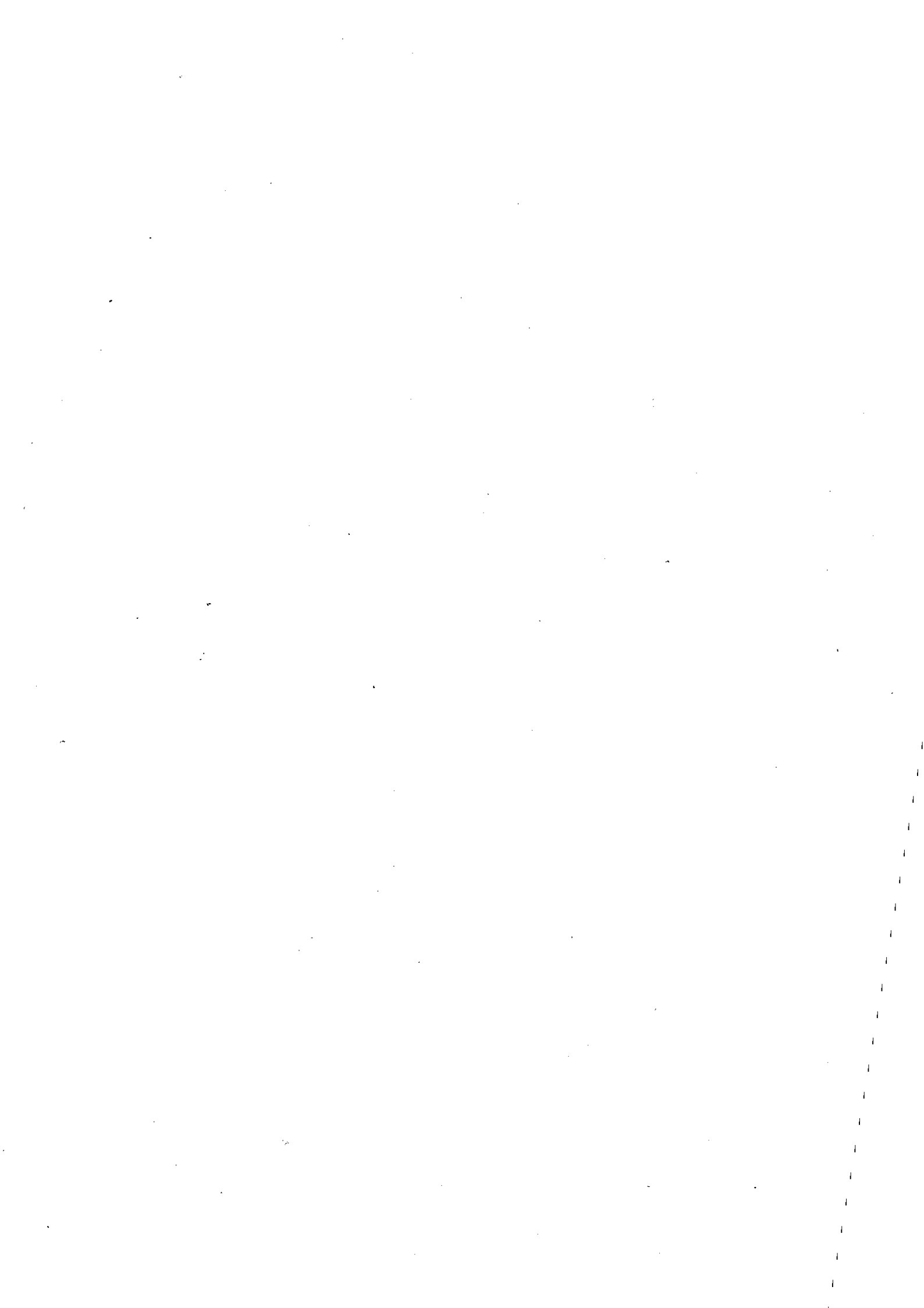


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1.0 SUMMARY OF RECOMMENDATIONS

1.1 Designation of Buildings and Areas

The Study recommends the **designation of buildings and areas** of historical and architectural significance in the City of Prahran i.e.:

- **Significant Areas**

- Category A - A1 major significance on a State basis
- A2 major significance on a regional or local basis

- **Significant Buildings**

- Category A - A1 major significance on a state or regional basis
- A2 major significance on a local basis
- Category B - significant on a local basis
- Category C - of streetscape or amenity value

1.2 Proposed Controls

For those areas and buildings designated as being of varying degrees of significance, the Study proposes controls which should be included in a **statutory planning document** to protect the essential character of those buildings and areas.

1.3 Complementary Conservation Strategies

It is recommended that the following complementary strategies are adopted to achieve conservation objectives. They are all interdependent and each component cannot be totally effective on its own.

1.3.1 The **Guidelines** should be used by Council officers in the determination of planning applications.

1.3.2 It is recommended that there be a **briefing session** to Council officers on the recommendations of the study and the details of it, particularly related to the proposed controls. It is further recommended that Council officers form part of a proposed working committee of the inner suburban Councils affected by AM 224.

1.3.3 The Council should undertake complementary actions to the objectives of the study not only in respect of landscaping issues and streetworks (as recommended below) but also with regard to property. Council also is in a strong position to persuade other government agencies with similar properties to preserve and restore these properties.

1.3.4 Recommendations to the **Historic Buildings Council** and the Australian Heritage Commission should be forwarded to these bodies.

1.3.5 The Council should strongly promote a better **public awareness** of conservation issues. This would be best achieved by publishing the guidelines in combination with the history and building and area designations. Copies should be available for purchase or from the libraries on a loan basis.

A summary of the guidelines and the controls should also be available free over the counter at the Planning and Building Department.

Serialised extracts of the guidelines and history should be included in either the local papers or the Council News sheet. A public meeting should be held to publicise the study and implementation proposals.

1.3.6 An **architectural advice service** should be provided on a level equivalent to demand to deal with problems of restoration and alterations as well as new development in significant areas.

1.3.7 The Council should explore and develop the following possible **incentives**:

- rate remissions
- parking bonuses
- non conforming use concessions
- fire rating alternatives
- Building Regulation variations

1.3.8 **Special policies** may be required to deal with:

- the promotion of adaptive re-use of buildings
- controls over consolidation of titles
- ways and means of reducing the incentive for arson

1.4 **Further Building Recommendations**

1.4.1 It is recommended that full documentation be undertaken for all buildings listed for possible inclusion in the **Register of the National Estate**.

1.4.2 It is recommended that **further information** is provided for Category 'A' Buildings outside Category 'A' Areas to help indicate significance and characteristics to be preserved.

1.5 Landscape Issues

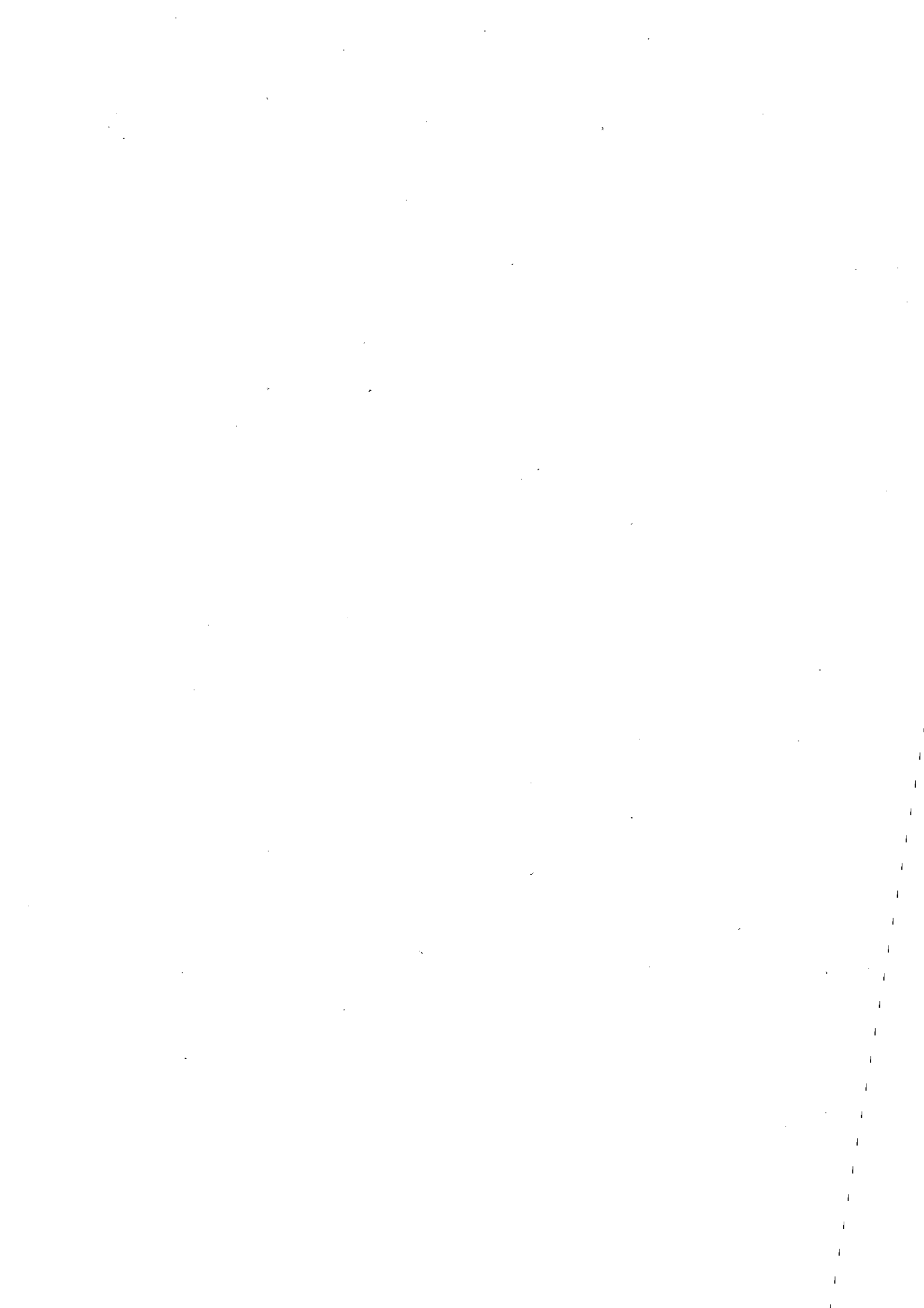
- 1.5.1 This study recommends the commissioning of a **landscape study** of the municipality to identify important landscape elements both public and private and to make recommendations as to appropriate methods of protection.

This study has already identified several historic private landscape elements as well as City Mansion Allotments which require various degrees of protection.

- 1.5.2 The study recommends that **Council works** in road and other reserves take account of the character of the area, particularly in reference to the use of materials of a harmonious design and colour and tree planting that reflects the era of the subdivision or predominant development characteristics.

- 1.5.3 It is recommended that a policy of restoration and reinstatement be made for historically important **public reserves**. The Victoria Gardens which was identified for its strong historic landscape character, should be carefully restored in accordance with its original design, under the direction of a person experienced in historic garden reinstatement.

It is recommended that a policy be prepared for Como Park and Como Park North which takes account of its important relationship with the garden of Como so that some of the original character of the estate before the subdivision in 1922 could be reinstated. Municipal parkland surrounding several museum houses in NSW, of comparable status to Como, has had similar proposals made for it.



2.0 INTRODUCTION

2.1 Preamble

Prahran contains an extraordinary collection of buildings and areas of conservation or historical significance. Diverse areas such as Windsor and Toorak, and buildings such as humble timber cottages and grand emporiums make selection and management of such assets difficult. It is clear, that different forms of protection are needed to cover the diversity of heritage assets within the municipality.

The Prahran Conservation Study has identified a wide range of significant buildings and areas. The Study defines various heritage categories to cover the range of assets which exist in the City. Numerous legislative measures provide for the protection of buildings of historical and architectural significance and these and the most appropriate forms of control are discussed in the Study. In addition to controls the Study suggests non-statutory strategies or guidelines which are needed to complement controls and provide an overall framework for an effective conservation programme in Prahran.

2.2 Character and Importance of the Area

The City has a complex and diverse history. This is strongly reflected in its current development patterns, with its extremes of socio-economic status and corresponding architectural styles and subdivision characteristics.

The first part of the area to be subdivided was adjacent to the Yarra River, north of Toorak Road. This commenced in 1840 and this area became fashionable and exclusive as did the adjacent elevated sections in the eastern end of the municipality. These early subdivisions were based on large allotments containing mansions with pleasure gardens and even some quasi-agricultural areas that have been resubdivided and developed over this century. These areas have in general maintained their affluent character.

By sharp contrast the low lying areas and swampy areas were quickly subdivided into very small allotments for working class housing. The population explosion connected with the gold rush was a major factor behind this development and many existing subdivisions in these areas date from the 1850's. A number of houses from this era survive, particularly in the blocks bounded by Toorak and Punt Roads and Chapel and High Streets.

The railway through Windsor reinforced the strong development of this area as did the success of Chapel Street as a retail focus for a large part of the metropolitan area.

The distinct character of the two areas continued despite the resubdivision of the areas to the east and the north. One of the important characteristics was the development of flats in the Toorak and South Yarra area especially in the 1920s and 30s.

In summary, Prahran is notable for its diverse character of buildings and development patterns. This interesting past has left a legacy of important buildings and areas throughout the municipality which encompasses a full range of residential and retail types from every era over the last 140 years. A large number of buildings have been identified as being of statewide significance in terms of architectural and historic characteristics. There are also a number of areas which have maintained a strong and distinctive character from their major development period. Chapel Street and the Alexandra Avenue areas have been identified as being of statewide importance in this respect.

2.3 The Need for Conservation

The rationale for conservation of our cultural heritage drives from a number of specific factors.

Cultural Identity

The legacy of buildings and areas within the municipality of Prahran provides us with a real sense of understanding of the lifestyles and endeavours of the past generations of the citizens of Prahran. The strange juxtaposition of the working class and the affluent has left some significant landmarks from a very vigorous and creative period which today clearly sets this municipality apart from elsewhere in Melbourne. This identity in fact serves as a focus for the continued desirability of this area for residential and retail activity and it is important therefore to maintain and enhance this cultural heritage of Prahran.

Threats to Cultural Heritage

The continuing pressure of development can pose a major threat to the heritage of areas such as Prahran unless sensible planning measures can be instituted to direct this development in an appropriate manner. The large scale destruction of cultural heritage in cities like Melbourne over the last 20-30 years has created a growing community awareness of the need for conservation of cultural heritage that has survived this process. There exists now a very strong conviction that our generation has a major responsibility to not only the present, but also to succeeding generations that we should maintain the current options available for the future of our cultural heritage and its environment.

Awareness of Cultural Significance

Concurrently with the concern being expressed over the destruction of historic buildings and areas has been the development of a new appreciation of the value of existing building stock both for aesthetic and functional reasons. Today restoration, rehabilitation and adaptive reuse of buildings for different functions than for which they were originally designed, has created an entirely new context within which controls over the conservation of historic buildings and areas can be realistically introduced.

Economic Incentives

As the cost of new building increases and resources available for their continuation decrease there is a growing viability for the retention of existing building stock. This may result in modifications to suit some new purpose without necessarily jeopardising the cultural significance of the building.

Summary

There is a growing awareness of a responsibility to conserve those items which are 'the product, witness and spiritual achievements of the past as they represent the cultural maturing of our society'. It is related to an increasing recognition of problems that have come from inefficient, unplanned or ignorant uses of land, unnecessary destruction of goods bequeathed to us by the past, lack of research and planning for the future and a disregard of the aesthetics and cultural values of our historic environment.

It is only through the introduction of an effective conservation programme that the protection of the City's unique assets can be assured. There is a need for controls to protect the most significant of these assets. There is also a need for complementary strategies including the promotion of conservation guidelines. These can serve to assist individual property owners restore and renovate older buildings apart from generally promoting and encouraging conservation in the community.

2.4 Implementing a Conservation Programme

Conservation can be achieved through statutory planning controls and through non-statutory strategies or guidelines:

- Controls are needed to ensure that areas and buildings of greatest historical or architectural importance are selected. The controls can protect those parts of a building (e.g. facade), which are most important to its character, from being demolished or altered.
- Guidelines are needed to complement the Controls. They are needed to cover the more detailed aspects of maintaining or restoring the essential character of an area, guidelines and other strategies are necessary where hard and fast controls are not feasible or realistic. If conservation is to be promoted, education and encouragement is also necessary. Strategies and guidelines can provide such encouragement.
- This study sets out both controls and strategies to provide an overall framework for achieving conservation in Prahran.

2.5 Developing and Implementing Controls

2.5.1 **Legislation and Powers**

The buildings and areas outlined in this report as having special architectural and historical significance are recommended for protection using a variety of legislative measures. These include the provisions of the Historic Buildings Act, Australian Heritage Commission Act and Town and Country Planning Act.

Details of the powers under each of these acts are set out in Appendices 6 and 7.

In summary these powers are:

Historic Building Act

Buildings included on the Historic Buildings Register are controlled by the Act. The permission of the Historic Buildings Council is required to remove, alter or demolish any building on the Historic Buildings Register.

Government Buildings

Similar controls apply to buildings listed on the Register of Government Buildings and since July, 1983 are also administered by the Historic Buildings Council.

Australian Heritage Commission Act

The Australian Heritage Commission keeps a register of places of aesthetic, historic, scientific or social significance or other special value (Register of the National Estate). However the Act does not provide any statutory protection for these areas unless they are owned by the Commonwealth.

Town and Country Planning Act

This Act provides for control over pulling down, removal alteration, decoration or defacement of buildings of architectural, historical or scientific interest and buildings in areas of special significance. For such controls to apply the buildings and areas of significance must be set out in a Planning Scheme.

2.5.2 Determination of What Should be Controlled

(i) Aims or Intent

The major aims of imposing conservation controls within the City are to:

- Retain as many historically or architecturally significant buildings as possible and in particular to;
 - protect buildings of major significance;
 - retain facades of significant buildings;
 - ensure that restoration and alteration of significant buildings is appropriate;
 - ensure that new developments in historically or architecturally significant areas are appropriate;
 - ensure that advertising signs attached to significant buildings are appropriate.
- Maintain the essential character of areas of special significance in the same way as set out above.

(ii) What Types of Buildings and Areas should be Controlled?

BUILDINGS

These are ranked by order of decreasing significance.

Importance Level (Buildings)	Broad Criteria	Register of Historic Buildings (1)	Register of Gov. Bldgs (2) Register of the National Estate (3)	Planning Control 3rd Schedule T & CP Act Major significance: mandatory (4)	Significant: discretionary (5) permit for demolition only	Advisory: (6) voluntary use of guidelines
Category A1	Statewide significance	*	*	*		
Category A1	Regional or metropolitan significance		*	*		
Category A2	Important in a local context			*		
Category B	Some integrity on an individual basis, reinforces other similar buildings				*	
Category C	Environmental amenity but not necessarily heritage significance, may have potential for restoration to complement adjacent buildings					*

Notes:

(1) **Register of Historic Buildings**

A building already included or recommended for inclusion on the Register of Historic Buildings. The building is considered to be of historic or architectural importance on a Statewide basis (Category A1 Buildings; more restrictive controls than Category A2, and cover any items not protected and controlled by the Historic Buildings Council).

(2) **Register of Government Buildings**

A building already included or recommended for inclusion on the Register of Government Buildings. This register includes government buildings of regional significance, but may include some which have equal merit to those on the Register of Historic Buildings, and be of Statewide significance. (Category A1 Buildings; for policies refer 1. above.)

(3) **Register of the National Estate**

A building already included or recommended for inclusion on the Register of the National Estate. Similar criteria apply to the Register of Government Buildings, with regional significance normally being the lowest criteria. (Category A1 Buildings; policies provide for any items not covered by the Commonwealth powers.)

(4) **Buildings of Major Significance**

A building recommended for detailed planning controls with mandatory demolition control and control over alterations using the provisions of Clauses 8 and 8B of the 3rd Schedule of the Town and Country Planning Act.

These are buildings of major local importance on architectural or historic grounds (Category A2 Buildings).

(5) **Significant Buildings**

A building recommended for discretionary planning controls related to demolition (unless they form part of a Category A Area when these buildings are to be treated in a similar manner to Category A2 buildings).

(6) **Advisory**

No planning action is recognised for conservation of these buildings, however the guidelines or Council may provide advice on restoration or adaptive use.

AREAS

Category A1 Areas of major architectural and historical importance, significant on a statewide basis and may be notable for their intactness. Policies provide for detailed conservation controls.

Category A2 Areas of major architectural and historical importance, significant on a local or regional basis. They may be less consistent or intact than Category A1 Areas. Policies provide for slightly less restrictive controls than for Category A1.

(iii) What are the Most Important Elements to Recognise and Protect?

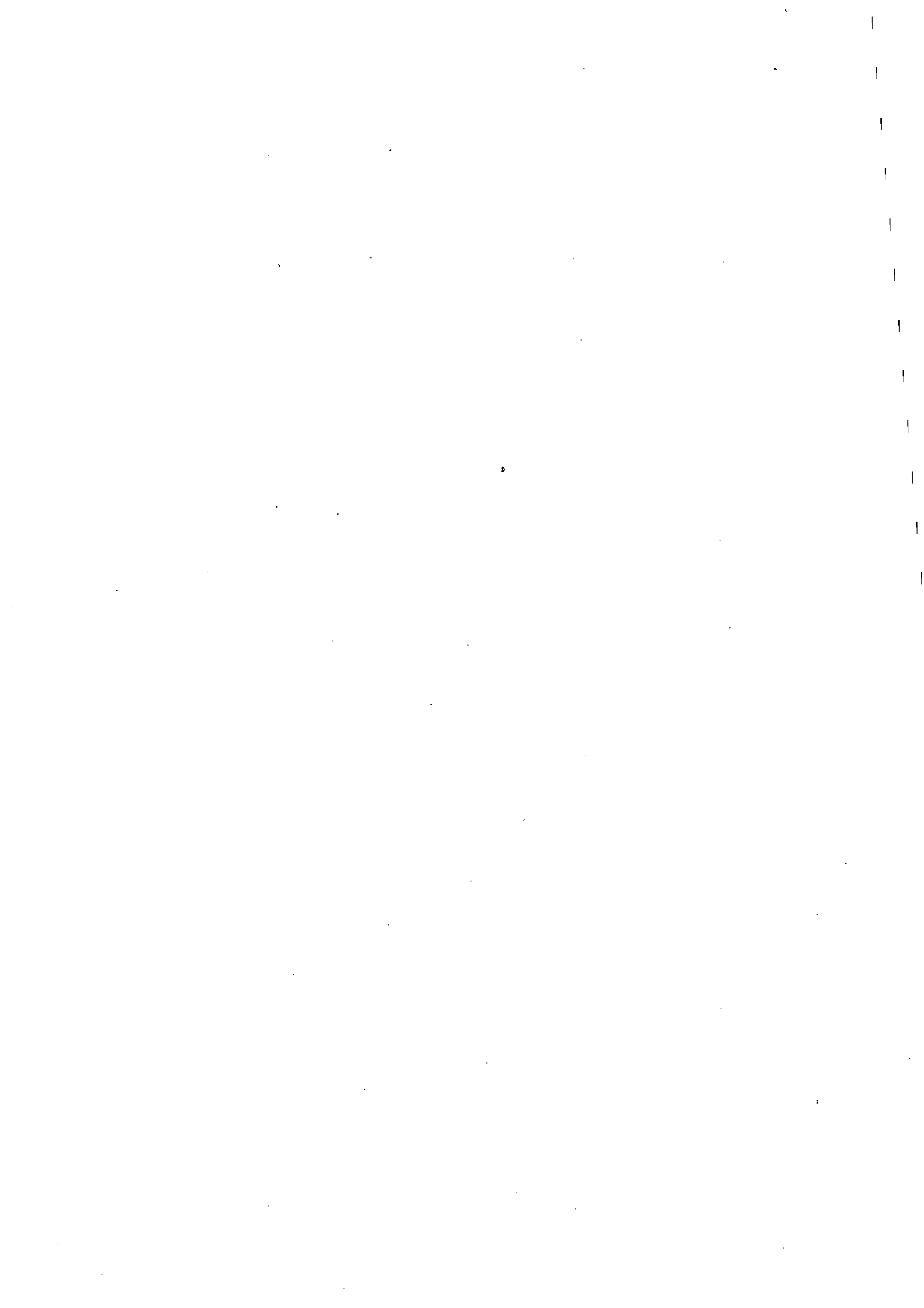
To ensure that the essential character of these buildings and areas is protected; control of particular elements of the building or area becomes important.

The extent of control necessary depends on the relative significance or importance of the building or area concerned.

Control, to varying degrees, over the following elements is necessary:

- demolition
- alteration
- additions
- new development in significant areas

Works which involve the facade of a building (or that part which is visible from the street) are the most important to control. Similarly control over fences, carports and garages, and gardens or landscaping visible from the street is important.



3.0 PROPOSED CONTROLS

3.1 Buildings and Areas to be Controlled

The study identifies a number of categories of buildings and areas for which controls are necessary. Controls applying to these buildings and areas are set out in Section 3.2.

Major areas to be controlled are shown on the attached map. Detailed maps of individual Category 'A' Areas are included in Appendix 5. Full schedules of Category 'A' Buildings (comprising both A1 and A2 categories) are included as Appendices 4 and 6. These should be consulted in conjunction with both the overall map and the detailed area maps.

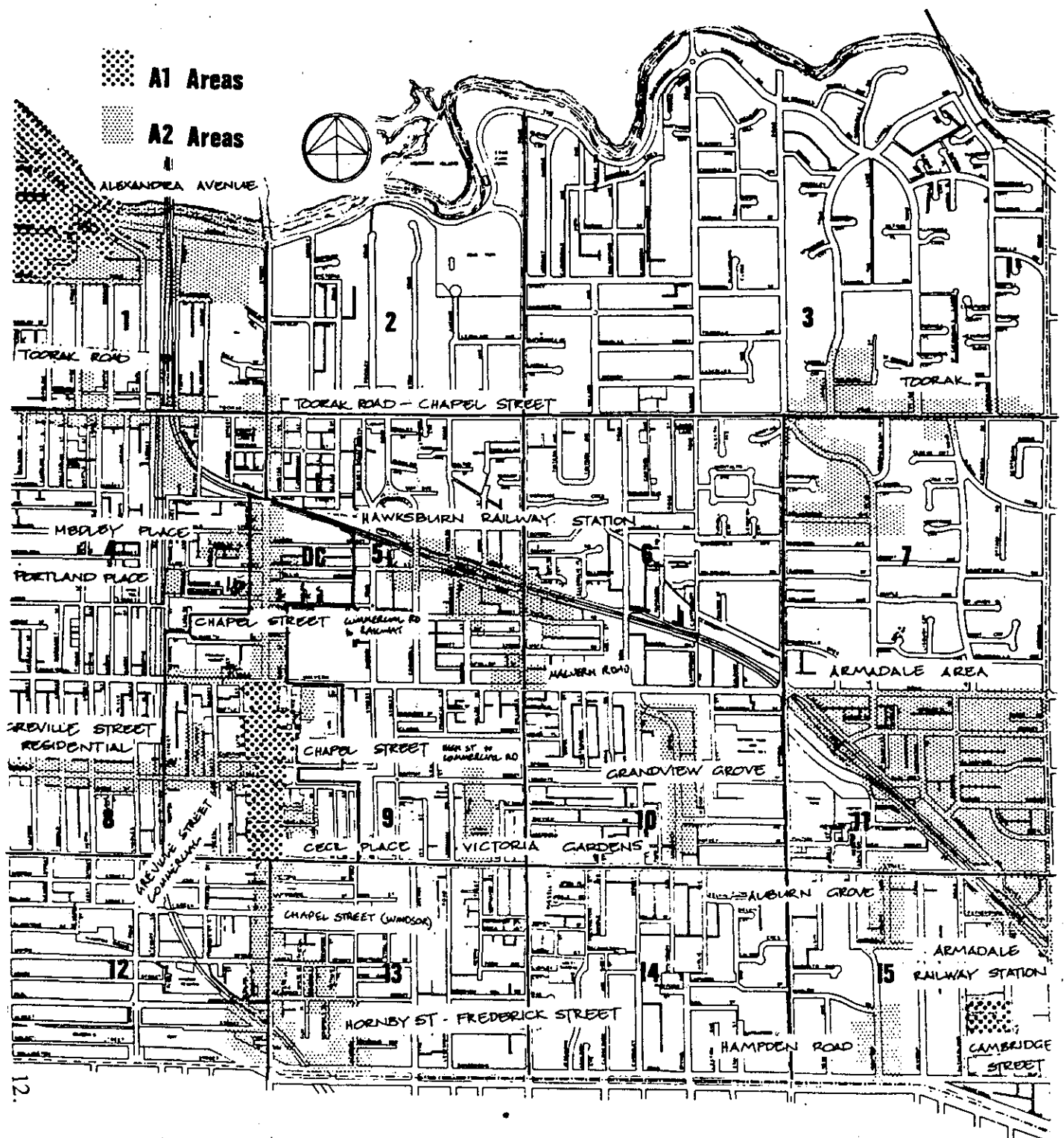
3.1.1 Map of Study Area Showing Category 'A' Areas

This map is superimposed with a grid of precincts for ease of reference when using the Buildings and Areas Volume of this study. Detailed maps of all Category 'A' Areas are included in Appendix 7 of this volume.

3.1.2 Map of Character Zones

A large scale coloured map of the study area marked with character zones is held by the City Engineer.

MAP OF PRECINCTS AND 'A' AREAS



A1 Areas

A2 Areas

CHAPEL STREET DISTRICT CENTRE

- Chapel Street (High Street to Commercial Road)
- Chapel Street (Commercial Road to Railway)
- Greville Street Commercial Area
- Cecil Place Area

PRECINCT ONE

- Alexandra Avenue Area
- Toorak Road Area

PRECINCT TWO

PRECINCT THREE

- Toorak Area

PRECINCT FOUR

- Medley Place Area
- Portland Place Area
- Toorak Road Area (see precinct 1)

PRECINCT FIVE

- Toorak Road - Chapel Street Area
- Malvern Road Area
- Hawksburn Railway Station Area

PRECINCT SIX

- Malvern Road Area (see precinct 5)
- Hawksburn Railway Station Area (see pr. 5)

PRECINCT SEVEN

- Toorak Area (see precinct 3)

PRECINCT EIGHT

- Greville St Residential Area

PRECINCT NINE

- Victoria Gardens Area

PRECINCT TEN

- Grandview Grove Area
- Malvern Road Area (see precinct 5)

PRECINCT ELEVEN

- Armadale Area
- Auburn Grove Area (see precinct 15)

PRECINCT TWELVE

- Chapel Street (Windsor) Area

PRECINCT THIRTEEN

- Hornby Street - Frederick Street Area
- Chapel Street (Windsor) Area (see pr. 12)

PRECINCT FOURTEEN

PRECINCT FIFTEEN

- Auburn Grove Area
- Hampden Road Area
- Cambridge Street Area

3.2 Suggested Controls

Control over guidelines listed on the Historic Buildings Register, Register of Government Buildings and Commonwealth owned buildings on the Register of the National Estate is administered by bodies other than the Council.

Control under the Town and Country Planning Act can be prepared and administered by the MMBW and the Council. It is with controls under the Town and Country Planning Act that this report is principally concerned. Under the provisions for preparing Local Development Schemes, a scheme must include a statement of objectives. Objectives appropriate for inclusion in such a scheme are set out in Section 3.2.1. Section 3.2.2 sets out details of conservation controls appropriate for inclusions in Local Development Schemes.

This report attempts to establish the types of controls necessary to achieve effective conservation of different categories of buildings, rather than to provide correct legal drafting for such controls.

3.2.1 Conservation Objectives

1. To retain as many existing buildings as possible in all identified areas (including amenity areas) within overall planning objectives.
2. To ensure retention of facades of important buildings, works, areas and streetscapes.
3. To initiate protection of buildings of major significance (A Buildings) through the Historic Buildings Act.
4. To ensure compatible new developments or alterations particularly in significant areas and streetscapes.
5. To ensure that restoration work on the principal facades of significant buildings is undertaken in an appropriate manner and any alterations are in character with the building.
6. To maintain and enhance appropriate landscaping and promote appropriate landscape practice generally.
7. To ensure that signs attached to buildings and other forms of advertising are located to minimise intrusion.

3.2.2 Specific Objectives

(a) **Buildings and areas of major historical or architectural significance (ie Category A1 and A2 listings).**

1. To conserve and enhance the character of the buildings and areas of major significance.
2. To retain facades and intact facade elements and ensure that no demolition occurs of any building or building elements within overall planning objectives.
3. To maintain/restore the external elements of buildings visible from the street into their original condition.
4. To promote the restoration/reconstruction of appropriate verandahs and shopfronts to commercial premises.
5. To ensure that any alterations to existing buildings in an area of major significance are compatible with and enhance the character of the area.
6. To ensure that any additions to existing buildings:
 - are compatible in scale, form and character of the area.
 - maintain the visual and environmental amenity of the area.
7. To ensure that any infill buildings in an area of major significance:
 - are compatible in scale, form and character of the area.
 - maintain the visual and environmental amenity of the area.
 - reflect the scale of buildings in the original subdivision, where a site has subsequently been amalgamated.
8. To ensure that signs attached to buildings are compatible with the character of the area.
9. To ensure that any building services are located to minimise intrusion.
10. To maintain the character of the area by appropriate landscaping of private front and (where applicable) side gardens.

11. To promote the reconstruction of original or compatible fencing types and to ensure that fences are compatible in height to the size of the allotment frontage and street width.
12. To maintain and enhance street tree planting and other streetscape works such as stone curbs and channels and traditional paving mixtures and colours, in areas of major significance.
13. To conserve and enhance the character of public spaces in areas of major significance.

b) Buildings of historical or architectural significance (i.e. Category B Listings)

1. To conserve the general character and the streetscape scale of the area.
2. To encourage the retention of existing significant building stock and ensure that no demolition of significant buildings occurs without a planning permit.
3. To ensure that any infill buildings or additions to existing buildings are compatible in form, scale and siting to adjacent buildings or to the specific characteristics of the designated Residential Character Zone in which the property is located. (Character Zones reflect the predominance of allotment sizes into small, normal or large residential allotment).
4. To ensure that signs attached to buildings are compatible with the character of the area.
5. To ensure that fences are:
 - compatible in height to the size of the allotment frontage and street width.
 - compatible with the character of the area.
6. To ensure that mature trees, gardens, fences and other works which complement the landscape character are retained and the landscape character is generally maintained and enhanced.

c) Amenity Buildings (Category C listings)

1. To conserve the streetscape scale of the area.
2. To retain wherever possible the overall character of the area created by buildings and landscape items.

3. To ensure that any infill buildings or addition to existing buildings are compatible in scale and siting to the specific characteristics of the designated residential 'Character Zone' in which the property is located. (Character Zones reflect the predominance of allotment sizes into small, normal or large residential allotments).
4. To ensure that signs attached to buildings are compatible with the character of the area.
5. To ensure that fences relate in height to size of frontage and street width.
6. To ensure mature trees, gardens, fences, and other works which complement the landscape character are retained and the landscape character is generally maintained and enhanced.

d) City Mansion Allotments

1. To maintain and enhance the character of a large residence set in an expansive intact garden.
2. To ensure that any subdivision of such allotments utilises and maintains the existing amenity of the allotment.
3. To ensure that any new buildings and works are compatible in scale, size and character with the existing principal residence on the site.
4. To maintain the intactness of the principal area of garden on the site from encroachments by buildings and works.
5. To ensure that mature vegetation in the principal area of garden on the site is not destroyed, except in limited specified circumstances.
6. To encourage any new planting in the principal area of garden on the site to be compatible with the character of existing vegetation.
7. Where the City Mansion Allotment is within an area of Major Significance (A area), the following conservation area objectives for areas of major significance (A areas) - 1, 2, 3, 6, 8 and 11, will also apply, and any objectives specific to particular A Area in question.

3.3 Recommended Planning Controls

3.3.1 Demolition

Intent of Controls

These policies are primarily intended for A areas and A buildings, where listings are lower, a lesser degree of control applies: generally a permit for demolition should be granted provided that appropriate replacement development is proposed which respects the character of any adjacent significant buildings.

The intention of applying a basic demolition control to B areas or buildings is to help control and monitor the rate of re-development and provide an opportunity for Council to negotiate with building owners. This cannot occur with the 28 day demolition permit deadline provided under the Uniform Building Regulations.

The main thrust of the controls is to protect the buildings and areas of greatest significance. In most circumstances in A Areas and A Buildings, Council would only permit demolition where the facades, and enough of the building behind the facade as ensured the structural integrity of the facade, remain intact. However for A1 buildings the entire building would be subject to demolition control.

In many houses, villas and shops the front section of the house to a depth of two rooms is contained in a simple rectangle usually having a separate roof structure. This section of the building forms the most important streetscape element, and partial demolition of this section would result in loss of visual and structural integrity of the building.

Permission for demolition should only be given where an appropriate replacement development was approved at the same time.

Any change to the existing structure and appearance - including change of paint colour - is defined as an alteration.

Alterations to the facades of A buildings and buildings in A areas should be permitted where the facade has already been altered since its original construction, and where the alterations are of appropriate design and materials.

Original fences in A Areas and of A buildings should be protected from unnecessary demolition or unsympathetic alteration by requiring permission for demolition.

NOTE: The landscape character of many areas, particularly parts of Toorak is of particular note and the identification of significant trees and gardens both public and private is required to provide for development of Council policies to protect and enhance Prahran's landscape character.

Demolition Controls

The amendment of the Planning Scheme would give planning control over demolition of all buildings and works. This includes the main dwelling, and any outbuildings or works including fences and garden structures. The major intent of demolition control is to stop the demolition of buildings of major significance, not outbuildings or other works on a site.

The following are special controls the Council could impose. The Council would also use the Conservation Guidelines to determine demolition applications.

Buildings

- (i) *A1 Buildings: Any demolition must not jeopardise the integrity of the exterior of the building. This means that normally no demolition of any part of the building is possible.*
- (ii) *A2 Buildings: The building facade or elements should be retained to a depth sufficient to retain its structural identity which generally will be a depth of 6 to 10 metres.*
- (iii) *B Buildings: Where located in A Areas, the building facade or elements should be retained to a depth sufficient to retain its structural identity which generally will be a depth of 6 to 10 metres.*

B Buildings outside of A Areas may be demolished in whole provided the replacement building is sympathetic to adjacent buildings. To be sympathetic the building must respect the scale and character of adjacent significant buildings.

Fences

- (iv) *Original and sympathetic fences in A Areas and in front of A1 or A2 Buildings should not be demolished. Sympathetic fences may be demolished where the replacement fence is in accordance with the Conservation Area Guidelines. Demolition of other fences should normally be permitted with no special requirements on the replacement fence, however, compliance with the Conservation Guidelines should be encouraged.*

General Provisions

- (v) *Permission may be granted to demolish any building where the building has been demonstrated to be structurally unsound or where demolition would preserve, restore or enhance the significance of part or all of the building.*

- (vi) *Permission may be granted to demolish any other works, including a fence, where it has been demonstrated to be structurally unsound or necessary to allow the construction of other buildings or works permitted by Council.*

3.3.2 Alterations

Intent of Controls

Alterations mean any external changes to an existing building and includes structural changes and changes to appearance, including colour. The controls provide that where alteration is proposed to a Category A building or in a Category A area such alteration should be for the purposes of restoration or reinstatement.

Re-establishment work should be based on and follow intact sections of the same building or adjacent buildings of the same period or character.

Re-design of important facades of A buildings and buildings in A areas should be permitted by Council where modifications that are out of character with original facades have occurred. There is provision for Council to require restoration when a substantial structural change or change of use is being permitted.

The controls set out procedures for determining the design and materials of alterations, based on intact parts of the building involved, or nearby buildings, together with requirements for restoration of particular elements of significant buildings (e.g. doors, roofs, verandahs, shopfronts). These are further amplified by the Conservation Guidelines and will ensure that any restoration is as true as possible to the original character of the buildings.

Alteration Controls

The amendment of the Planning Scheme would give control over alterations of buildings and works. This includes any external change to a building or other works structurally or in appearance including changing colours within the existing building envelope.

The major intent of this control is to protect the facades of significant buildings from inappropriate alterations.

The following are special controls the Council could impose. The Council would also use the Conservation Guidelines to determine applications for alterations and guide applicants on how they should conserve their buildings with appropriate alterations.

Buildings

- (i) **A1 Buildings:** Any alteration to any part of an A2 Building must be considered in its effect on the integrity of the building and should not normally be permitted unless it is aimed at restoration. Stripping original cement render, painting unpainted brickwork, render or stone should not be permitted.
- (ii) **A2 Buildings:** Any alteration to walls, windows, parapets, verandahs, balconies and intact finishes within 10m of the facade, and the roof and chimneys within 10m of the facade which are visible from the street, should be minimised. These alterations within the front 10m should comply with the Conservation Guidelines.

Colour changes should comply with the guidelines. Stripping original cement render, painting unpainted brickwork, render or stone should not be permitted.

- (iii) **B Buildings:** Where located in A Areas, any alterations to walls, windows, parapets, verandahs, balconies and intact finishes within 10m of the facade, and the roof and chimneys within 10m of facade which are visible from the street, should be minimised. These alterations within the front 10m should comply with the Conservation Guidelines.

Shopfronts

- (iv) Any alterations to shopfronts of A1 and A2 Buildings and B Buildings in A Areas should comply with the design criteria in the Conservation Guidelines. Shopfronts identified in the schedule of intact shopfronts should not be altered at all.

Fences

- (v) Alteration of original or sympathetic fences in A Areas and in front of A1 or A2 Buildings should not be permitted, except in accordance with the Conservation Guidelines.

General Provisions

- (vi) Only alterations which are in character with the original design of the building, shopfront or fence or which are intended to restore the building, shopfront or fence should be permitted.
- (vii) Where alterations are to A1 or A2 Buildings, Council may require the restoration of the original principal facade or shopfront.

- (viii) *Colours which do not comply with the Guidelines may be permitted where it is demonstrated that they do not detract from the building or area or can be shown to be original colours.*
- (ix) *Sandblasting of intact masonry surfaces, including brick, cement render and stone should not be permitted.*

Design of Alterations

- (x) *Redesign or restoration of facades, shopfronts or fences should be based on early photographs or intact sections of building. Where this is not possible, reference should be made to adjacent buildings of similar form, style and character constructed in the same period.*
- (xi) *A new design expression on any significant building should only be permitted where major defacement has already taken place. The new design should still be harmonious to the rest of the building and the surrounding area.*
- (xii) *Materials used should match existing materials or be a suitable alternative in all alterations.*
- (xiii) *The following requirements should apply to specific building elements where alterations take place:*

***Doors and Windows:** These should be constructed to match other joinery details used on the building. Coloured, patterned or clear etched glazing should match existing.*

***Verandahs:** These should match the original parapets. They should be matched with the original, however, decorative detailing may be simplified.*

***Chimneys:** Materials and finishes should match the original, however, detailing may be simplified.*

***Roofs:** These should be matched where visible from the street. Corrugated iron may be substituted.*

- (xiv) *The procedures and design principles recommended in the Conservation Guidelines should be followed in determining all applications for alterations.*

3.3.3 Additions

Intent of Controls

This section deals with additions to A and B Buildings. The controls for B Buildings are principally related to heights and setbacks (building envelopes) whereas the appearance of A Buildings is controlled in addition to heights and setbacks.

The requirement for building envelope control is similar to that for new buildings, that is to maintain the existing scale of an area; appearance controls are required to ensure that additions are in sympathy with the character of an existing building as well as the surrounding area.

Council is enabled to control additions by the requirement for planning permission for any additions likely to be visible from street.

The impact of additions as seen from the street is controlled by defining how close to the existing facade any vertical additions can be placed (front setback) and how high the additions can be in relation to the existing building. This approach has been taken rather than the more complicated means of defining a sightline in each case. Frontage setbacks of additions on top of single storeyed buildings have been set at 8 metres behind the main facade for A buildings, with some exceptions for small dormer windows within existing roofs. 8 metres has been chosen as being the equivalent of two standard size residential rooms, which normally represents the principal structure and roof form of a Victorian or Edwardian building. A setback for some single storey additions has been set at 4 metres, so that such additions do not 'read' as part of the main facade.

The height of some two-storey additions to single storey A and B Buildings is regulated by specifying the maximum height which the top wall plate of the addition can rise above the ground floor level of the existing building facade. The height specified is greater for commercial buildings than for residential buildings to allow for greater ceiling heights for commercial buildings. The objective of this clause is to minimise the wall heights of two storeyed additions as a large extent of wall height visible above roofing usually creates an awkward appearance. The overall height provision allows for a bonus if the rear of the house has a lower ground floor level and provides for a flexible approach for either creating an attic type upstairs, in the case of a residential building if the original high downstairs ceilings are retained, or if a higher ceiling is required upstairs then this will mean reconstructing the existing downstairs ceiling. Refer to the Guidelines.

The controls also seek to protect the character of existing significant buildings by providing that, where the roof of additions is visible from the street, the design of roof forms should be compatible with the design of the building (for A and B Buildings). Reference to the Guidelines will explain which roof forms relate to which building styles.

For A Areas and Buildings the controls also require the surfaces of additions (including visible roofs) to either match, or be of a complementary material to the existing building. Complementary materials specified in the Conservation Guidelines mean that brick buildings in certain areas may be extended in weatherboard, or some cement render buildings may also have weatherboard or even brick additions depending on the period and style of the building.

Again for A Areas and A Buildings only, the controls seek to ensure that additions are not obviously out of character with significant buildings and areas by requiring external paint colours to be in accordance with the appropriate colour schedule of the Guidelines for A1 Areas; lesser restrictions apply for A2 Areas.

Addition Controls

The amendment of the Planning Scheme would give planning control over additions to all buildings. Additions are any new works outside the existing building envelope.

The major intent of controlling additions is to protect the appearance of the facade of significant buildings as seen from the street and is not intended to restrict rear additions.

The following are special controls the Council could impose. The Council would also use the Conservation Guidelines to determine applications for additions and as a guide to anyone carrying out additions.

Buildings

- (i) *A1 Buildings: No single or two-storey addition should be permitted unless it is not visible from any point between the principal facade and any adjacent street. Visibility should be determined using sight lines from the adjacent street which ignore existing landscaping and fencing. All additions should comply with the height, setback, design, materials and colour requirements set out below.*
- (ii) *A2 Buildings: All additions should comply with the height, setback, design, materials and colour requirements set out below. The additions may be visible from the street.*

- (iii) ***B Buildings and Buildings other than A1 and A2 Buildings in A Areas:*** All additions should comply with the height, setback and design requirements set out below. The additions may be visible from the street and may use alternate colours and materials.

Height of Additions

- (iv) The maximum height of a two-storey addition to a single-storey building should be 5.4m for a residence and 5.7m for a commercial building; the height being measured from the ground floor level to the top wall plate.

Setback of Additions

- (v) Single-storey additions should be set back a minimum of 4m from the facade.
- (vi) Two-storey additions should be set back a minimum of 8 - 10m from the facade.
- (vii) Additions should not project from the facade or from side or rear facades visible from the street. Council may permit visible side and rear projections considered to be in character with the building.

Design of Additions

- (viii) Additions should conform to the overall form of adjacent buildings and be 'respectful' as defined in the Conservation Guidelines.
- (ix) Where the roof of an addition is visible from the street, it should conform with the design of the existing roof.

Materials for Additions

- (x) Materials should be either matching or complementary to the existing building.
- (xi) Where visible from the street, roof materials should be matching or complementary.

Colours

- (xii) Colours used should be in accordance with the schedule in the Conservation Guidelines. Colours which do not comply with the Guidelines may be permitted where it is demonstrated that they do not detract from the building or area or can be shown to be original colours.

Car Parking

- (xiii) *Car spaces and carports should generally not be located between the principal facade and the front boundary on allotments of less than 6m in width.*

3.3.4 Redevelopment and Infill Development

Intent of Controls

This section deals with the height, siting and appearance of new infill buildings.

These controls recognise that the character of an area can be adversely affected by new development which is of an excessive height or too close to site frontages in relationship to height. For A Areas a design with a different form and fenestration, or of 'loud' colours or markedly different materials can also strongly affect the character of the area.

Building Envelopes

A combination of height and setback controls ensures that new construction is not out of visual scale with the general character of the area. Rather than specifying standard facade heights, permissible building height at the front of any new building is related to the height of adjacent buildings for small sites, and for most other sites either the height of adjacent buildings or a generally acceptable facade height. Increased heights behind facades are subject to complementary Council codes or statutory controls but the setbacks are aimed at minimising the intrusion of such development with an existing streetscape.

Facade setbacks of new buildings are also related to those of adjacent buildings. In residential areas, the facade of the new building should be determined by the setbacks of adjacent buildings, normally those with the greatest setbacks. In commercial areas new buildings should be constructed to the street alignment.

Design, Colours and Materials

So as to maintain the design character of A Areas and to a lesser extent on B sites, the controls in conjunction with the Guidelines, require new buildings to be of similar overall form, design and fenestration patterns to adjacent buildings. For B sites a reference to building form is the main requirement.

The controls provide for the design of the facade of new buildings on large sites in A Areas to reflect previously existing subdivision patterns on the site. This is aimed at providing facade designs which reflect neighbouring closely divided commercial buildings.

The final aspect affecting the impact of new development on A Areas is that of materials and colours of the infill development. The controls in association with the Conservation Guidelines allow a wider range of colours and materials to be used in new construction than may be required in alterations or additions, while preventing the use of colours and materials which are strongly out of character with the area or adjacent buildings.

New Building Controls

The amendment of the Planning Scheme would give control over new buildings and works. This includes redevelopment and infill development of residential and commercial properties.

The major intent of this control is to protect the character of existing historic areas and buildings from inappropriate new development. It is proposed to be achieved by defining building envelopes for new buildings and controlling design, colours and materials..

The following are special controls the Council could impose. The Council would also use the Conservation Guidelines to determine applications for new buildings and as a guide to anyone proposing a new building.

Building Sites

- (i) *A1 Sites and Sites in A1 Areas: New buildings should comply with the height, setback, design, materials, colour, landscaping and fence provisions set out below.*
- (ii) *A2 Site and Sites in A2 Areas: New buildings should comply with the height, setback, design, materials, landscaping and fence provisions set out below.*
- (iii) *B Sites: New buildings should comply with the height, setback, design and landscaping provisions set out below.*

Heights

- (iv) *The height of any new building for the front 6m should be no higher than the lowest adjacent A1 or A2 Building.*
- (v) *For small residential allotments, the height of any new building for the front 6m where there are no adjacent A1 and A2 buildings should be no higher than the average height of the adjacent facades. Council may accept a height not exceeding the highest adjacent building.*
- (vi) *For normal residential allotments, the height of any new building for the front 6m where there are not adjacent A1 or*

A2 Buildings should be no higher than the highest adjacent facade or a wall height of 5.75m.

- (vii) For large residential allotments, the height of any new building for the front 6m where there are no adjacent A1 or A2 Buildings should be no higher than 7m. Sites over 19.5m in frontage may exceed this height.*

Setbacks

- (viii) The setback of a new building adjacent to an A1 or A2 Building should be 300mm more than the setback of the A1 or A2 Building.*
- (ix) The setback of a new building where there are no adjacent A1 or A2 Buildings should be equal to the adjacent building with the greatest setback. Council may accept a lesser setback equal to the closest adjacent building.*

Design

- (x) The design of new buildings should conform with the overall form of adjacent buildings with particular attention being paid to the principal elements of roof form, windows, doors and verandahs, as described in the Guidelines.*
- (xi) The design approach should be 'respectful' as defined in the Guidelines.*
- (xii) For commercial and residential buildings, the development should reflect the original or predominant pattern of subdivision.*
- (xiii) Materials compatible with those used in adjacent houses and recommended in the Guidelines should be used.*
- (xiv) The predominant materials used for walls should be brick, cement render and weatherboard. Aluminium, fake brick, fake stone and wood-grained asbestos should not be used.*
- (xv) The predominant materials used for roofs should be corrugated iron, slate and tiles. Modern profile steel decking and western red cedar shingles should not be used.*

Colours

- (xvi) Bright colours should not be used. Colours should be relatively low-key and follow the recommendations in the Guidelines for roofs, walls and trim.*

Landscaping

(xvii) *Where appropriate, existing planting should be retained. New planting should be based on plant species and garden layouts typical of the era in which adjacent housing was built. Hedge planting should be used where privacy is required.*

New Fences

(xviii) *New fences should be 1 - 1.2m in height and transparent in nature rather than solid. Higher and more solid designs will be allowed where necessary to reduce traffic noise and increase private open space.*

(xix) *New fences should relate to adjoining original or sympathetic fences.*

(xx) *High fences using heavy masonry, bluestone and brick should not be approved.*

3.3.5 Special Provisions - City Mansion Allotments

Intent of Controls

These provisions apply to a relatively small number of large residential allotments containing one or more residences and a large landscaped garden of historic or landscape significance, or where building and garden combine to create a setting of architectural, landscape or historic significance. It need not necessarily form part of an A Area.

The major thrust of this section is to discourage "conventional" subdivision which would break up the intact principal landscaped garden, and discourage the demolition of residences by allowing complete site redevelopment. This should be done by more attractive opportunities for redevelopment of existing residences (with appropriate additions), preferably for multi-unit strata dwellings with intact garden areas to be preserved in common ownership. Where site layout allows, cluster redevelopment which preserves the "mansion" residence on a single lot and preserves the intact garden area in common ownership is also envisaged. Conventional subdivision could be permitted in the possible limited cases where it would retain the principal garden area and "mansion" residence on a single lot.

The controls relate firstly to the continued existing use of mansion allotments, under which demolition and restoration controls would apply.

Additions to any existing residence(s) would require Council's permission to ensure that design and siting does not detract from the visual dominance of the existing residence.

Controls aim to ensure that the principal garden area of a City mansion allotment is not degraded by the construction of unrelated buildings or works on the garden area, or by the removal of mature vegetation.

Controls provide that use of a City mansion lot for multi-unit dwellings will be in a form compatible with the design and scale of the principal "mansion" residence, will not result in the intrusion of dwellings or works such as fences on the principal garden area and will include continuing maintenance of the principal garden area.

Controls on subdivision ensure that the design of subdivision will preserve the principal garden area and limit new dwelling construction to appropriate locations in relation to the principal "mansion" residence.

Mansion Allotment Controls

The amendment of the Planning Scheme would give control over demolition, alterations, additions, new buildings and subdivision, all of which are relevant to the control of Mansion Allotments.

The major intent of the control over Mansion Allotments is to preserve their unique external character of major gardens and imposing residence. It is proposed to achieve this by restricting conventional subdivision and limiting development which reduces the principal garden area or substantially alters the appearance of the principal dwelling on the site.

The following are special controls Council could impose. The Council would also use the Conservation Guidelines to determine applications affecting Mansion Allotments.

Buildings

- (i) *All buildings identified as Mansion Allotments are listed in the Schedule of Mansion Allotments. All these buildings should comply with the control provisions for Demolition, Alterations, Additions and New Buildings.*

Principal Garden Area

- (ii) *The removal of any part of the principal garden area should not be permitted unless it is necessary to complete other works permitted by Council.*

- (iii) *No buildings or works other than utility services should be constructed in the principal garden area. Such buildings and works should be designed in character with the garden, other garden structures and the principal dwelling on the site.*
- (iv) *No vegetation of more than 20 metres in height or trunk diameter of more than 450mm in the principal garden area should be destroyed, felled, lopped, uprooted or damaged by herbicides or chemical defoliant.*
- (v) *In determining whether removal of vegetation will be permitted, Council will have regard to:*
 - (1) *The reason for the proposed removal.*
 - (2) *The condition of the vegetation and whether it is likely to survive removal (where removal is only partial) and is worth retaining.*
 - (3) *Whether the condition or location of the vegetation represents a risk to persons or property.*
 - (4) *Whether the vegetation contributes significantly to the character of the principal garden area.*

Unit Development

- (vi) *To reduce the incentive to demolish the principal residence and subdivide Mansion Allotments, unit development should be permitted.*
- (vii) *The number of units which may be permitted on any Mansion Allotment should generally be at the lowest density permitted under Council's Residential Development Code of 100 habitable rooms per hectare. However, where this number cannot be achieved without building on the principal garden area, Council may:*
 - (1) *reduce the number of units permitted so that building does not occur on the principal garden area; or*
 - (2) *relax the provisions to allow up to the normal maximum number of units to be constructed on the site without encroaching on the principal garden area;*
 - (3) *all other relevant provisions of Council's Residential Development Control Code should be complied with.*
- (viii) *The height of any new buildings or additions to existing buildings should be in accordance with the relevant control*

provisions and the Conservation Guidelines.

- (xi) New units should be constructed so as to be attached to the existing principal dwelling on the site except where:
 - (1) attached construction would necessitate building on the principal garden area;*
 - (2) the non-attached units do not detract from the dominance of the principal dwelling and comply in all other respects with the Conservation Guidelines.**
- (x) No new unit, fence, buildings and works or area set aside for parking or private open space should be located in the principal garden area.*
- (xi) A landscape plan should be submitted and is required to show all existing vegetation with general species, description of any changes proposed and additional plantings.*

Subdivision

Strata Subdivision

- (xii) Strata subdivision of a Mansion Allotment is subject to the following requirements:
 - (1) The existing building should comply in all respects with the requirements for unit development.*
 - (2) The principal garden area should be included as common property on the plan of strata subdivision.*
 - (3) No units or accessory units should be located on the principal garden area.**

Conventional Subdivision

- (xiii) Conventional subdivision of a Mansion Allotment is subject to the following requirements:
 - (1) The principal residence, associated outbuildings and the whole of the principal garden area should be retained on one lot.*
 - (2) The subdivision pattern and future location of dwellings should not result in the construction of a new dwelling in a location which will obscure the view of the principal residence and garden area from the street frontage.**

- (xiv) *A plan should be submitted showing for each lot created a building envelope defining the location and maximum dimensions of any residence and associated outbuildings which may in the future be constructed and defining the area in which vehicular access and parking spaces may be constructed in the future.*
- (xv) *Construction of buildings or works outside of the building envelope areas should require the further permission of Council.*
- (xvi) *Any new dwelling and associated outbuildings constructed on a new lot created from the subdivision of a Mansion Allotment should comply with the relevant control provisions and the Conservation Guidelines with respect to design, colours and materials.*

Cluster Subdivision

- (xvii) *When considering plans of cluster subdivision, Council shall have regard to:
 - (1) *The retention of the principal garden area as common property.*
 - (2) *The pattern of allotments and specified building envelopes being such that the construction of new dwellings on each lot will not obscure the view of the principal residence and principal garden area from the street frontage.**
- (xviii) *No road, vehicular access, parking area, accessory units, fence, open space or buildings or works except utility services should be constructed on the principal garden area.*
- (xix) *A landscape plan should be submitted and is required to show all existing vegetation with general species description and any changes proposed and additional plantings.*
- (xx) *No dwelling, fence, buildings and works or area set aside for parking or private open space should be located in the principal garden area.*

(k) Schedule of City Mansion Allotments

Albany Road: 63

Blackfriars Close: 10

Clendon Road: 61, 62-62A, 65

Grange Road: 40

Hampden Road: 31, 50

Heyington Place: 20

Irving Road: 20, 48-50, 59

Kensington Road: 59

Kooyong Road: 155, 157, 159, 159A, 163, 167, 185

Lansell Road: 3, 6, 8, 10, 12, 35

Mandeville Crescent: Loreto Convent

Orrong Road: 506, 514, 519, 543, 641, 655, 729, 750

Robertson Street: 6, 8

St Georges Road: 14, 16, 18, 29, 31, 39, 41, 43, 45, 76

Stonehaven Court: 6

Struan Street: 2, 4

Towers Road: 2, 4

3.3.6 Advertising Signs

Intent of Controls

Controls are intended to ensure that advertising permitted on significant buildings and in significant areas is in character with the buildings.

For this purpose controls regulate the number, size, location and types of signs (e.g. painted, illuminated) permitted.

Advertising Sign Controls

The Amendment of the Planning Scheme would give additional control over advertising signs. Controls already exist in the Planning Scheme over the area and location of signs.

Advertising signs were historically an important feature of commercial buildings and were frequently large in area. The major intent of controlling advertising signs is to restrict them to proper locations and designs on significant buildings.

The following are special controls Council could impose. The Council would also use the Conservation Guidelines to determine applications for advertising signs and as a general guide for people erecting signs.

Verandah and Below-Verandah Advertising Signs

(i) *Buildings in all categories should comply with the following:*

Maximum Signage:

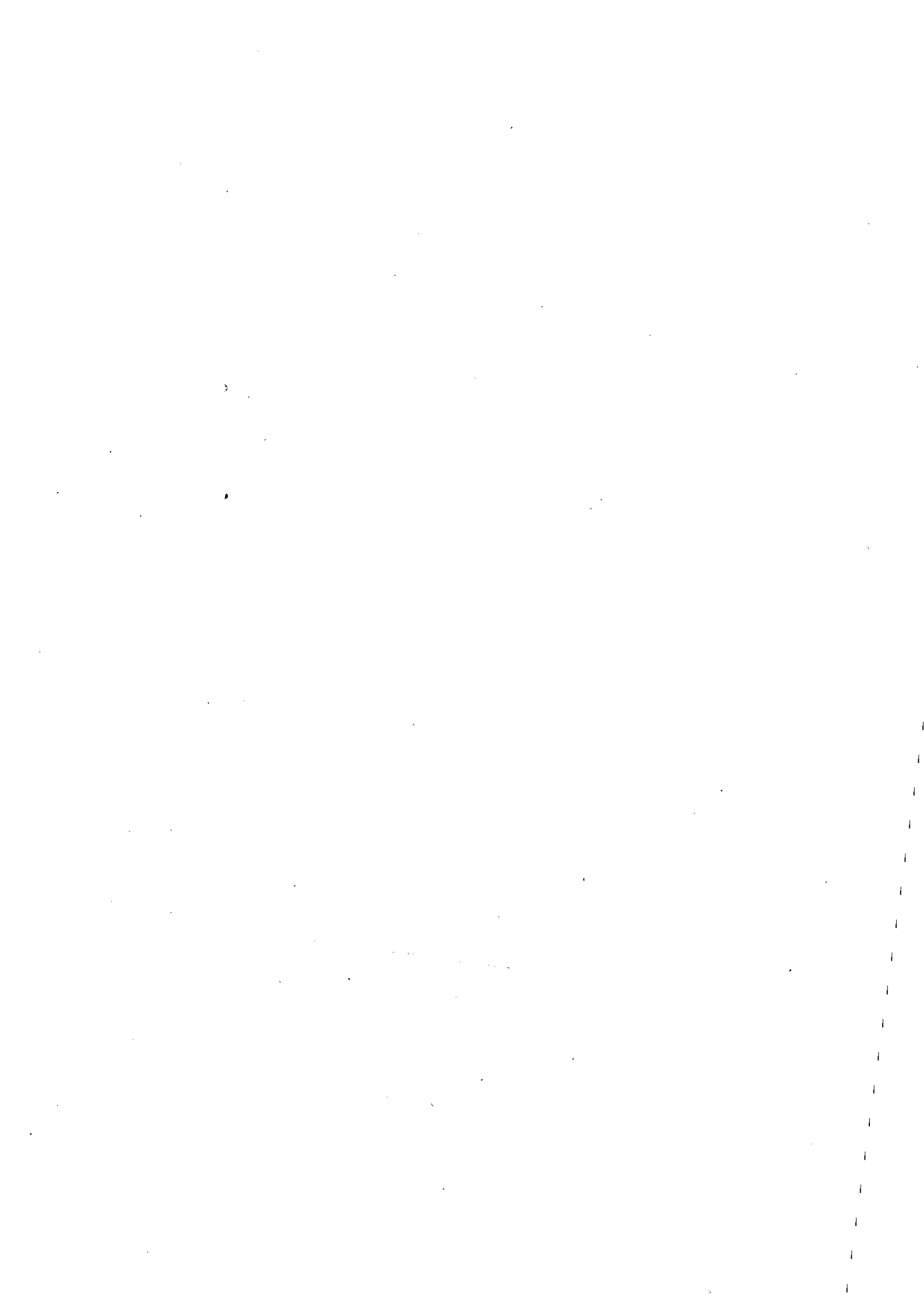
- (1) *One painted business sign at the front of the verandah, providing it does not obscure any decorative elements and providing that there is adequate space for fixing a sign.*
 - (2) *Where a sign cannot be fixed to the front of the verandah a suspended business sign hanging from the verandah parallel to the street may be permitted.*
 - (3) *One below-verandah business sign at right angles to the street.*
- (ii) *The dimensions of all signs, size of lettering and clearance below the signs should comply with the Conservation Guidelines.*
- (iii) *All verandah and below-verandah signs other than the above should not be permitted.*

Above-Verandah Signs

- (iv) *A business sign painted on the facade above the verandah or at a height of 3.7 metres or more above the ground on A1, A2 and B Buildings and in A1 and A2 Areas should comply with the following:*
- (1) *The location of any business sign should not detract from the architectural elements of the building.*
 - (2) *The sign should have no flashing or revolving parts or moving messages.*
 - (3) *The dimensions of the sign, size of the lettering and position of the sign on the facade should comply with the Conservation Guidelines for signs.*
 - (4) *Any existing signs which do not comply with the above should be removed.*
- (v) *All forms of advertising signs other than business signs painted on the facade of A1, A2 and B Buildings and in A1 and A2 Areas should not be permitted.*

Colours

- (vi) *Colours used in any advertising sign on an A1 or A2 Building or in an A1 or A2 Area should be in accordance with the colours specified in the Conservation Guidelines.*



APPENDIX ONE: DEFINITIONS

BUILDINGS These are ranked by order of decreasing significance.

Category A1 Building

A building considered to be of historic or architectural importance on a regional or state basis. If a building is of **state** significance it is included or recommended for inclusion on the Register of Historic Buildings.

If a building is of **regional** or **state** significance it is included or recommended for inclusion on the Register of the National Estate and Register of Government.

Category A2 Building

A building of major architectural or scientific interest; building of major architectural or scientific interest; building shall also mean work, object or site. This category automatically includes all buildings recommended to the Register of the National Estate and Historic Buildings Council.

Category B Building

A building of local significance.

Category C Building

A building possessing some environmental amenity but not necessarily any heritage significance.

AREAS These are ranked in order of decreasing significance.

Category A1 Area

An area of state significance. It is included or recommended for inclusion on the Register of the National Estate.

Category A2 Area

An area of regional or state significance having major architectural, historical or environmental significance. These areas warrant controls related to restoration, alteration and to the design of new development.

Individual streetscapes have not been included where there is sufficient protection afforded by adjacent A Buildings (provided by the provisions of Clause 8 of the Town and Country Planning Act, Third Schedule, in relation to adjacent buildings).

OTHER TERMS

CITY MANSION ALLOTMENT

This is a large allotment containing one or more residences and a large landscaped garden of historic or landscape significance, or where building and garden combine to create a setting of architectural, landscape or historic significance. It need not necessarily form part of an A Area. A schedule of these allotments is included in Section 3.3.

PRINCIPAL GARDEN AREA

The important area of intact garden existing on the site at the commencement of these controls. This comprises all formal landscape complements of the property, but does not include any buildings or service areas.

PRINCIPAL RESIDENCE

The main dwelling existing on the site at the commencement of these controls.

CHARACTER ZONES

The municipality has been mapped into character zones as follows:

CZ.1 Predominantly large residential allotments

CZ.2 Predominantly normal residential allotments

CZ.3 Small residential allotments.

CZ.3 also applies to commercial areas such as found in shopping centres.

These are a range of zones that have common characteristics related to building density, subdivision pattern and building type. They are used to ensure that any infill buildings or additions to buildings are compatible in form, scale and siting to adjacent buildings or to the specific characteristics of the designated residential Character Zone in which the property is located.

APPENDIX TWO: CRITERIA FOR SELECTION OF BUILDINGS AND AREAS

Category 'A' Areas

In this study the following criteria form the basis for the selection of Category A Areas:

Architectural Importance

- (a) Architectural Similarity
- groups of buildings of specific style or building material which read as a coherent group
 - groups of buildings with continuous height verandah lines and/or setback
 - groups of buildings of similar function with compatible building elements (e.g. groups of shops)
 - groups of buildings of architectural merit
- (b) Architectural Diversity
- groups of buildings which display a variety of styles or building materials with some degree of architectural merit, which combine to form a coherent group

Historical Importance

- nature and early date of subdivision
- association with special events or functions
- association with particular person or group of people

Street Character

The above criteria are reinforced by the following street components:

- established trees
- street width (wide, narrow, curved)
- street vistas (relationship to landmarks, terminal views)
- street materials (road surfacing, pavements, lawn strips, gutters)
- street furniture (street lamps, signs)
- fences
- relationship to open space
- verandahs

Subdivision Patterns

- unusual street layout (e.g. organic and unplanned development created by mining activity, formal planned elements, changing street widths, and the juxtaposition of grid and organic development).

Topography

- the influence of natural features (e.g. hills, creeks, rock escarpments) on the urban street pattern and building type.

SELECTION CRITERIA FOR BUILDINGS

Category 'A1' Buildings

Register of Historic Buildings and Register of Government Buildings

The major criteria for buildings recommended for addition to the Register of Historic Buildings is that they must be of state or national significance. There are no precise guidelines but comparable buildings already on the register can be used as a guide to the process of registration.

Register of the National Estate

Criteria for entry on the Register of the National Estate include the following attributes:

1. Creative and/or technical accomplishment.
2. Demonstration of a way of life, custom, process or function no longer practised, in danger of being lost or of exceptional interest.
3. Strong association with an important figure or figures, development or cultural phase.
4. Townscape and/or landscape value and in particular
 - (a) the degree of unity of its materials, design and scale
 - (b) its enhancement by its setting and in return its contribution to its setting.

A place may also be enhanced by its scarcity value. A National Estate building is defined to be of regional, state or national significance.

Category A2 Buildings

Criteria for other buildings of major significance include those for the Register of the National Estate as well as such factors as intactness, architectural and/or historical significance and streetscape importance. A building of major significance is defined to be significant at a local, regional, state or national level.

Category B and C Buildings

The criteria for Category B are less stringent than for Category A. Category B may have a combination of the criteria for A buildings but generally will have less intactness, more intrusions or a lack of consistency compared to A Buildings.

The criteria for Category C Buildings include:

- consistency of built form
- maintenance of original scale of street despite later intrusions
- areas of intact buildings of no appreciable heritage significance
- consistent landscaping

APPENDIX THREE

EXISTING ASSESSMENTS

	National Trust	National Estate	HBC	GBAC
Melbourne Boys High School, Alexandra Avenue				*
'Lee Terrace', 6-18 Avoca Street	*			
'Richmond House', 56 Avoca Street	*	*	*	
Toorak Primary School, Canterbury Road				*
'Caroline House', 74 Caroline Street	*			
Residence, 75 Caroline Street	*	*		
Former 'Avoca' Coach House, 103 Caroline Street	*			
Residences, 23-29 Carters Avenue	*			
Prahran Town Hall, Chapel Street (small hall and Council Chamber only for HBC)	*	*	*	
The Arcade, 282-284 Chapel Street	*			
Commercial Banking Corporation of Sydney, 286 Chapel Street	*			
Moore's Store, 341 Chapel Street	*			
Baptist Church, 464 Chapel Street	*			
'Coonac', Clendon Road	*			
'Como', Como Avenue	*	*	*	
'Como' Gardens, Como Avenue	*	*		
Cannon, Como Park	*			
Residence, 30 Darling Street	*	*		
Armadale Infant School, Densham Road				*
Residence, 21 Elgin Avenue	*			
'Avoca', 8 Gordon Grove	*	*		
Court House and Police Station, Greville Street	*	*		
'Beaulieu House', 17 Heyington Place	*			
Prahran Primary School, 45-67 High Street				*
'Illawara', 1 Illawarra Avenue	*	*		
'Southdean', 59 Irving Road	*			
'Greenwich House', 75-79 Irving Road	*	*		
'Bona Vista', 59 Kensington Road		*		
'Grantham', 69 Kensington Road	*			
'Armadale House', 117 Kooyong Road	*	*		

	National Trust	National Estate	HBC	GBAC
Residence, 133 Kooyong Road	*			
'Trawalla', 22 Lascelles Avenue	*	*	*	
Hawksburn Primary School, Malvern Road				*
'Mandeville Hall', Mandeville Cres	*			
Residence, 514 Orrong Road	*			
'Miegunyah', 641 Orrong Road	*			
'Larnook', 519 Orrong Road	*			*
Congregational Church, 66-72 Peel Street	*			
Windsor Railway Station Complex, Peel Street				*
Prahran Railway Station, Porter Street				*
Residences, 1,3 Ralston Street	*			
Residences, 3-7, 19-21, 29, 8-12, 16-18, 24-28 Ross Street	*			
'Toorak House', 21 St. Georges Road	*	*	*	
'Caringal', 3 Tahara Road	*			
'Tintern', 10 Tintern Avenue	*	*	*	
Shop 22, 24 Toorak Road	*			
Former South Yarra Post Office, 162 Toorak Road	*	*	*	
Former South Yarra Railway Station, Toorak Road				*
St. John's Church, 510 Toorak Road	*	*	*	
Milestone, St. John's Church, Toorak Road	*			
Former Toorak Presbyterian Church, 603 Toorak Road	*	*		
Residences, 238-248 Williams Road	*			
'Wentworth', 294 Williams Road	*	*		
'Royal Terrace', 286-292 Williams Road	*	*		

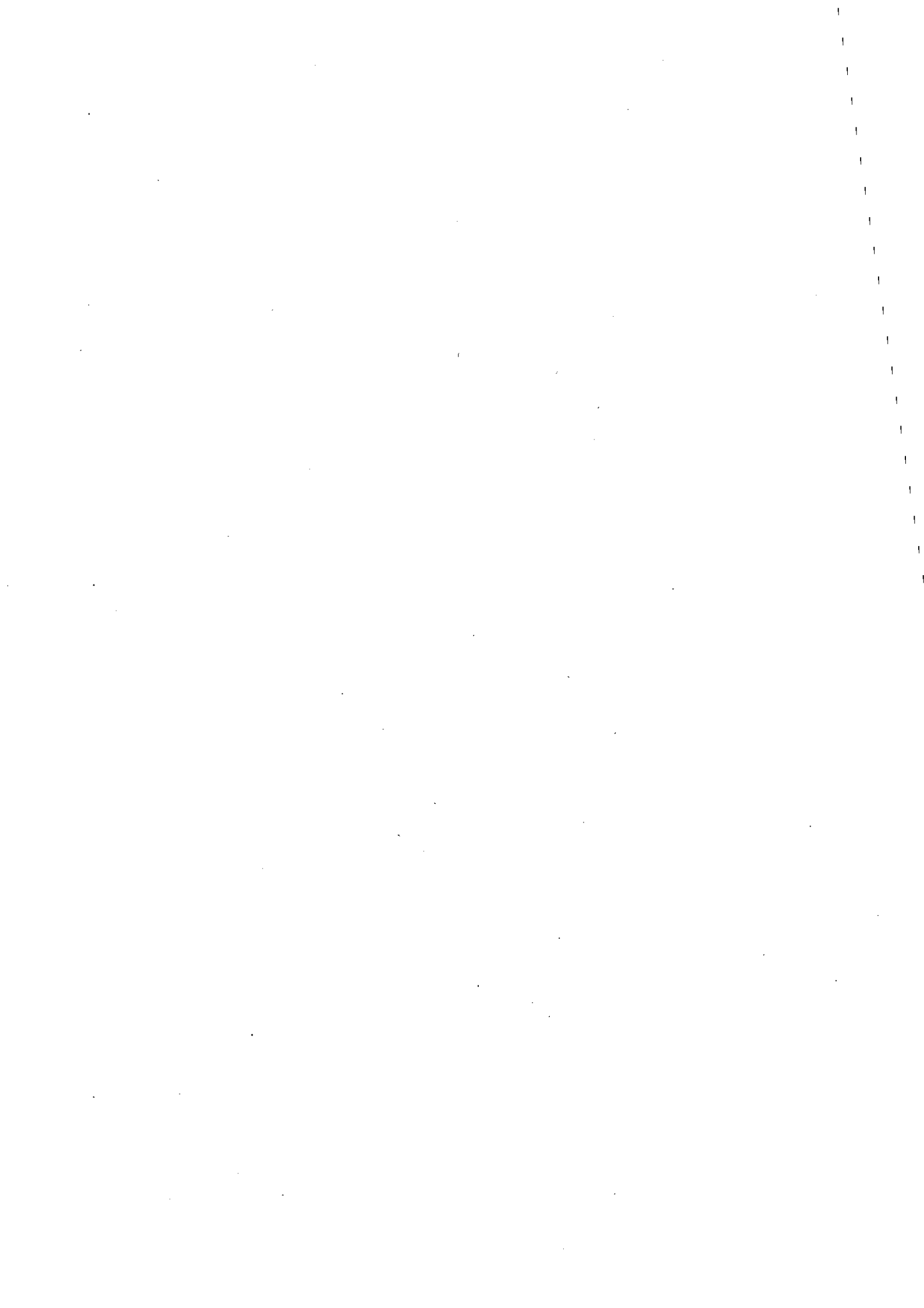
APPENDIX FOUR SCHEDULE OF CATEGORY A1 BUILDINGS

The following buildings have been recommended for inclusion or retention on the Register of Historic Buildings or Register of Government Buildings
(Page numbers refer to Volume on Buildings and Areas)

	Page
Fire Station and Flats, 164-166 Albert Street	12-3
Melbourne Boys High School, Alexandra Avenue	1-5
'Stratton Heights', 63 Alexandra Avenue	1-6
'Lee Terrace', 6-18 Avoca Street	1-17
'Richmond House', 56 Avoca Street	1-22
Residence, 64 Avoca Street	1-24
Toorak Railway Station, Beatty Avenue	11-5.
'Richardson House', 10 Blackfriars Close	3-16
Toorak Primary School, Canterbury Road	6-1
'Caroline House', 74 Caroline Street	1-25
Residence, 75 Caroline Street	1-27
Residence, 76 Caroline Street	1-28
Residence, 13 Chambers Street	4-5
Shops, 38A-40 Chapel Street	12-4
Osment Building, 197-207 Chapel Street	DC-5
The Colosseum, 233 Chapel Street	DC-7
Prahran Town Hall Complex, Chapel Street	DC-8
Shops, 265-267 Chapel Street	DC-10
The Arcade, 282-284 Chapel Street	DC-11
The Big Store, 303 Chapel Street	DC-13
Love and Lewis Store, 321-323A Chapel Street	DC-15
Moore's Store, 341 Chapel Street, corner Commercial Road	DC-17
'Conway's Building', 411-425 Chapel Street	DC-24
Former Baptist Church, 462 Chapel Street	DC-25
Church Street Bridge, Church Street Crossing, Yarra River	1-7
Rechabite Hall, 10 Clarence Street	DC-19
Armadale Railway Station, Cheel Street	15-8
'Clendon Flats' and 'Clendon Court', 13-15 Clendon Road	11-6
'Cranlana' garden and gates, 62 Clendon Road	3-5
SEC Sub Station, 80 Clendon Road	3-6
'Clendon Lodge', 83 Clendon Road	3-7
Braille Library, 31-51 Commercial Road	4-6
'Como', Como Avenue	2-1

Convent and School, Dandenong Road, corner Hornby Street	13-3
'Kelvin Mansions', 325 Dandenong Road	13-6
Residence, 15 Darling Street	1-29
Former J. T. Smith Residence, 30 Darling Street	1-30
'Beverly Hills', 61-65 Darling Street	1-8
Residence, (formerly 'Armagh'), 19 Denbigh Street	15-12
Armadale Primary School, Densham Road	11-7
'Kara Kara', 29 Donald Street	8-3
Former Red Lion Hotel, 39 Duke Street	13-8
St Joseph's Roman Catholic School, 30 Fitzgerald Street	4-2
Residence, 5 George Street	12-7
'Quamby', 3 Glover Street	3-17
'Avoca', Residence and Coach House, 8 Gordon Grove and 103 Caroline Street	1-10
Residence, 9 Gordon Grove	1-12
Residence, 9 Grandview Grove	10-3
Residence, 32 Grandview Grove	10-4
Residence, 33 Grandview Grove	10-5
Former Prahran Court House and Police Station, Greville Street	DC-29
'Duncraig', 31 Hampden Road	15-4
Residence, 1 Heyington Place	3-8
Prahran Primary School, 45-67 High Street	8-4
King's Arcade, 974-976 High Street	15-10
Residence and Flats, 24 Hill Street	3-19
Windsor Primary School, Hornby Street	13-4
'Illawarra', 1 Illawarra Crescent	3-20
Residence, 48-50 Irving Road	7-1
'Greenwich House', 75-79 Irving Road	3-9
'Bona Vista', 59 Kensington Road	2-3
Residence, 18 Kent Street	12-8
'Armadale House', 117 Kooyong Road	11-8
Residence, 3 Lansell Road	3-10
Residence, (formerly 'Darnlee'), 33 Lansell Road	3-22
Residence, 55 Lansell Road	3-23
'Trawalla', 22 Lascelles Avenue	3-24
Stable, 3 Lawrenny Court	3-26
Hawksburn Railway Station, Luxton Road	5-5
Hawksburn Primary School, Malvern Road	5-7
Tram Shelter, Malvern Road (railway overpass)	11-10

Church and Hall, 246 Malvern Road (Princes Gardens)	DC-20
Residences, 372-374 Malvern Road	9-3
'Mandeville Hall', 10 Mandeville Crescent	7-2
'Moonoria' Flats, 68 Mathoura Road	6-3
Residence, 6 - 6A Munro Street	11-11
Residence, 17 Munro Street	11-12
Residence, 28 Northcote Road	11-13
Residence, 506 Orrong Road	15-13
Residence, 514 Orrong Road	15-14
'Larnook', 519 Orrong Road	14-1
'Miegunyah', 641 Orrong Road	6-4
Residence, 729 Orrong Road	3-27
Congregational Church, 66-72 Peel Street	12-9
Windsor Railway Station, Peel Street	12-5
Windsor Post Office, 172 Peel Street	12-6
Prahran Railway Station, Porter Street	DC-31
'Fawkner Mansions', 250 Punt Road	8-5
Residence, 492 Punt Road	1-14
'Toorak House', 21 St Georges Road	3-30
Residence, 45 St Georges Road	3-32
'Edzell', 76 St Georges Road	3-33
'Mullion', 6 Stonehaven Court	3-11
Residence, 4 Struan Street	3-35
Tahara Flats, (formerly 'Carinal'), 3 Tahara Road	3-36
'Otira', 56 The Avenue	11-9
'Tintern', 10 Tintern Avenue	6-6
Residence, 13 Tintern Avenue	6-8
Former South Yarra Post Office, 162 Toorak Road	1-19
South Yarra Railway Station, Toorak Road	1-21
Former Wesleyan Church, cnr Toorak Road and Williams Road	6-9
Shop, 541 Toorak Road	3-38
St John's Toorak, 510 Toorak Road	3-12
'Langi' Flats, 579 Toorak Road	3-14
'Cloyne', 611 Toorak Road	3-15
Residences, 200-210 Williams Road	5-6



APPENDIX FIVE

BUILDINGS PARTIALLY RESEARCHED FOR POSSIBLE ADDITION TO THE REGISTER OF THE NATIONAL ESTATE

These buildings were identified in the initial field work phase of the Prahran Conservation Study. They were only partially researched due to funding limitations of the present study (i.e. funding was provided jointly by the City of Prahran and Historic Buildings Council with no component from the Australian Heritage Commission which administers the Register of the National Estate). These buildings are currently identified as A2 Buildings but further research may justify upgrading to A1 buildings.

Residence, 24 Argo Street

Residence, 83 Caroline Street

Former UFS Dispensary, 8 Cecil Place

Residences, 12-14 Cecil Place

Protestant Hall, Cecil Place

Shop, 184 Chapel Street

Holts' Chambers, 211-215 Chapel Street

Conways Buildings, 245-51 Chapel Street

Shop, 262-264 Chapel Street

CBA Bank, 344 Chapel Street, corner Commercial Road

Shops, 403-409A Chapel Street

Shops, 451, 453 Chapel Street

Prince of Wales Hotel, 455 Chapel Street

Shop, 457 Chapel Street

Shops, 487-499 Chapel Street 1888

Prahran Market, 161-185 Commercial Road

Residences, 11-13 Cromwell Road

Residence, 27 Cromwell Road

Residences, 31-33 Cromwell Road

Residence, 171 Dandenong Road

Residence, 21 Elgin Avenue

Residence, 5 Evelina Road

Residence, 29 Grandview Grove

Rotunda, Prahran Reserve, Grattan Street

Residence, 31 Greville Street

Residence, 48 Hampden Road

Residence, 50 Hampden Road

Residence, 1 Hawksburn Road
Residence, 4 Heyington Place
'Beaulieu', 17 Heyington Place
Hall, 145-151 High Street
Former Prahran Technical Art School, High Street
Church of Christ, 220-232 High Street
Residence, 274 High Street
Shop, 458 High Street
Shop, 817 High Street
Residence, 878 High Street
Residence, (formerly 'Wandai'), 185 Kooyong Road
Former Fire Station, Macquarie Street
Shops, 386-388 Malvern Road
'Moss Glen', 8 Northcote Road
Residence, 545 Orrong Road
Shops, 68-70 Toorak Road
Her Majesty's Hotel, 134 Toorak Road
Shops, 476-478 Toorak Road
Former Toorak Presbyterian Church, 603 Toorak Road
Residence, 605 Toorak Road
'Hybla', 16 Wallace Avenue
Residence, 80 Williams Road
Residences, 220 Williams Road
'Royal Terrace', 286-292 Williams Road
'Wentworth', 294 Williams Road

APPENDIX SIX SCHEDULE OF ALL CATEGORY 'A' BUILDINGS

This schedule comprises all 'A' Buildings and Works, recommended for protection using Clause 8 of the Town and Country Planning Act (Third Schedule). Category A1 Buildings are underlined.

A'BECKETT STREET

11.

ABERDEEN ROAD

11-17, 70-82.

AIRLIE AVENUE

5-9, 13-15.

ALBANY ROAD

2.

ALBERT STREET

69, 123, 151-153, Fire Station and Flats 164-166

ALBION STREET

52.

ALEXANDRA AVENUE

49-53, 63, 65, 71-81, Melbourne Boy's High School

ANCHOR PLACE

2, 3-19.

ANDREW STREET

20, 56-58, 62, 68-70, 51, 57.

ARGO STREET

24.

ARMADALE STREET

12, 22, 32, 66, 59A, 61, 61A.

ARTHUR STREET

50.

AVALON STREET

1-3, 10.

AVOCA STREET

6-18, 56-60, 64, 61.

AVONDALE ROAD

3, 11, 11A-15.

BARRY STREET

53.

BEATTY AVENUE

Toorak Railway Station, 11A, 11B, 12-24, 33-34.

BENDIGO STREET

71, 106.

BLACKFRIARS CLOSE

10.

BROOKVILLE ROAD

17.

BRUCE STREET

23.

CAMBRIDGE STREET

1-31, 2-32.

CANTERBURY ROAD

6-6A, 14-16, Toorak Primary School

CAROLINE STREET

48, 58-68, 74-76, 80, 120-124, 47-49, 75, 83, 103, 109, 113, 119.

CATO STREET

Rear of The Big Store.

CECIL PLACE

8-16, Protestant Hall.

CHAMBERS STREET

3, 13.

CHAPEL STREET (east side)

34-38, 38A-40, 42-64, 78-96, 124-138, 146-150, 176-180, 184, 188-222, 234, 246, 262-264, 272-80, 282-284, 286-302, 328-344, 348-390, 432, 462, 464-468, 480-512, (Jam Factory), 522, 564-576, 586-592.

CHAPEL STREET (west side)

9-17, 21-25, 41-43, 47-63, 101-113, 125-161, 171-175, 181-195, 197-207, 215, 225-229, 233, 245-253, Prahran Town Hall, 265-267, 283 (Cheap Jeans) 299, 303, 321-323A, 341 (corner section of Moores), 347-361, 377-381, 391-409A, 411-425, 429-443, 451-501, 505-513, 517, 547-551.

CHARLES STREET

29.

CHASTLETON AVENUE
17.

CHATHAM STREET
2-14.

CHATSWORTH ROAD
35, 39-49.

CHEEL STREET
Armadale Railway Station

CHOMLEY STREET
71.

CLAREMONT STREET
2.

CLARENCE STREET }
10.

CLARKE STREET
69.

CLENDON ROAD
13-15, Stables (Mandeville Hall), 57, 65, 83, 62-62A, 70, 74, 78, S.E.C.V Sub-Station

COMMERCIAL ROAD (north side)
21-29, Braille Library, 127-131, 139-145, Prahran Market, 191-193, 205-217, 223-235.

COMMERCIAL ROAD (south side)
8-12, 30 (or 32?), 60-72, 200.

COMO AVENUE
3, 9-11, Como House.

COMO PARK
Caretaker's Cottage

COPELEN STREET
Methodist Babies Home.

CROMWELL ROAD
11-13, 27, Church of England, 31-33, 77-79, 24, 38.

CROMWELL CRESCENT
8.

CUNNINGHAM STREET

14-16, 20.

CYRIL STREET

8.

DALY STREET

S.E.C. Sub-Station.

DANDENONG ROAD

169-171, Convent and School, 215, 239-241, 325, 373, 381-383, 401.

DARLING STREET

8, 20, 30, 56, 1 15, 25, 43-47, 61-65, 67-69.

DAVIDSON STREET

9.

DAVIS AVENUE

2, 28, 48, 55-57.

DENBIGH ROAD

13, 19, 29, Church.

DENSHAM ROAD

Armadale Primary School.

DOBSON STREET

2, 6.

DOMAIN ROAD

262-266, 280, 286, 271-273, 279.

DONALD STREET

Church building, 10-12, 16-18, 22-25, 29.

DUKE STREET

20-30, 39, 45-47.

EILEEN STREET

7.

ELGIN AVENUE

11, 21.

ELM PLACE,

1-11.

EVELINA ROAD

1-13, 2-8, 46.

FAWKNER STREET

28, 60.

FITZGERALD STREET

Roman Catholic Church, School and Presbytery, 45.

FREDERICK STREET

4-6.

FULHAM AVENUE

2, 12, 7.

GAWITH COURT

7.

GEORGE STREET

5.

GLADSTONE STREET

2A-6, 12, 34-38, 5-9, 23.

GLASSFORD STREET

25.

GLOVER COURT

3.

GORDON GROVE

7, 9, 8.

GRANDVIEW GROVE

4-6, 12, 32, 34, 9, 15, 19, 23, 29, 31, 33, 35, 45, 49.

GRANGE ROAD

61.

GRATTAN STREET

Rotunda in Grattan Gardens.

GREEN STREET

2, 36, railway bridge.

GREVILLE STREET (north side)

15-27, 31, 45-55, 61, 67, 95-97, 107-127, 143-155, 171-175, 181-205.

GREVILLE STREET (south side)

12-26, 40, 48, 70, 102, 114-134, former Prahran Court House, Town Hall.

GROSVENOR STREET

1, 5-11, 15-19, P.C.C. Day Care Centre.

HAMPDEN ROAD
7-9, 13, 31, 35, 12-18, 50.

HAWKSBURN ROAD
1, 17-31, 2-4, 34-40, 50.

HENRY STREET
15, 75.

HEYINGTON PLACE
1, St. Catherine's.

HIGH STREET (north side)
1-11, 17-23, 37-43, Prahran Primary School, 129-139, 145-151, Church of England, 241-245, Memorial Hall, 387-401, 447, 463-465, 493-497, 595-597, 631, 789, 817, 871-873, 897, 921-931.

HIGH STREET (south side)
64-68, 82, 138-146, 160, 162-176, Church of Christ, 256-262, 274, 362-380, 396-400, 420, 440, 458, 546-552, 602-610, 652, 878-880, 972, 974-976, 978, 980.

HIGHBURY GROVE
1, 5-7.

HILL STREET
24.

HOBSON STREET
3.

HORNBY STREET
Windsor Primary School, Windsor Technical School, 72-74, 19.

HOWITT STREET
3, 7-9.

ILLAWARRA CRESCENT
1.

IRVING AVENUE
16.

IRVING ROAD
48-50, 75-79.

IVY STREET
9.

IZETT STREET
Gates to The Big Store Recreation Grounds.

JACKSON STREET
33.

KELVIN GROVE
1.

KENSINGTON ROAD
11, 59-71.

KENT STREET
18.

KILSYTH AVENUE
6-7.

KING'S ARCADE
1-29, 2-10.

KOOYONG ROAD
17, 103-113, 117-123, 155-163, 177-179, 185.

LANDALE ROAD
6.

LANSELL ROAD
3, 29-33, 6, 36, 55.

LASCELLES AVENUE
14, 22.

LAWRENNY COURT
3.

LAWSON GROVE
All buildings (which are not numbered on map).

LEWISHAM ROAD
9, 23A-25, 30, 102.

LUXTON ROAD
10-18, Hawksburn Railway Station.

MACFARLAN STREET
30.

MACQUARIE STREET
19, rear 153 High Street.

MADDOCK STREET
Windsor Railway Station.

MALVERN ROAD (north side)

Hawksburn Primary School, 411-413, 475-493, 499-503, 511-515, 707, 761.

MALVERN ROAD (south side)

224-226, 246, 282-284, 296-298, 370, 372-374, 386-388, 508, 612, Tram Shelter (railway overpass), 762, 768, 860, 906.

MANDERVILLE CRESCENT

Manderville Hall and gates, Toorak Bowling Clubhouse.

MAPLES LANE

Church of England.

MATHOURA ROAD

20, 36-38, 44, 51, 68.

McILWRICK STREET

35-41.

MEDLEY PLACE

12-32.

MEDLEY STREET

1-9.

MOREY STREET

Armadale Railway Station and adjacent shops.

MOTHERWELL STREET

25-33, 48-52.

MOUNT PLEASANT GROVE

12.

MUNRO STREET

2, 6-6A, 8, 15, 17.

MURPHY STREET

20, 24, 40, 44, 3-9, 39, 49, 55, 65.

MURRAY STREET

22, 46, 47.

NEW STREET

48.

NORTHCOTE ROAD

2-12A, 1, 5, 59, 22-26, 28, 30-36.

OBAN PLACE

2A.

OBAN STREET

2-12, 42.

ORRONG ROAD (east side)

506, 514.

ORRONG ROAD (west side)

519, 523, 537, 543, 641, 655, 663, 703, 729.

OSBORNE STREET

57-61, 76.

OSMENT STREET

13, 200-201.

PALERMO STREET

Building rear P.C.C. Depot.

PEEL STREET

Congregational Church, Post Office, Windsor Railway Station.

PERTH STREET

35, 40.

PHOENIX STREET

29-31.

PORTER STREET

Prahran Railway Station.

PORTLAND PLACE

1-6, 15, 20.

POWELL STREET

48.

PRINCES STREET

P.C.C. Day Nursery, 49-61.

PUNT ROAD

170-174, 190-194, 202-204, 226, 238, 250, 278, 310-312, 354, 372, 388, 428, 458, 460, 484, 486, 490-492, 494-502, 506-526.

RALSTON STREET

1-3.

ROCKLEY ROAD

2, 29, 35, 51, steps to Alexandra Avenue.

ROSE STREET

62, 53, 59-61, 85.

ROYAL CRESCENT
5-5A.

ST. GEORGES ROAD
Toorak House 21, 11A, 17, 38 45, 76.

STANHOPE COURT
2.

STONEHAVEN COURT
6.

STRUAN STREET
4.

SUMMERS STREET
11.

SURREY ROAD
28-36.

SUTHERLAND ROAD
15, 51-57, 67-69, 6, 18, 30-32, 64-66, 74-80, 88-90.

TAHARA ROAD
3.

THE AVENUE
8, 44, 48-56, 13, 31-33.

THOMAS STREET
29.

TINTERN AVENUE
10, 13, 17, 19.

TIVOLI ROAD
34, 66-70, 76, 39, 69-71.

TOORAK ROAD (north side)
19-27, 65-87, 95-109, 155-175, 189, 241-265, 275, 345, 527-541, 577-579, Toorak
Uniting Church, 605, 611, South yarra Railway Station.

TOORAK ROAD (south side)
2, 16-24, 42, 50-52, 68-72, 130-144, 150-162, 168, rear 2045, 218-220, 262-266, 328-
330, 364, Toorak Methodist Church, 428-428E, 476-478, St. John's Church, 520.

TORRESDALE ROAD
5.

TOWERS ROAD
5, Garden Shelter at 7.

TRINIAN STREET
35-37.

UPTON ROAD
28, 64-70, 49-59.

VICTORIA STREET
P.C.C. Hall.

WALLACE AVENUE
16, 20.

WATTLETREE ROAD
5.

WELLINGTON STREET
67, 99, 119-125, 129.

WESTBOURNE STREET
46.

WILLIAM STREET
10, 14-16, 21.

WILLIAMS ROAD (east side)
78-80, 92-96, 100-102, 118, 150-154, 200-210, 212-220, 228, 258, 280, 284-294.

WILLIAMS ROAD (west side)
69-77, 131-135, 159-179, 261-263, 277.

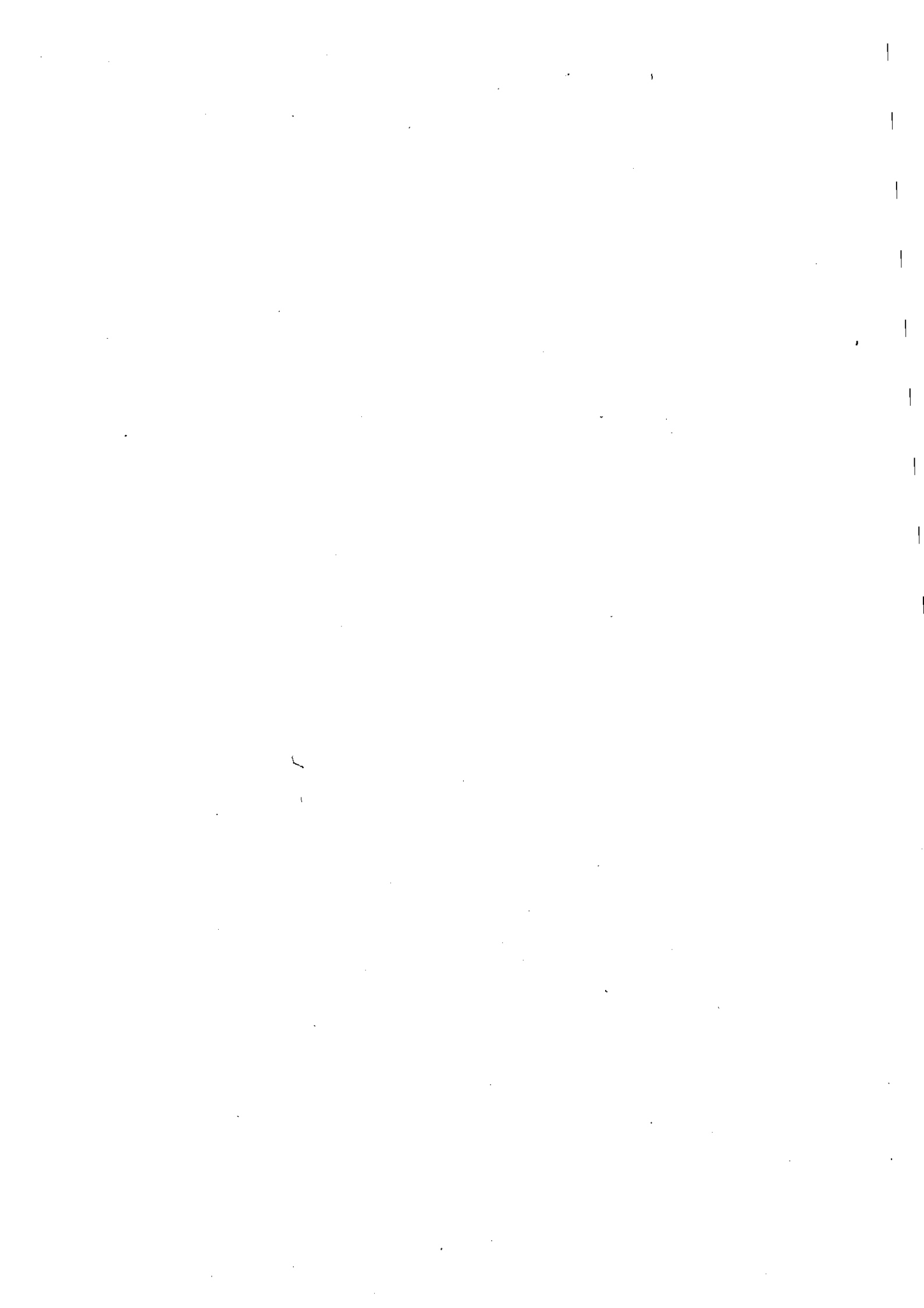
WILSON STREET
1-7, 25, 30.

WOODFULL STREET
35.

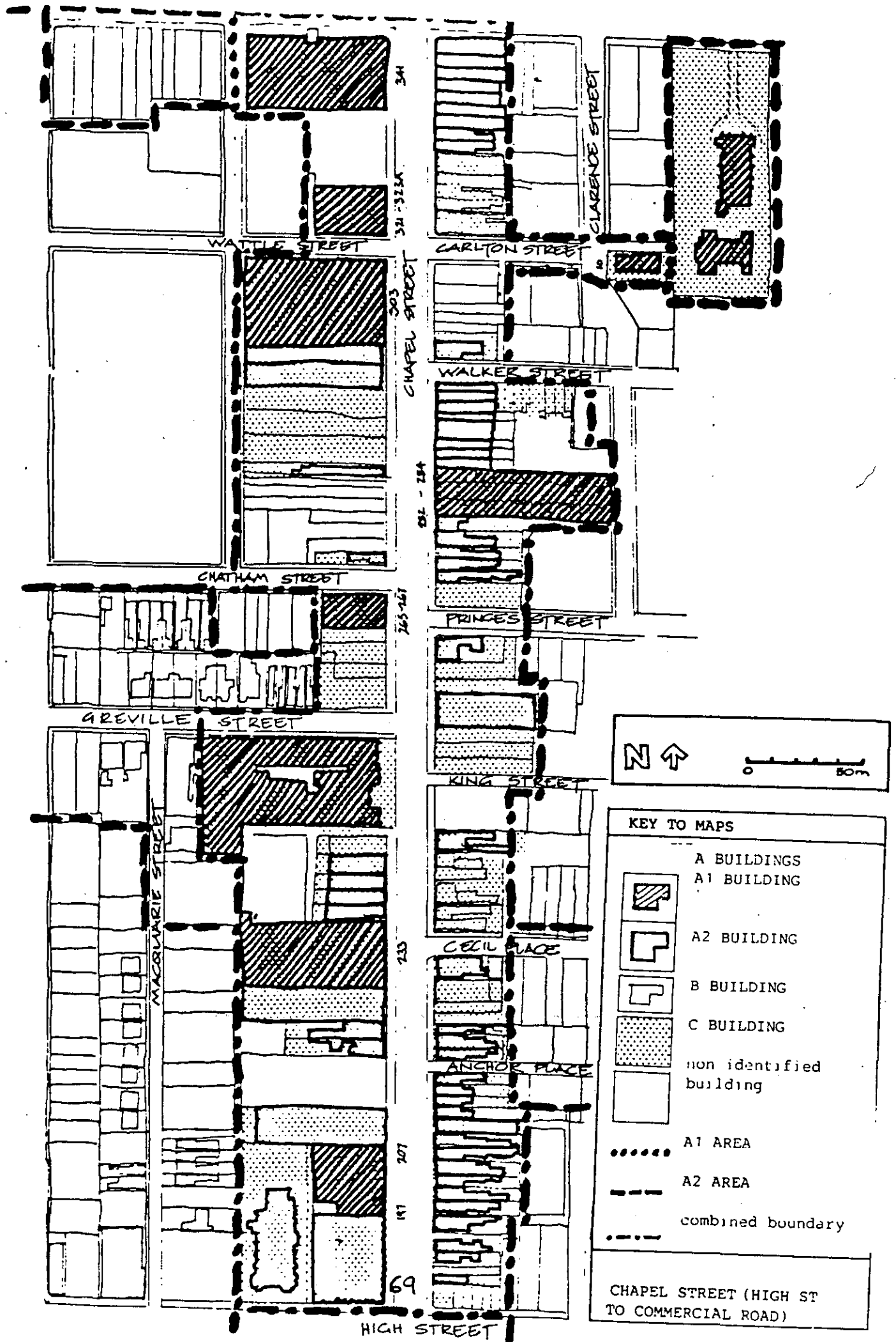
WOODSIDE CRESCENT
19.

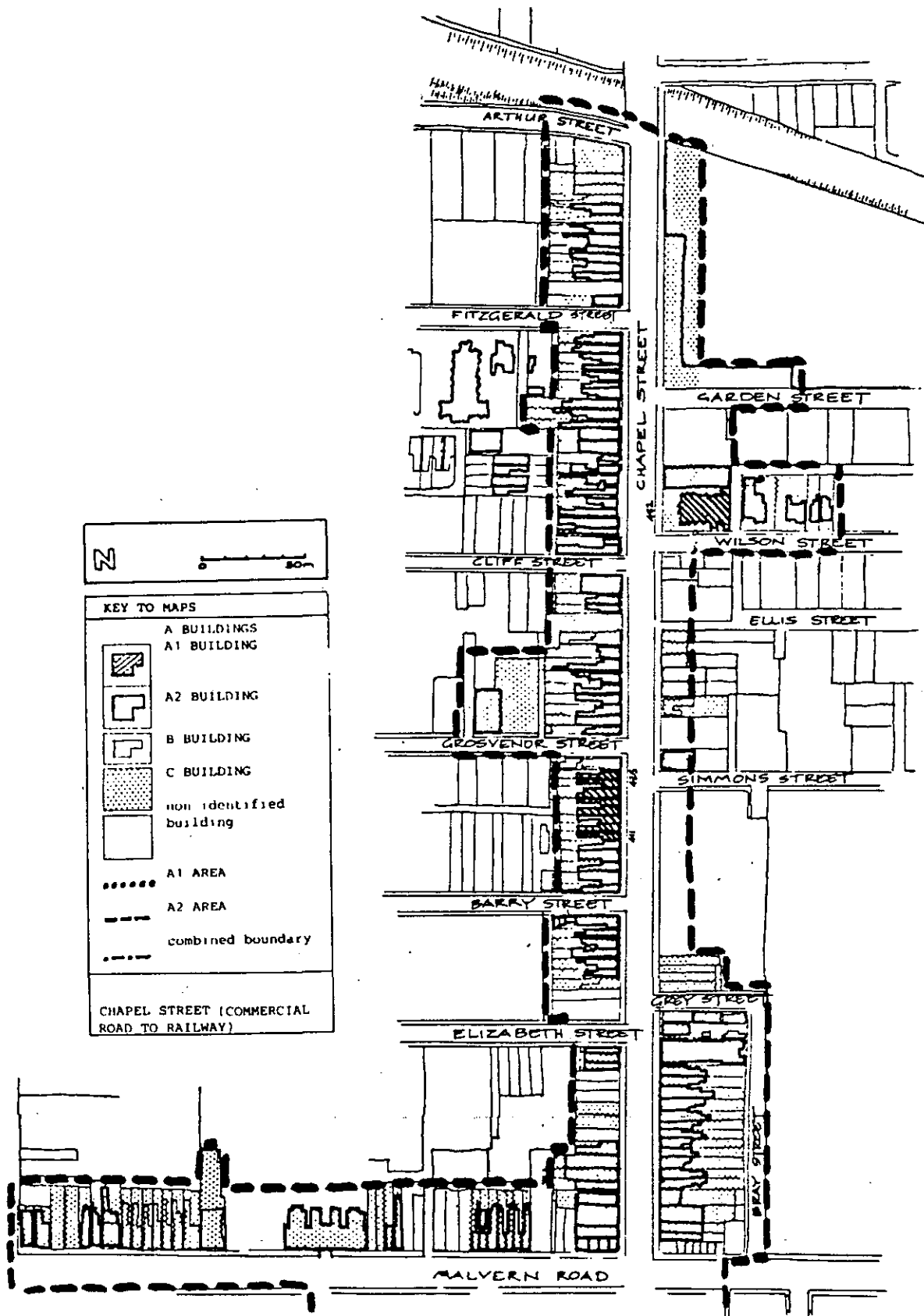
WREXHAM ROAD
3-5, 12.

WYNNSTAY ROAD
House corner Woodfull Street.



**APPENDIX SEVEN DETAILED MAPS OF CATEGORY 'A'
AREAS**



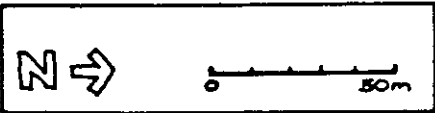
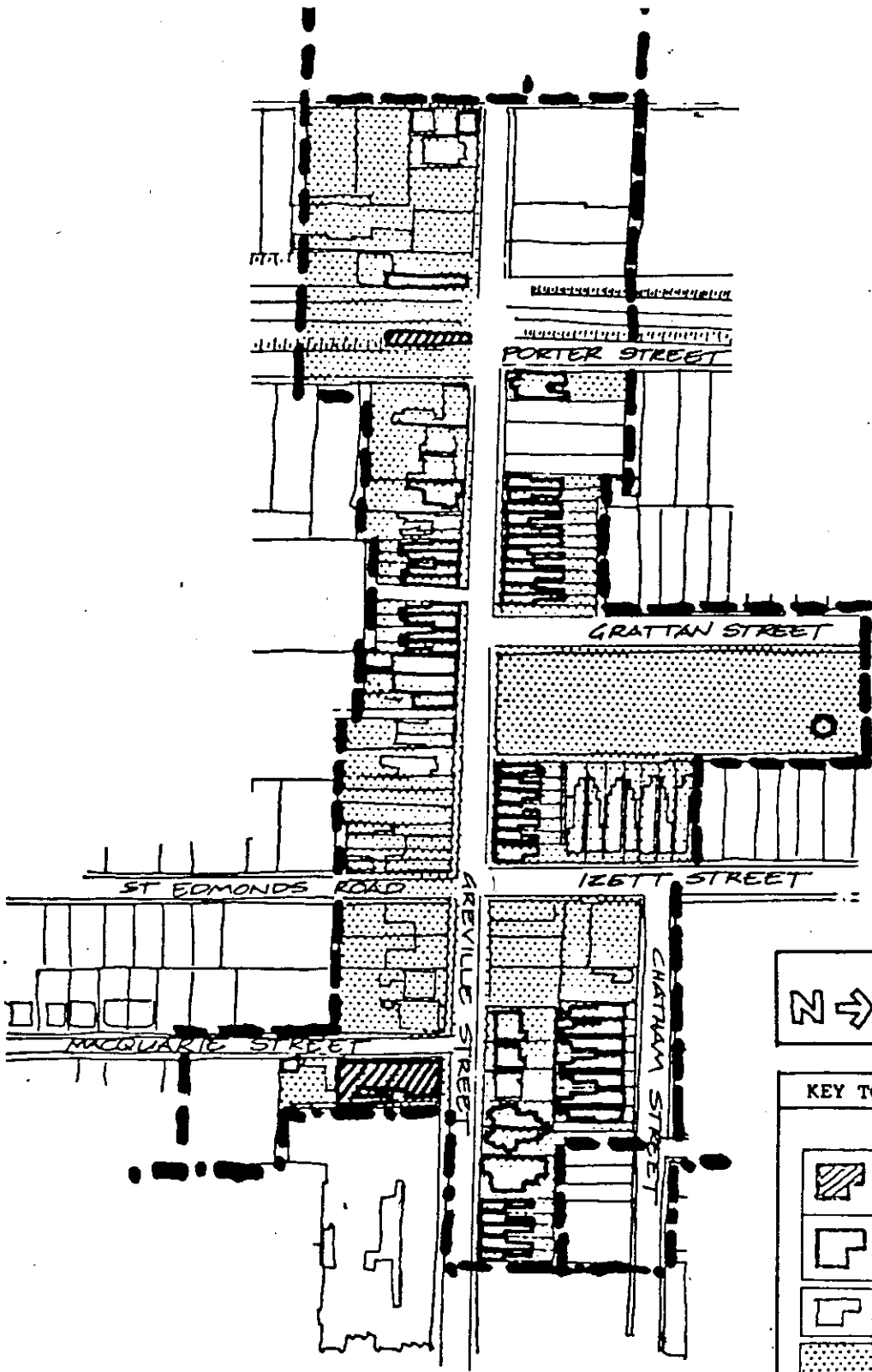











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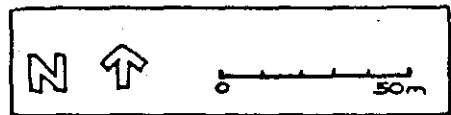
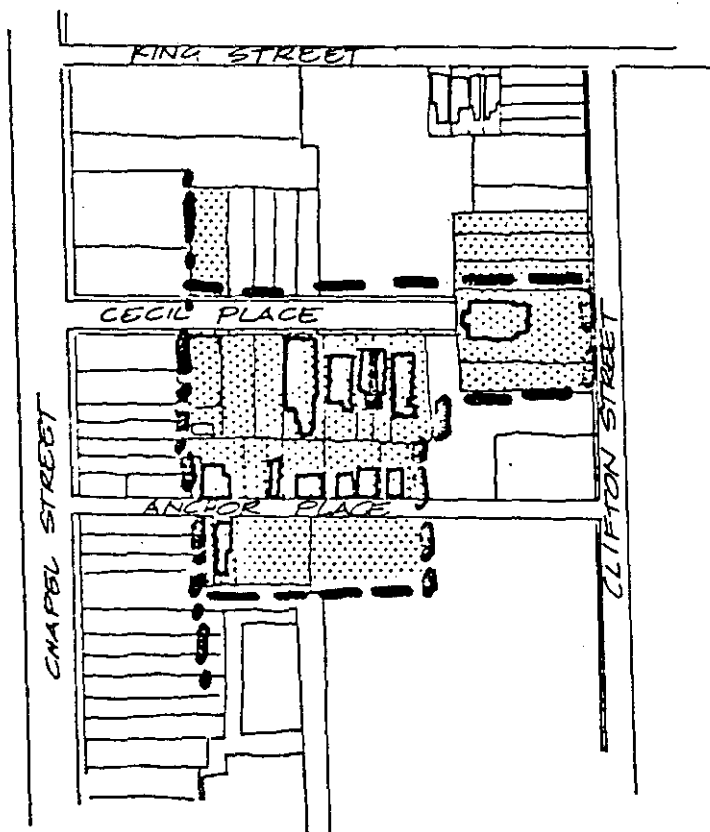
A BUILDINGS
 A1 BUILDING
 A2 BUILDING
 B BUILDING
 C BUILDING
 non identified building









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








CHAPEL STREET (COMMERCIAL ROAD TO RAILWAY)



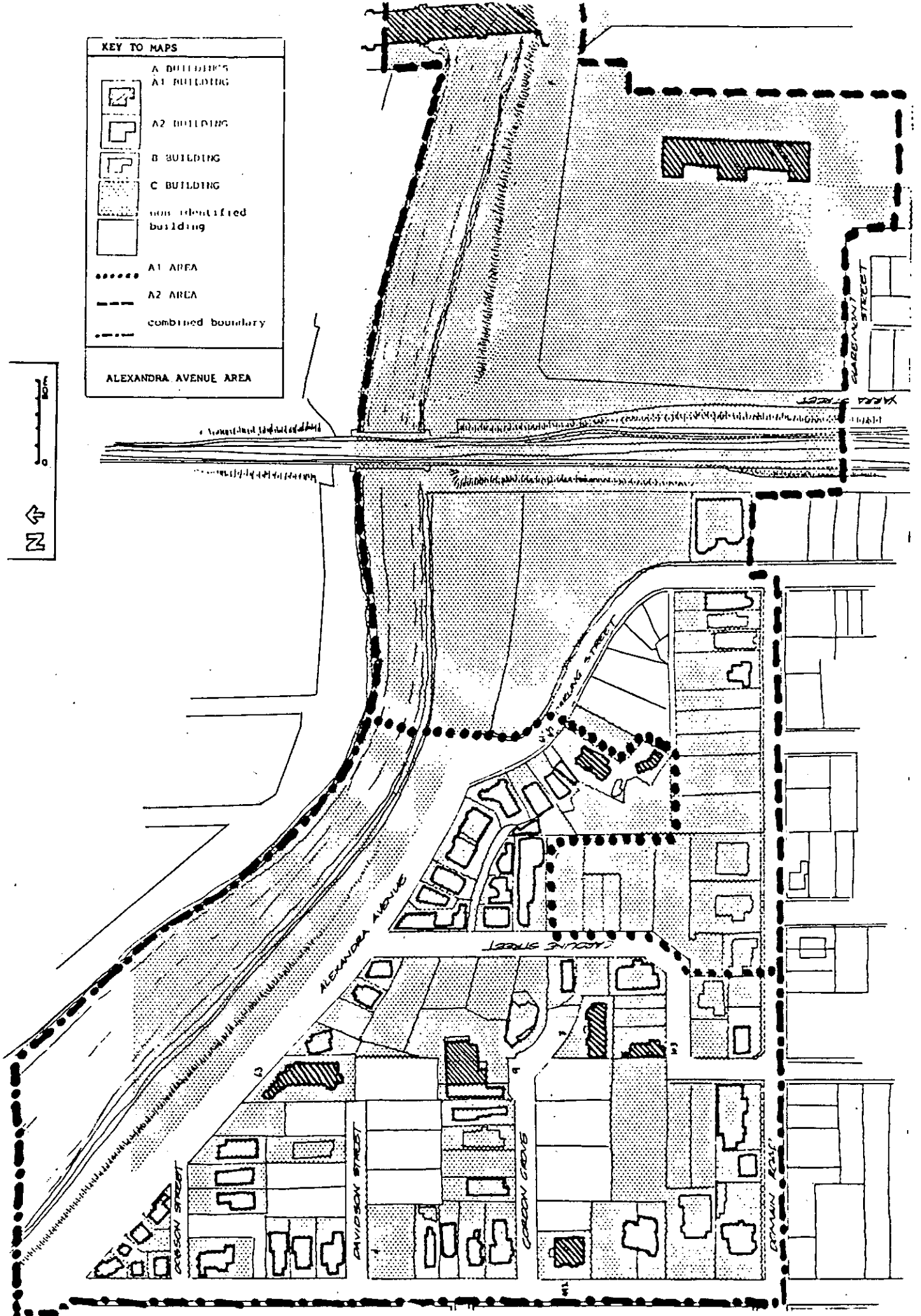
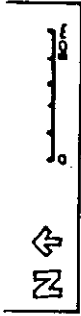
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	C BUILDING
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	A2 AREA
	combined boundary
GREVILLE STREET COMMERCIAL AREA	

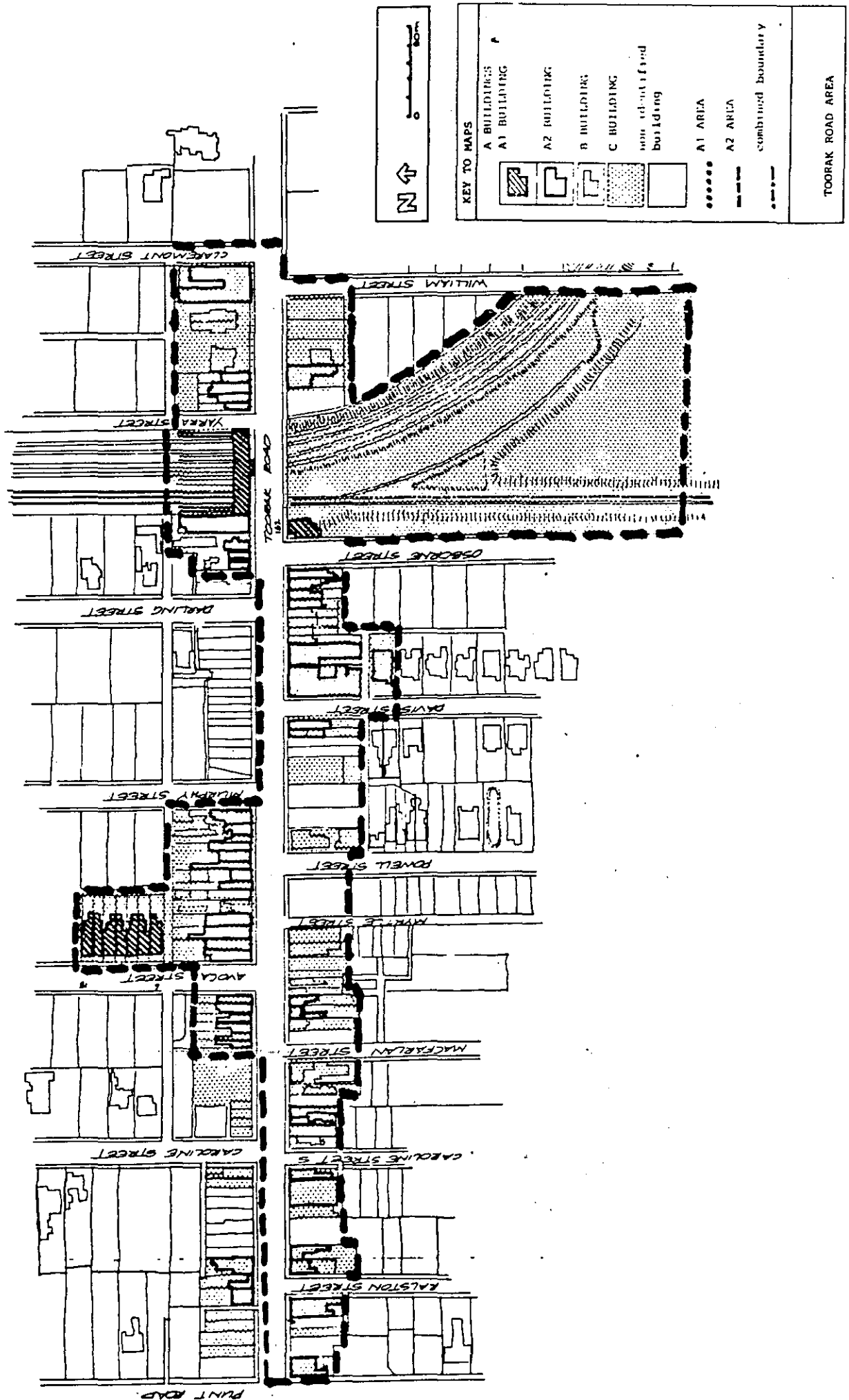


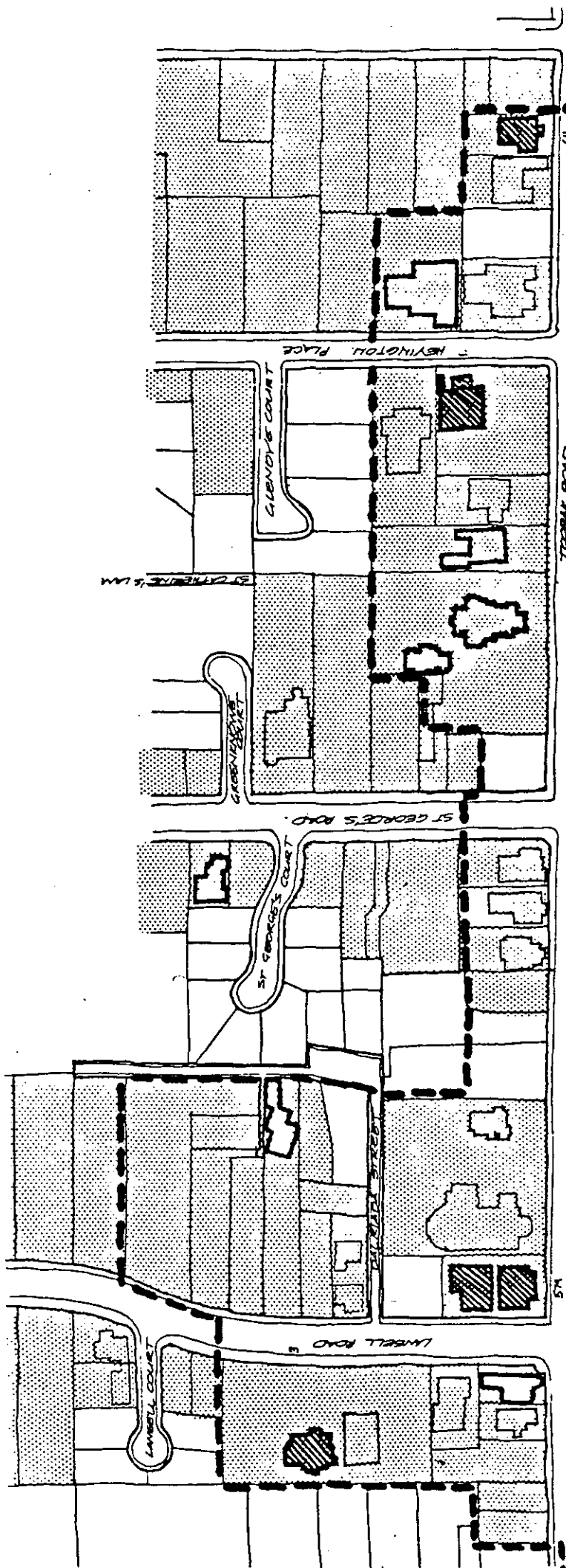
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	A2 AREA
	combined boundary
CECIL PLACE AREA	

KEY TO MAPS	
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	C BUILDING
	non-identified building
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	A2 AREA
	combined boundary

ALEXANDRA AVENUE AREA







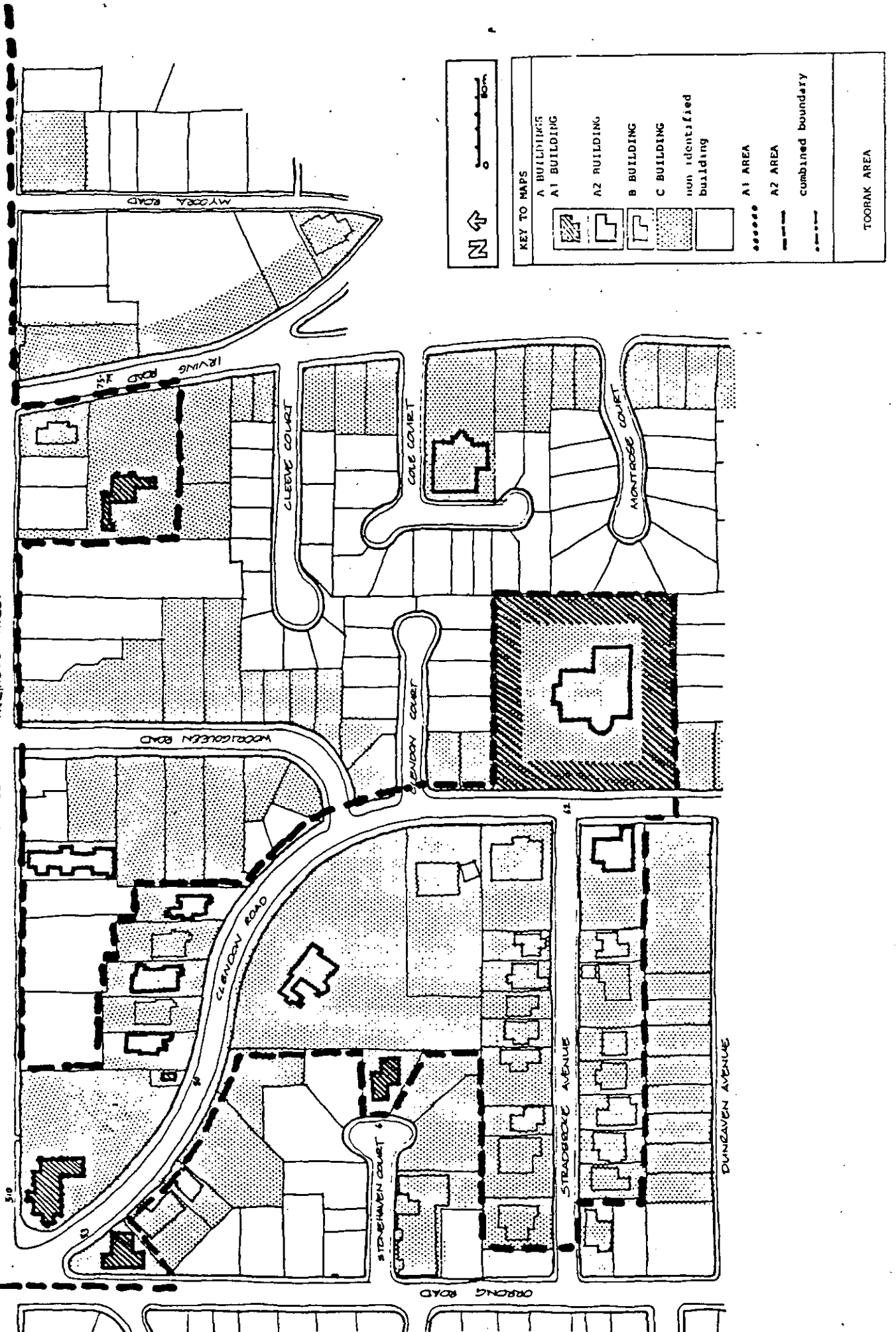
KEY TO MAPS

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	B BUILDING
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	A2 AREA
	combined boundary
	TOORAK AREA

CONTINUED ON PREVIOUS SHEET



KEY TO MAPS

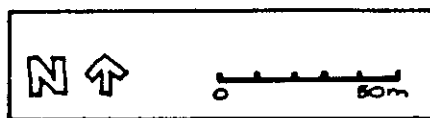
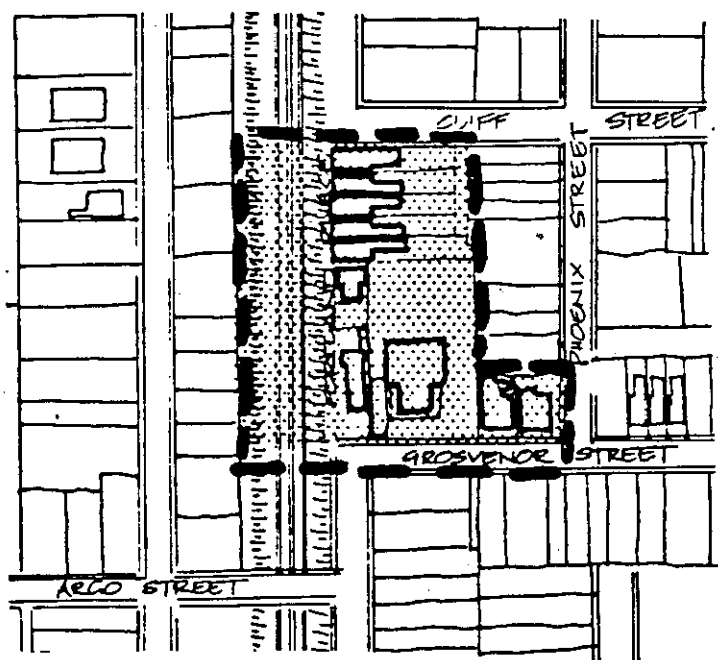
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	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary
TOORAK AREA	

PORTLAND PLACE AREA

History and Significance

The first railway connection with the municipality of Prahran occurred in 1859 when the first train steamed across a loop line from St. Kilda Railway Station to Windsor. Later that year this line was continued on to North Brighton. In 1860 direct connection with Melbourne was effected when a bridge was constructed across the Yarra and the railway stations, Gardiner's Creek Road (now South Yarra), Greville Street (now Prahran) and Chapel Street (now Windsor) were opened. To avoid a steep gradient from the river to Prahran, the line was set down in a cutting.

The houses in Portland Place today face this cutting and are separated from it by only a narrow footway. This planning is unusual because to the north, Portland Place widens to form a road as does Balmoral Street to the south. The significance of this area derives from the small scale of the dwellings and their unusual frontage on the railway line. Contrast is also provided between the larger villa in Grosvenor Street and the smaller more humble dwellings facing the railway line.



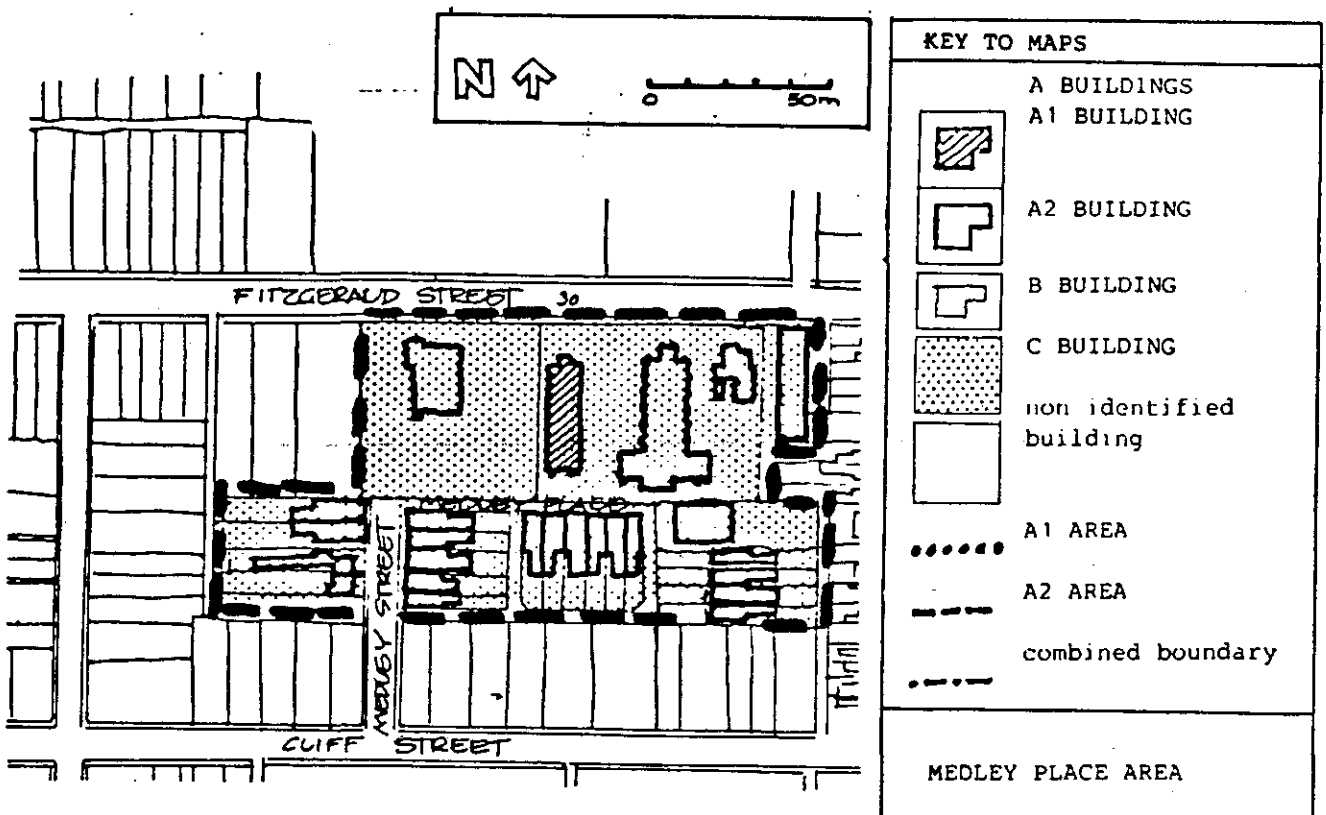
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	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary
PORTLAND PLACE AREA	

MEDLEY PLACE AREA

History and Significance

This area has one of the tightest street layouts in Prahan and fortunately still retains a high degree of intactness. St. Joseph's Roman Catholic Church was erected in Fitzgerald Street in 1888 and the houses to the south in Medley Place were probably erected around this time. Medley Street and Medley Place, formerly known as Williams Street and William Square, have a most unusual street layout. A group of six houses face the rear of the church with a small footway running in front and groups of single storey attached dwellings cluster around Medley Square and Medley Place. It is probable that the name Williams Square was altered after the turn of the century in view of the fact that municipality already had a 'William Street' and a 'Williams Road'. The former Williams Square, now fenced and used as the front yard of four residences, is unique in the planning of Prahan. It evokes an Italian atmosphere, reinforced by the dominant Church buildings to the north. The Roman Catholic School was erected in 1917 and is of particular architectural significance for its English Arts and Crafts movement inspiration. The Edwardian Presbytery to the west which once featured a large garden of squared layout and today some elements of this garden remain today.

The survival of the Medley Place Area is particularly fortunate given the policy of the Victorian Housing Commission during the 1960s when most similar areas throughout Melbourne were razed and redeveloped. The significance of the Medley Place Area derives from the exceptionally tight street layout, the planning significance of Medley Square, the relationship between the large church buildings and the diminutive cottages in Medley Place, and the general intactness of all the building stock.

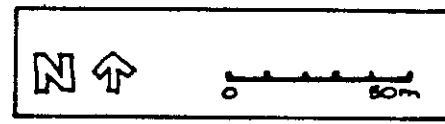
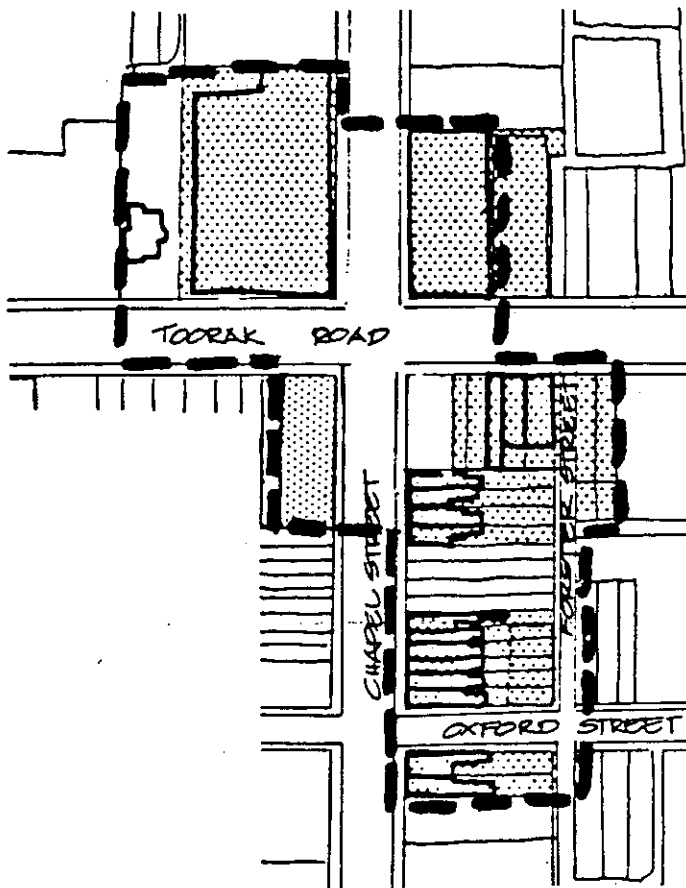


TOORAK ROAD - CHAPEL STREET AREA

History and Significance

This area has strong links with the first settlements in Prahran. Charles Forrest, who bought Allotment 6 (north-west of Chapel Street and Toorak Street) at the first land sale in 1840, erected his 'Waterloo Cottages' in 1841. This was the first house to be built after the crown land sales in Prahran and in August, 1822 he had started another house, 'Hermitage Cottage', on the site now occupied by the Capital Bakery building. On the opposite side of Chapel Street, James Chambers built the 'Ayers Arms' Hotel and this was the first two-storey building in Prahran. Today, the site is still occupied by a hostelry. Brickworks traditionally occupied the site to the north-east of Chapel Street and Toorak Road and today the South Yarra Firebrick Company still occupies this site. Until the turn of the century Toorak Road, in this vicinity, was still a residential area.

The 1896 Board of Works plan shows the existing two-storey shops in Chapel Street running south from the corner of Toorak Road and this consistent streetscape of intact Victorian facades is of considerable significance in this area. This streetscape is enhanced by the intact shop (now Incarus) on the opposite corner of Toorak Road and another key corner element is the Capital Bakery Building.



KEY TO MAPS	
	A BUILDINGS
	A1 BUILDING
	A2 BUILDING
	B BUILDING
	C BUILDING
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	A2 AREA
	combined boundary
TOORAK ROAD - CHAPEL STREET AREA	

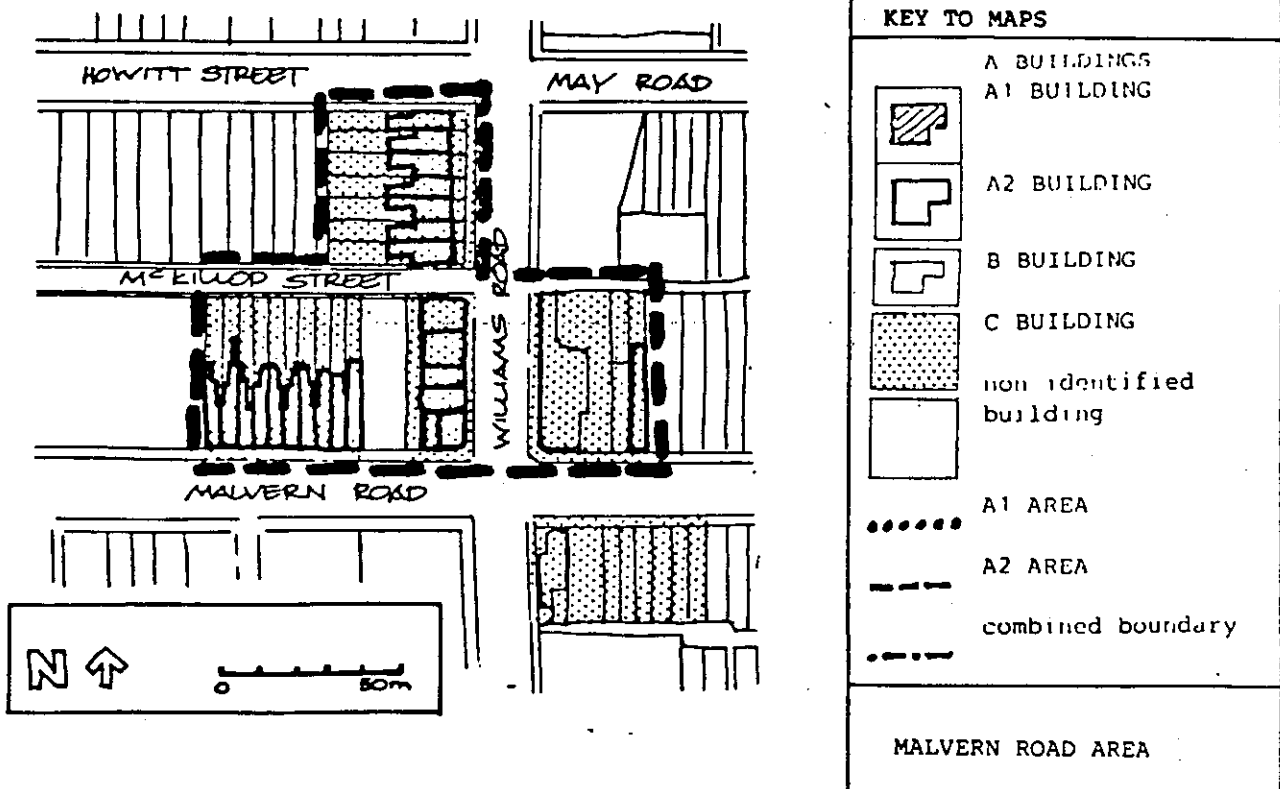
MALVERN ROAD AREA










History and Significance

Land north of Malvern Road in this area was sold at the crown land sale of 27th June, 1949. The purchaser of Allotment 32 was T Colclough, who erected the 'Bush Inn' soon after the land sale. To the west of this hotel, over Williams Road, was the Hawksburn Hotel. A scattering of small houses were located in this vicinity although the area to the south-east was still largely bush in 1855. Williams Road had been the eastern boundary of the Aboriginal Mission Station originally located in Prahran. The South Yarra, Toorak and Prahran areas also quickly became one of the principal sources of firewood for the Melbourne settlement. Itinerant timber getters took the wood to the township either by boats along the river or on bullock trays which struggled along bush tracks with their loads. Before the grid of Government roads was established, tracks passed obliquely across Prahran on either side of the present day Malvern Road, and the 'Bush Inn' was a favourite watering spot.

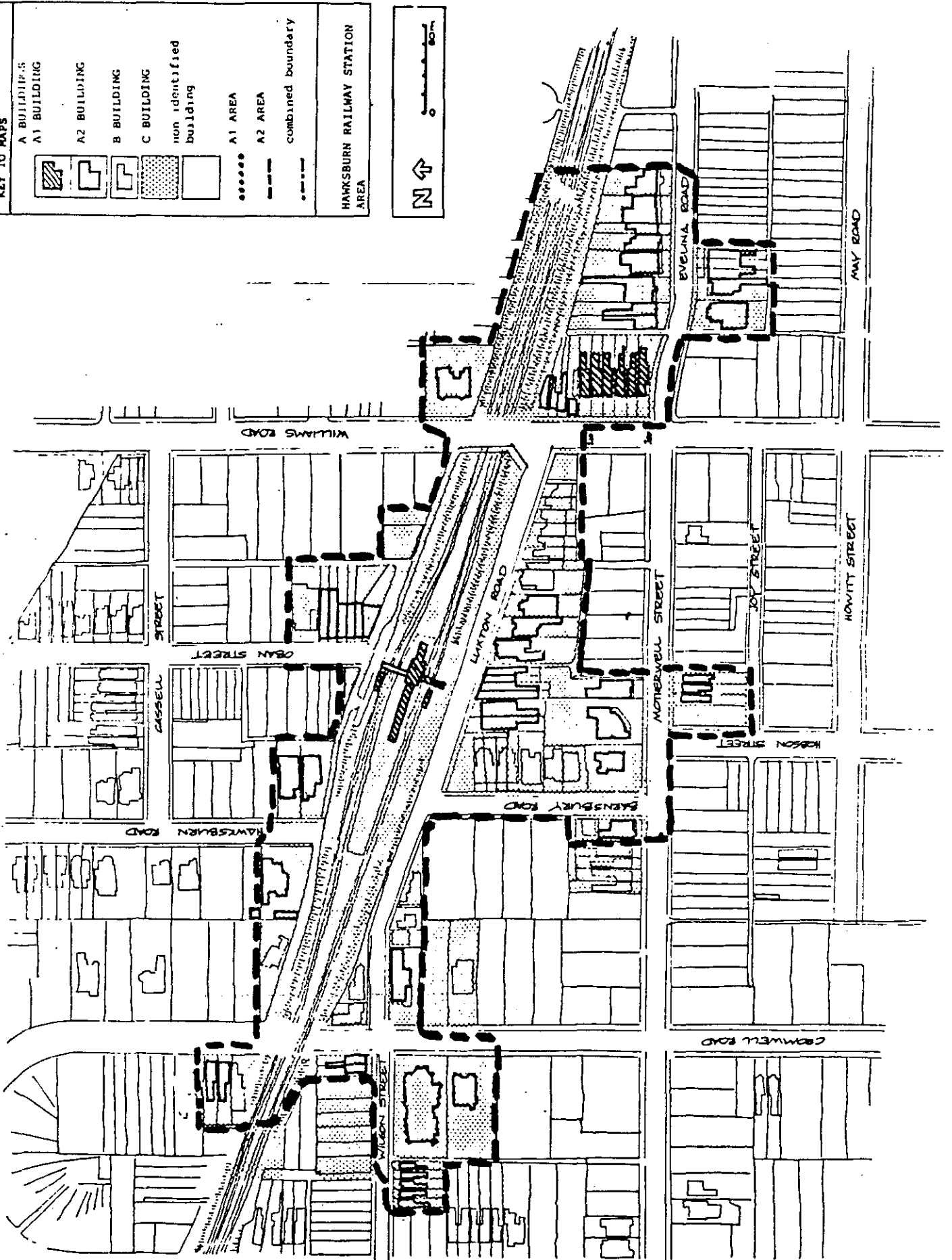
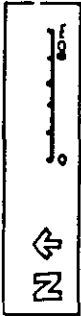
Allotments at the corner of Commercial Road and Williams Road were auctioned on 12th April, 1871 and by 1887 plans for an enormous coffee palace to replace the "Bush Inn" had been prepared by architect C.E. Connop, although this venture never eventuated. At this time two storey Victorian commercial premises were erected to the west in Malvern Road and soon after the turn of the century the red brick shops in Williams Road had been constructed. 'Hawksburn Terrace' further north in Williams Road was contemporary with the two storey shops and provided a contrast to the much smaller residences of the subdivisions behind Malvern Road.

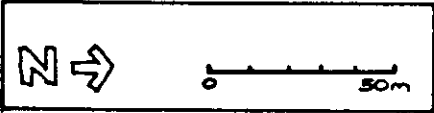
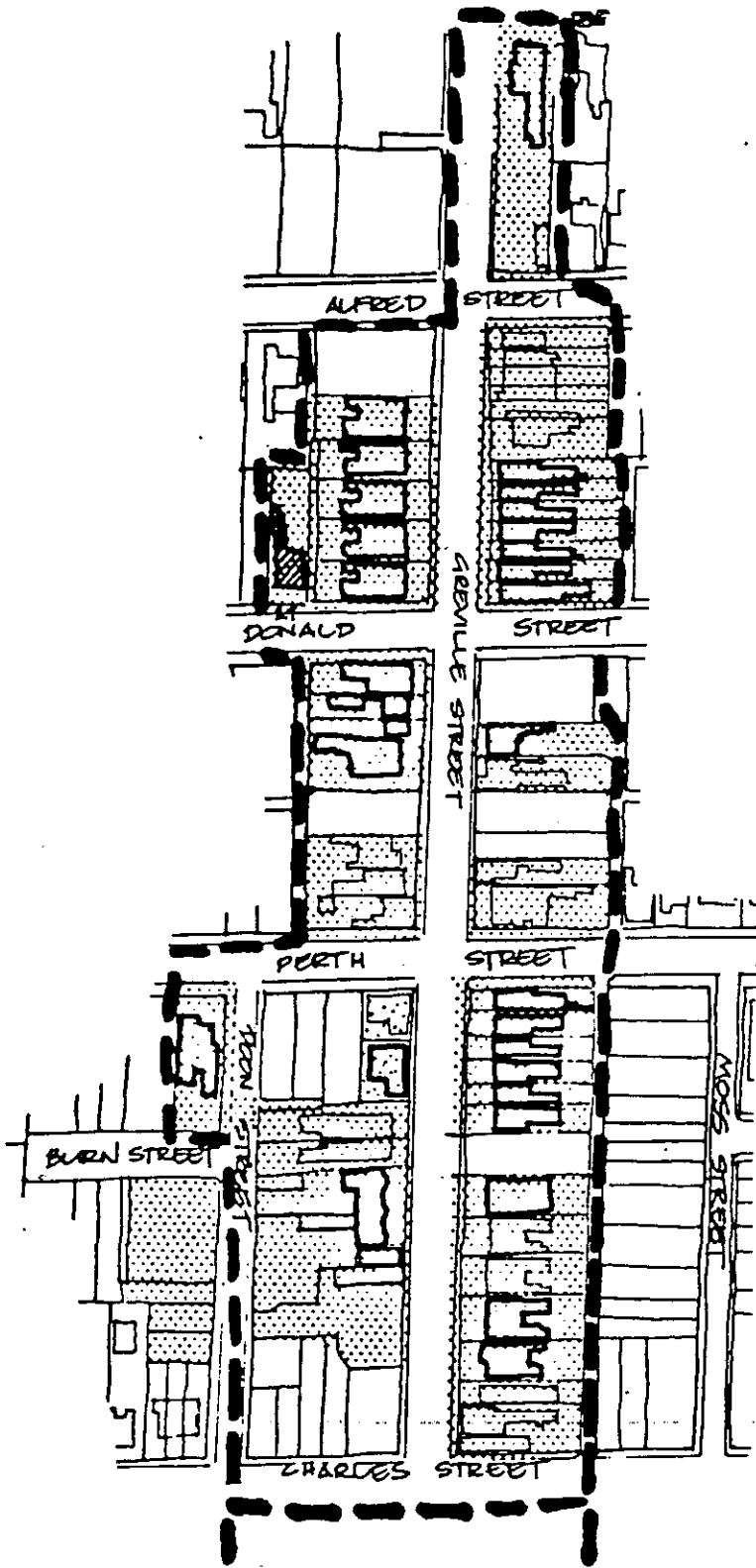
Today, this terrace group and the intact commercial premises combine with the Edwardian and 1930s development to the south of Malvern Road to form an intact commercial precinct.












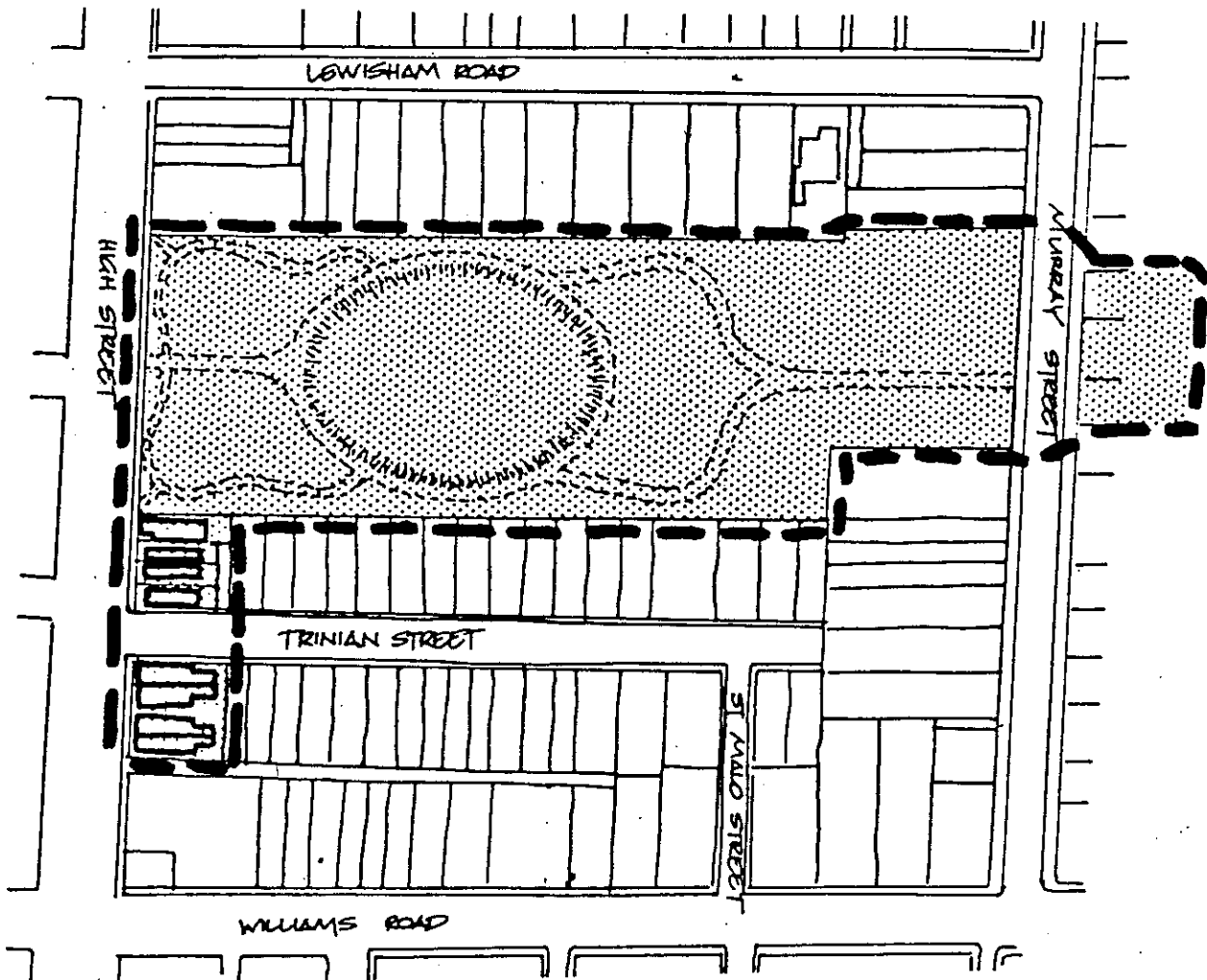
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	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary

HAWKSBURN RAILWAY STATION AREA





KEY TO MAPS	
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	A1 BUILDING
	A2 BUILDING
	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary
GREVILLE STREET RESIDENTIAL AREA	



KEY TO MAPS

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A2 BUILDING



B BUILDING



C BUILDING



non identified
building



A1 AREA



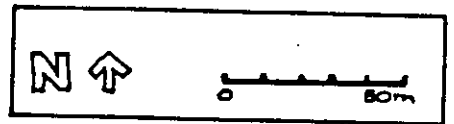
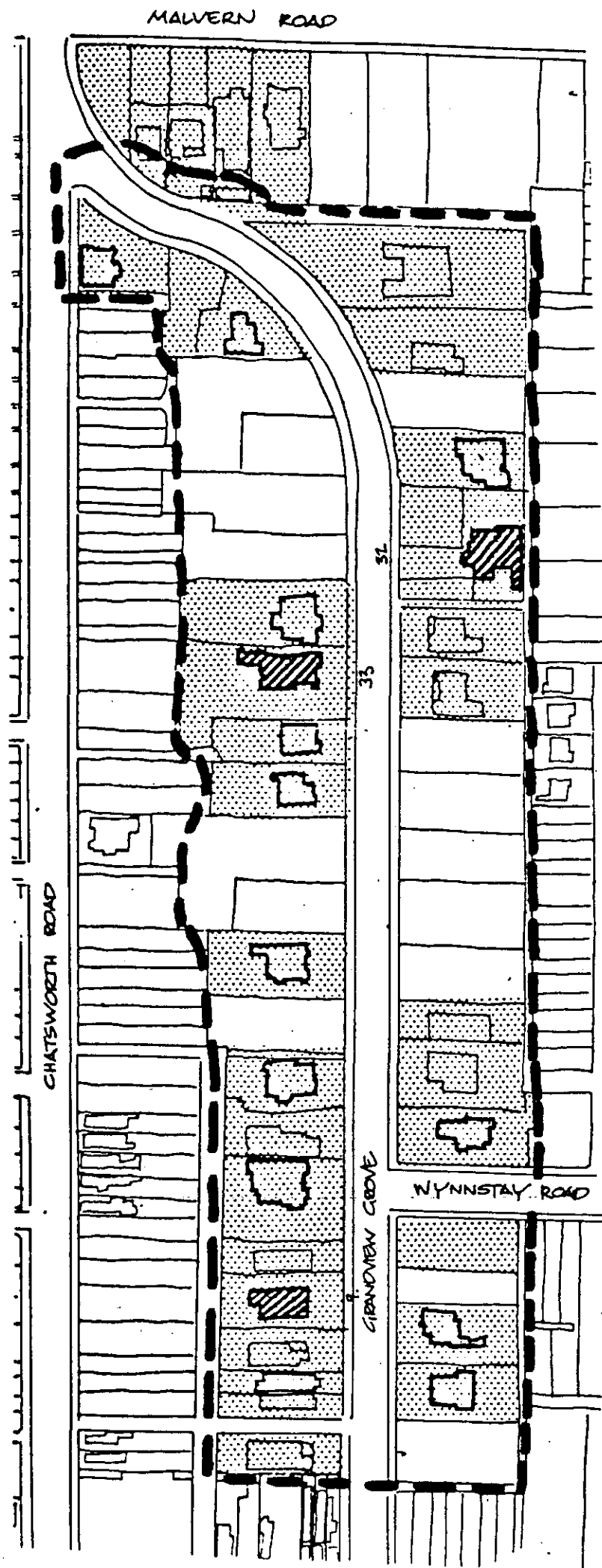
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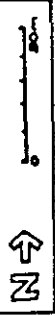
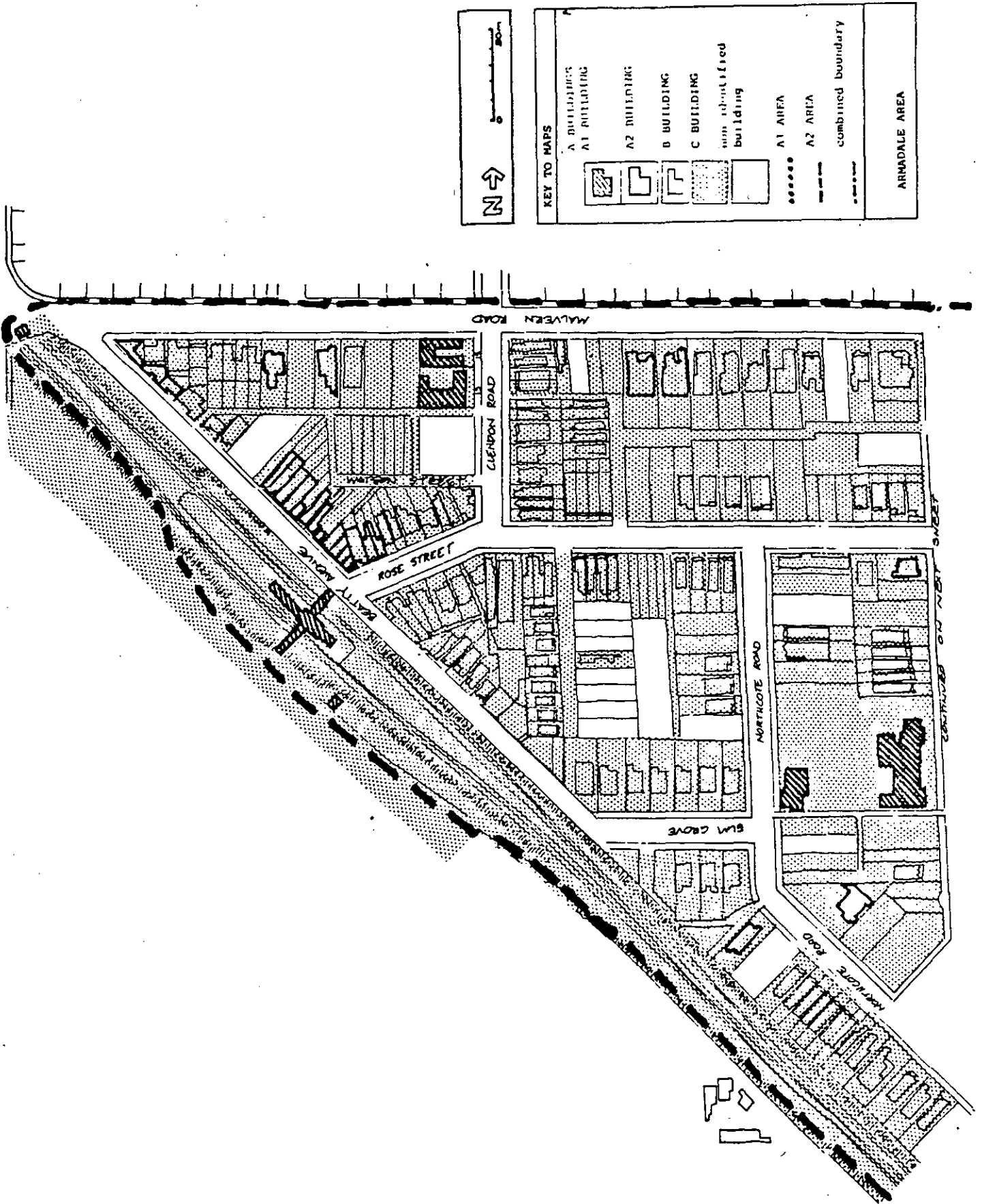
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VICTORIA GARDENS AREA

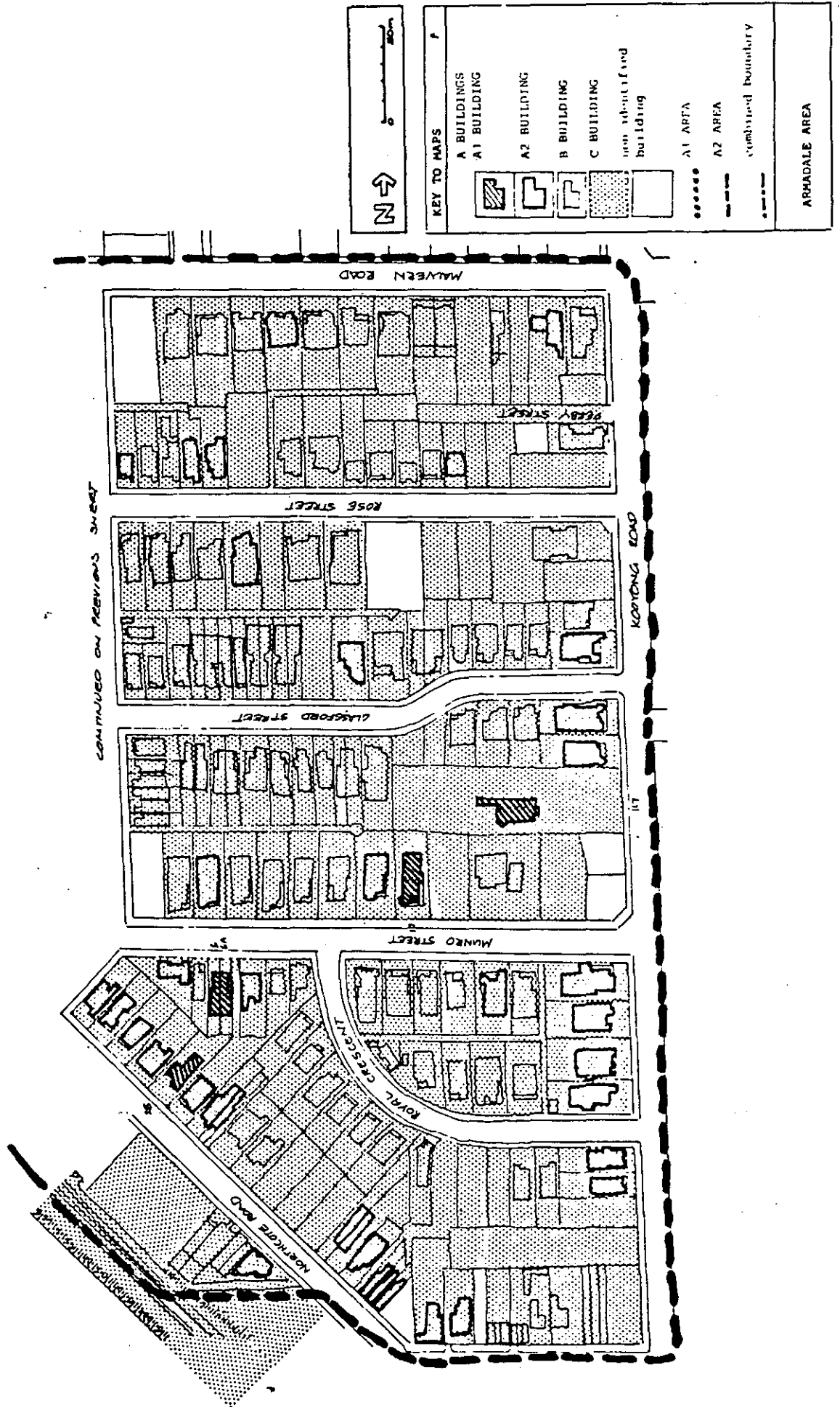


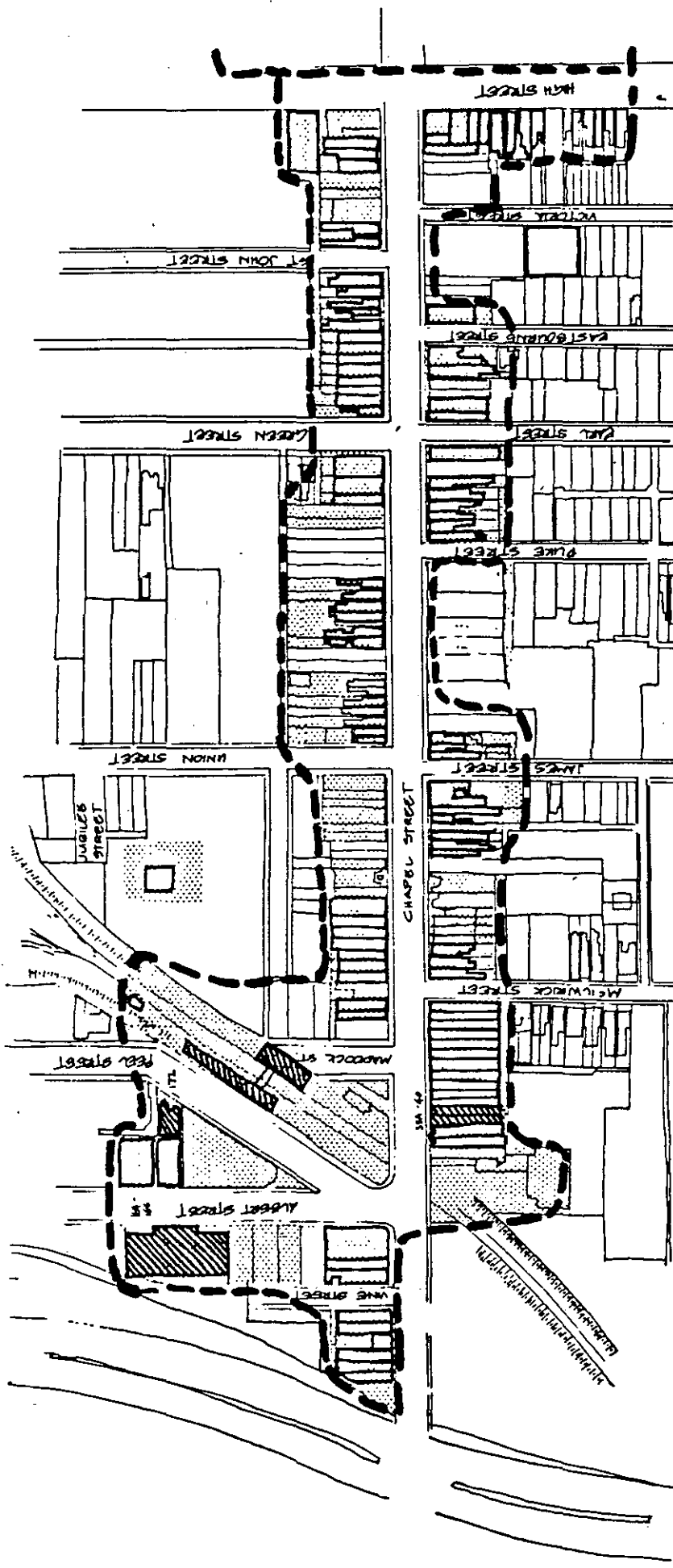
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	B BUILDING
	C BUILDING
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	A1 AREA
	A2 AREA
	combined boundary
GRANDVIEW GROVE AREA	



KEY TO MAPS

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ARMADALE AREA	



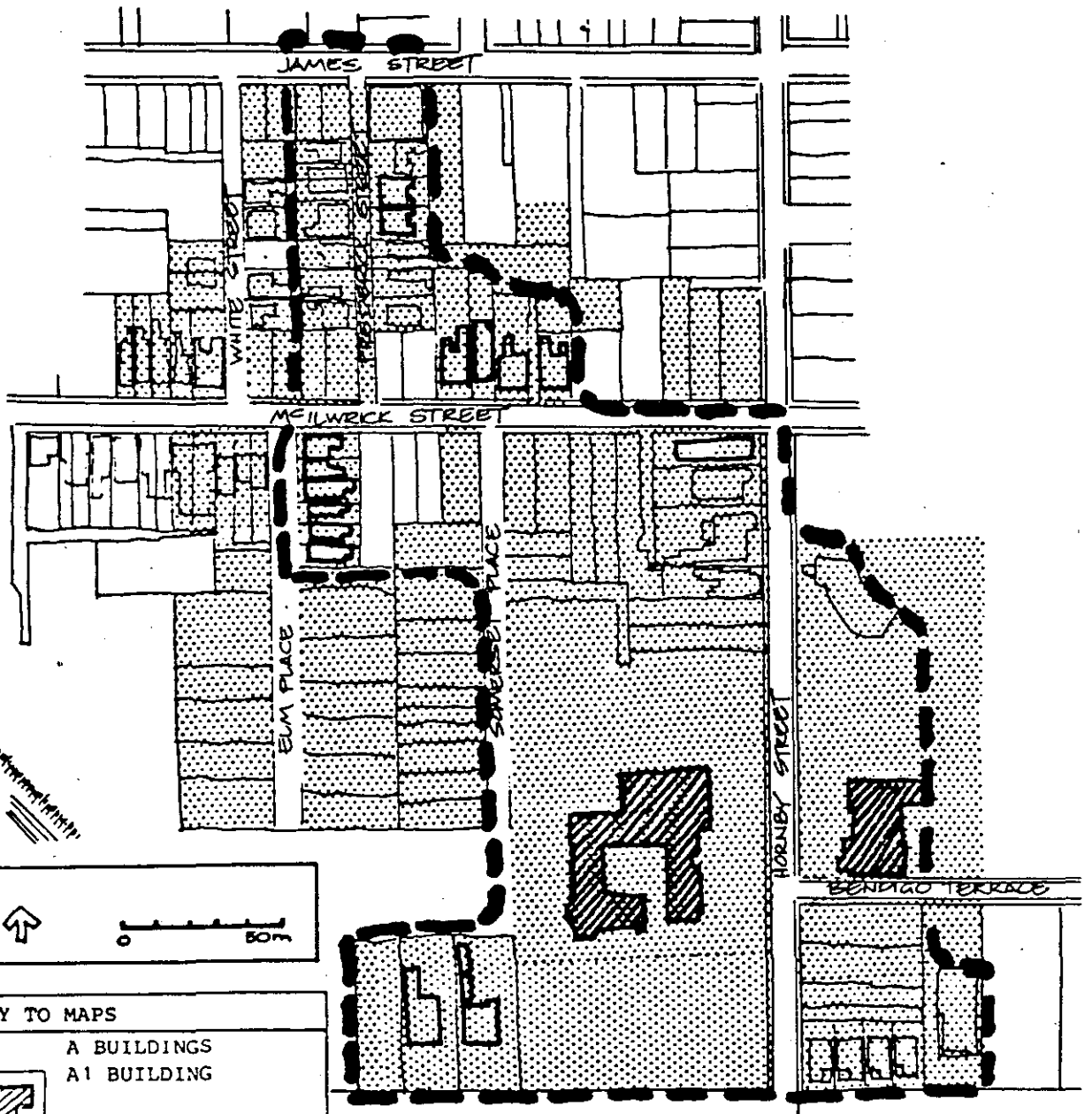











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	non identified building
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	A2 AREA
	combined boundary

CHAPEL STREET (WINDSOR) AREA





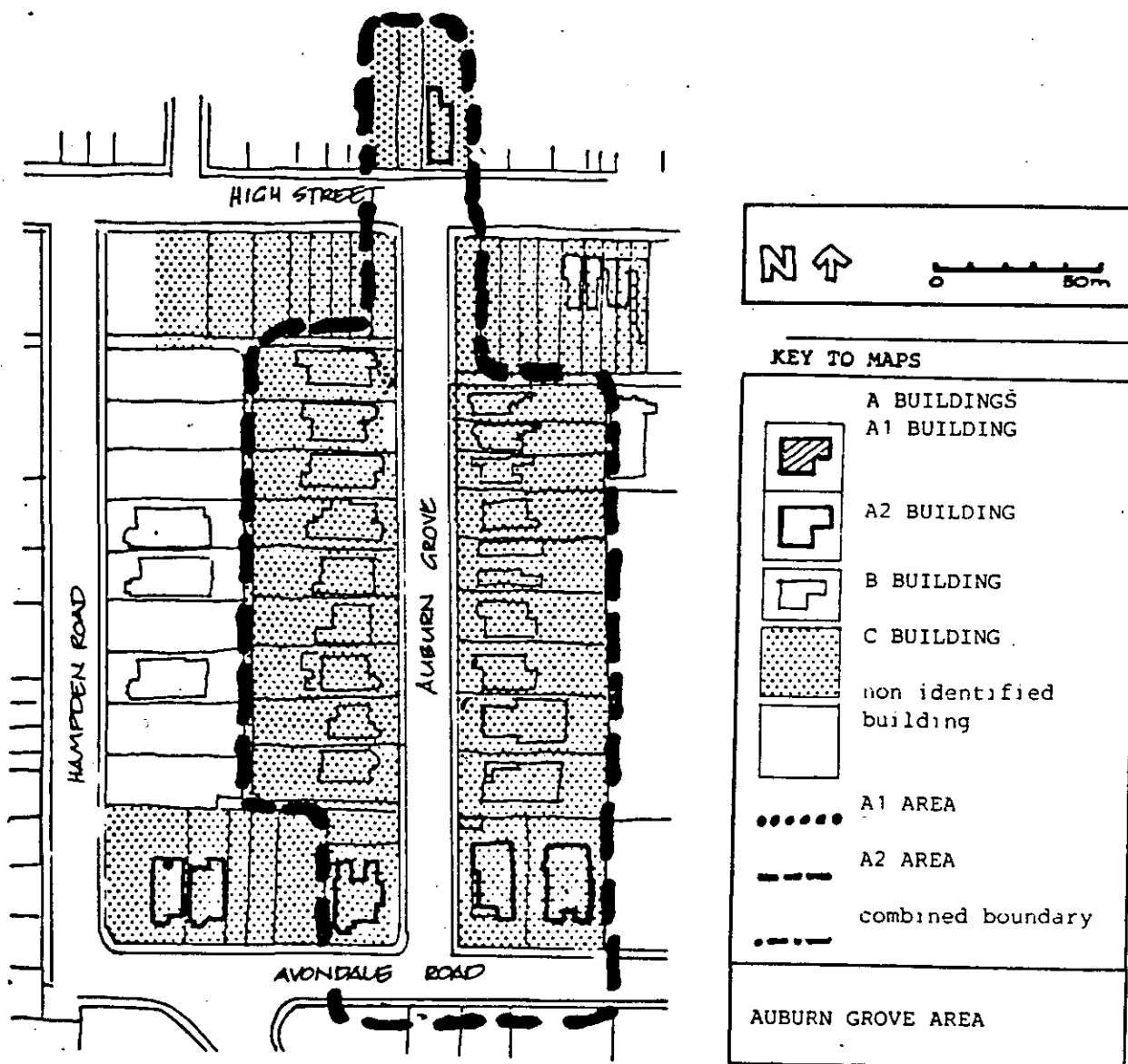
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	combined boundary
HORNBY STREET - FREDERICK STREET AREA	

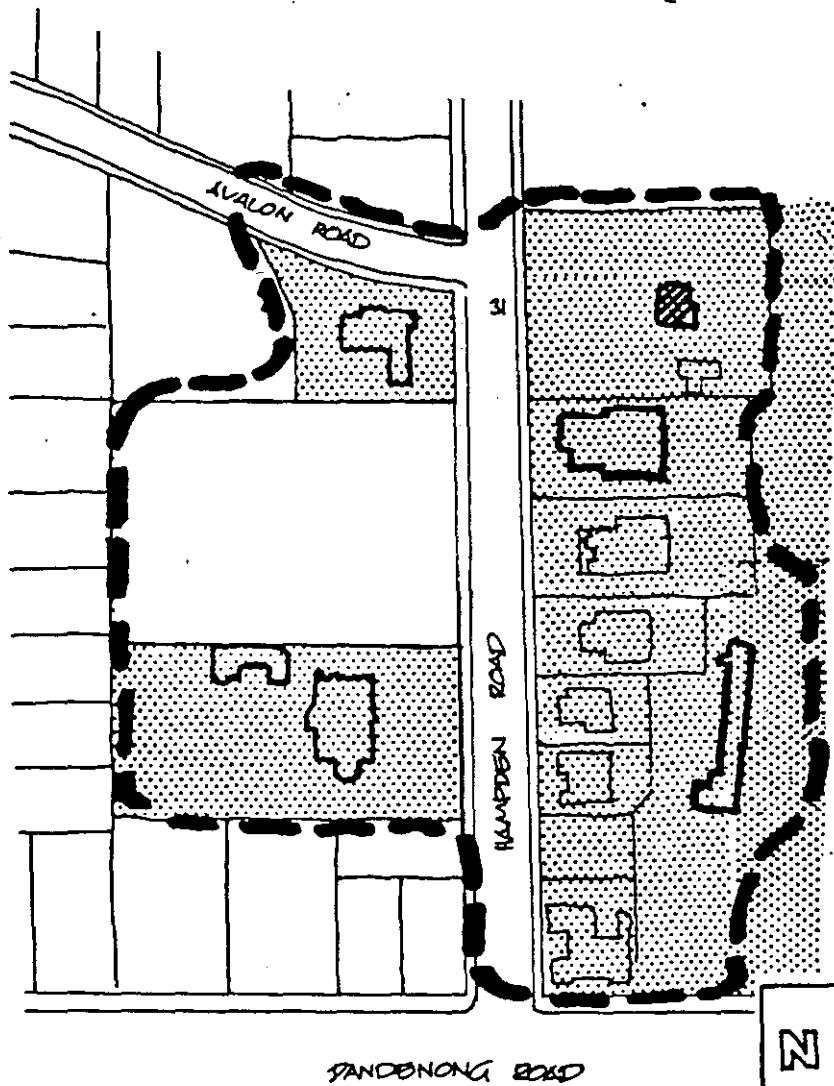
AUBURN GROVE AREA

History and Significance

This land was sold at the crown land sales of 15th May, 1850 and by 1855, when Kearney mapped the area, Hampden Road had been formed and a substantial mansion erected facing High Street, between Hampden Road and the present Elgin Avenue. The land to the east was occupied by a sprinkling of small cottages and the Auburn Vale Estate, which included lots in Hampden Road, Auburn Road, Denbigh Road, Sutherland Road and High Street, was auctioned on 15th January, 1887. The generous sized allotments resulted in a fairly uniform development of late Victorian free-standing residences combined with a number of later Edwardian houses.

Today, it is this uniformity of development and the general intactness of the area which are of particular significance. The view north to the elaborate two-storey Victorian shop at 817 High Street is especially notable and the vista south is terminated by an intact Edwardian residence at 2 Avondale Road.














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KEY TO MAPS

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-  C BUILDING
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-  A1 AREA
-  A2 AREA
-  combined boundary

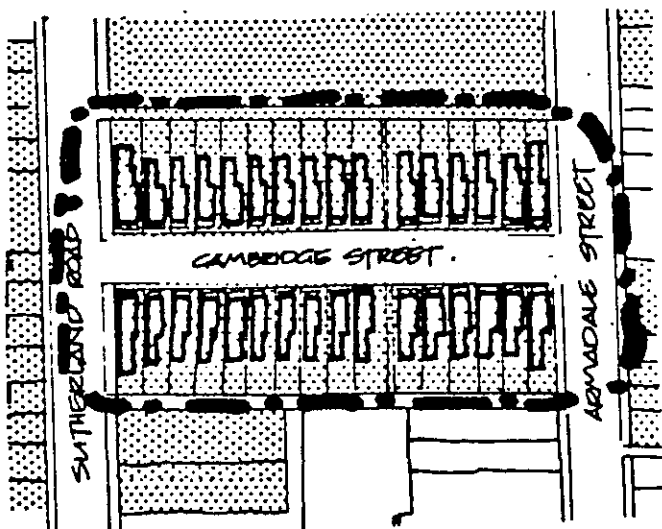
HAMPDEN ROAD AREA

CAMBRIDGE STREET AREA

History and Significance

The four allotments bounded by Dandenong Road, Kooyong Road, High Street and Orrong Road were sold at the Crown land sale of 15th May, 1850. Allotment 66 (part of which now forms Cambridge Street) was purchased by James Jackson. This allotment was resubdivided several times starting with a sale on 15th October, 1881 with allotments becoming successively smaller until the tight layout of Cambridge Street was established. The thirty-two allotments were all developed simultaneously by the erection in 1887-88 of identical single storey detached timber cottages. The street, known at this stage as Oxford Street, thus achieved a degree of architectural unity not found elsewhere in the municipality. Oxford Street was renamed Cambridge Street in 1892, presumably to avoid confusion with Oxford Street, South Yarra.

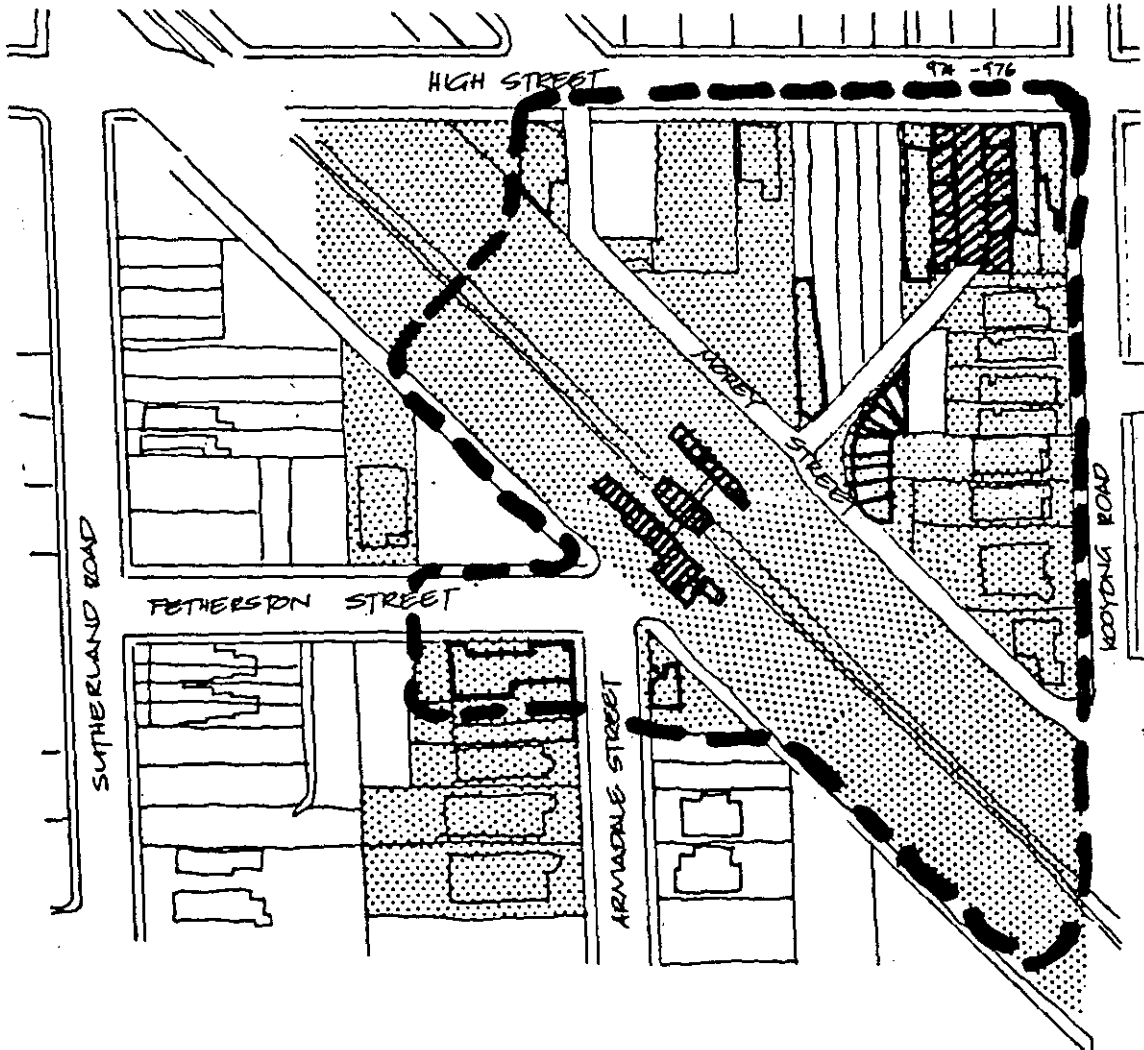
The cottages were all designed with low pitched gable roofs having a strongly expressed gable end, circular louvred vents and uniform detailing. Today the street is significant for the repetition of such details as the gables, circular vents, chimneys and building forms. Restoration of uniform timber picket fences and colour schemes would dramatically enhance this significance.












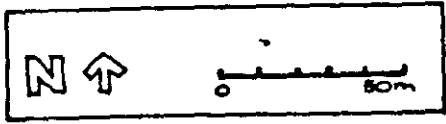
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	A2 BUILDING
	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary

CAMBRIDGE STREET AREA



KEY TO MAPS	
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	A2 BUILDING
	B BUILDING
	C BUILDING
	non identified building
	
	A1 AREA
	A2 AREA
	combined boundary
ARMADALE RAILWAY STATION AREA	



APPENDIX EIGHT: PROVISIONS OF HISTORIC BUILDINGS ACT

The Historic Buildings Act 1981 came into force on 1st June, 1982. The act makes provision with respect to the preservation of buildings, works and objects of historic or architectural importance or interest.

The Historic Buildings Council

The Act established a Historic Buildings Council consisting of 12 members. The functions of the Council are firstly, to recommend to the Minister the buildings of architectural or historic importance which it considers should be added to the Register, the removal of any designated building, and any alteration which it considers should be made to the register.

Register of Historic Buildings

Under the Act, the Minister for Planning is directed to establish a register of historic buildings. The initial register consisted of the Register of Historic Buildings under the Historic Buildings Act 1974.

The Register sets out the address of the designated buildings, and is divided up into the municipalities within Victoria. It must be remembered too, that the word 'building' is defined under the Act as including any building and any structure, work or object or any part thereof and the appurtenances thereto, so that it is possible for part of a building to be designated. An example of this is the 'Capitol Theatre' in Swanston Street which only has its ceiling designated.

The Governor in Council on the recommendation of the Minister may, from time to time, by notice published in the Government Gazette, amend the register by adding or removing any specified building or by altering any item on the register.

Provisional Register

The Act provides for a Provisional Register of Historic Buildings which shall consist of any building which the Minister and owner agree should be included on the Provisional Register.

Applications to Add or Remove Buildings from the Register

The Council can make an examination as to whether an alteration should be made to the Register. The examination may be made on Council's own motion, on the application of the National Trust of Australia (Victoria) or on the application (in the prescribed form) of the owner of a building. Any other person may in the prescribed form request the Minister to direct the Council to make an examination. When the Minister has made a determination he is to advise the applicant and the Council of his determination and the reasons thereof.

Where the Council proposes to make an examination it is to notify the owner of its intention and the part or parts of the building to be examined.

The Council may make a recommendation to the Minister that the building be added to the Register of Historic Buildings after carrying out an examination.

The Council is not to make an examination in respect of a building which is the subject of an application to the Minister to be added to the Provisional Register unless the Minister otherwise directs.

Applications to Remove, Demolish or Alter Buildings

Further, the Council has the duty to consider applications from the owners of designated buildings to remove, demolish or alter the buildings.

The Act provides that, subject to the provisions of the Uniform Building Regulations relating to the pulling down of ruinous or dangerous buildings, an owner of a designated building shall not remove, demolish or alter that building or cause or allow it to be removed, demolished or altered except in accordance with a permit granted by the Council.

The definition of the word 'alter' is extremely wide and is defined as meaning to 'modify or change the appearance of a building whether by way of structural or other works, by painting, plastering or any other form of decoration or by any other means'.

The work would not have to be necessarily structural work but would even extend, say, to altering the colour of a building or carrying out maintenance and repairs to a building.

An owner of a designated building may apply to the Council in the prescribed form for a permit to remove, demolish or alter the building. On receipt of an application, the Council is obliged to cause a copy of the application to be served on the relevant Council and the Responsible Authority for the area in which the registered land or building is included.

The Council shall, unless it considers the alteration will not detrimentally affect the registered building or land, advertise the application in a newspaper circulating in the area of that building or land. It may also require the owner to cause a copy of the application to be displayed on the registered building or land. The application is to be available at the office of the Council for inspection by members of the public and any person may make representations to the Council.

The Council after considering any representations lodged shall determine the applications and whether the permit shall be subject to conditions. The Council is to grant or, after giving the owners the opportunity of being heard, refuse to grant the permit or declaration within 60 days or any longer period specified by the Minister.

The Minister, at the time a building or land is added to the register, may declare that alterations of a class or classes specified in the declaration may be carried out without obtaining a permit. After a building is added to the Register the owner may apply to the Council for a similar declaration.

An applicant who is dissatisfied with a decision of the Council with respect to an application made under this section may make a submission to the Minister within 3 months after the date on which he received notice of that determination or within such longer period as the Minister may in special circumstances allow.

Offences and Repair Orders

Division 2 of the Historic Buildings Act 1981 provides that where the owner of a registered building enters into a contract of sale of a registered building he shall give the Council notice of such contract in the prescribed form within 28 days of the date of the contract.

No person shall allow a registered building to fall into disrepair to enable demolition of the building or development of land on which the building is situated or adjoining land.

Where the Council is of the opinion that a registered building is being allowed to fall into disrepair it may with the consent of the Minister serve written notice on the owner to show cause why it should not make an order requiring certain repairs to be carried out.

Interim Preservation Orders

The Council with the consent of the Minister may cause an Interim Preservation Order which shall be in the prescribed form or to the like effect to be served on the owner of any building which is being investigated by the Council, where in the opinion of the Council it is necessary or desirable to do so for the purposes of achieving the objects of this Act. The Act also provides that any person who removes or demolishes a registered building or alters that building without a permit shall be guilty of an offence. Under this Act a building the subject of an Interim Preservation Order shall be deemed to be a registered building for the purpose of obtaining a permit for alterations. An Interim Preservation Order shall remain in force for a period of six months or for any further period specified by the Minister unless cancelled by the Minister or the building is added to the Register.

Application for Financial Assistance

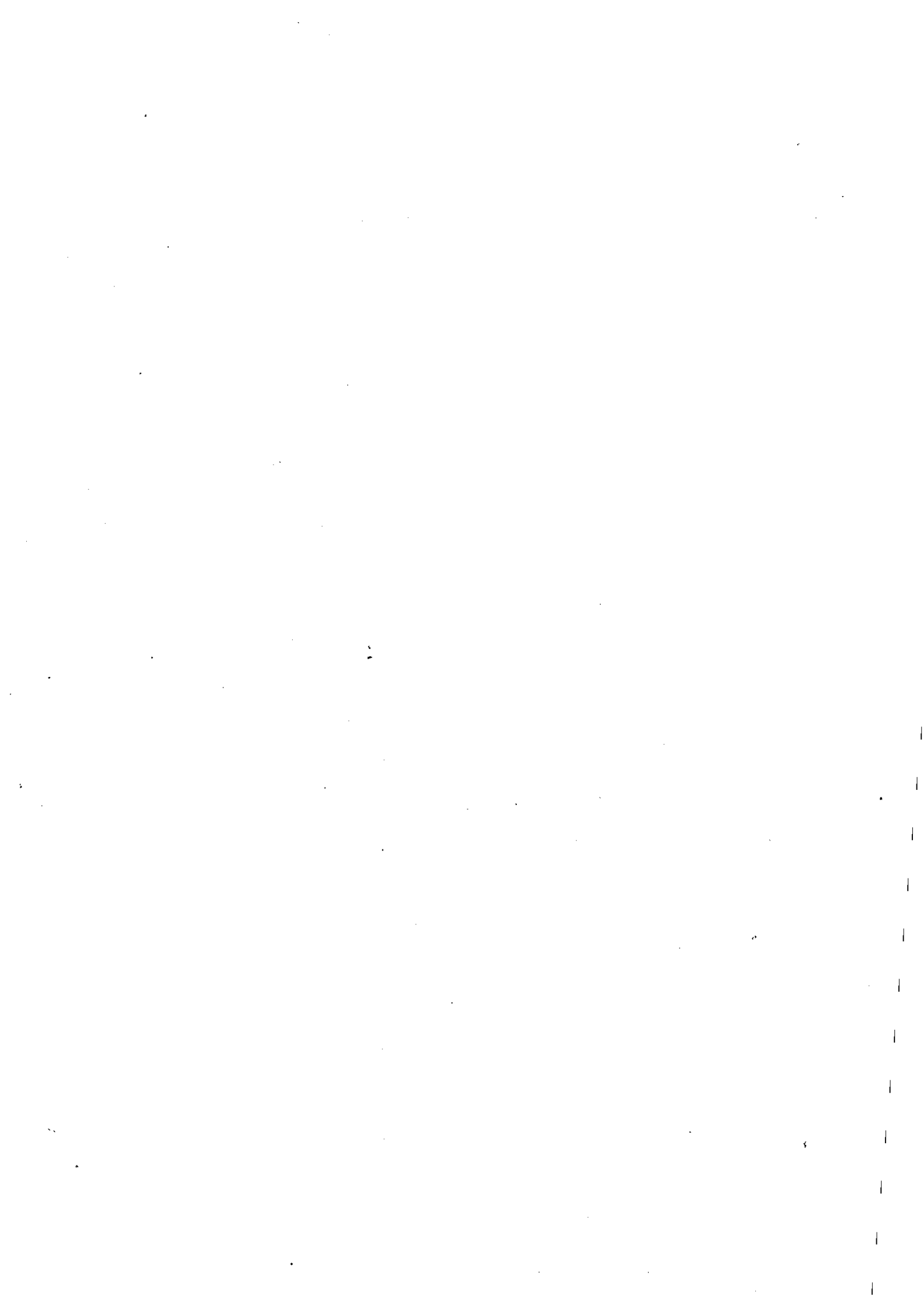
The Historic Buildings Act 1981 enables the Council, with the consent of the Minister, to make grants or loans for the purpose of assisting the preservation or restoration of registered buildings.

The Minister may grant special assistance in one or more of the following ways:

- a. Loan or grant
- b. Remittance or deferment of the payment of the whole or any part of land
- c. Remittance or deferment of the payment of the whole or any part of any rate payable in respect of the land on which is situated a registered building.

Amendments to the Local Government Act 1958

The Historic Buildings Act 1981 also includes amendments to the Local Government Act 1958. The amendments relate to valuations, subdivisions, development and recommendations by the Historic Buildings Council to the Uniform Building Regulation Referees.



APPENDIX NINE: PROVISIONS OF TOWN AND COUNTRY PLANNING ACT

In addition to the Historic Buildings Act, the Town and Country Planning Act 1961 contains provisions for the protection of individual buildings by scheduling in the Melbourne Metropolitan Planning Scheme a list of those buildings which are to receive protection.

Clause 8 of the Third schedule of the Act provides for:

"the conservation and enhancement of building, works objects and sites specified as being of architectural and historical or scientific interest by prohibiting restricting or regulating the use or development of the land concerned or adjacent land and by prohibiting restrictions or regulating the pulling down removal alteration decoration or defacement of any such building work site or object."

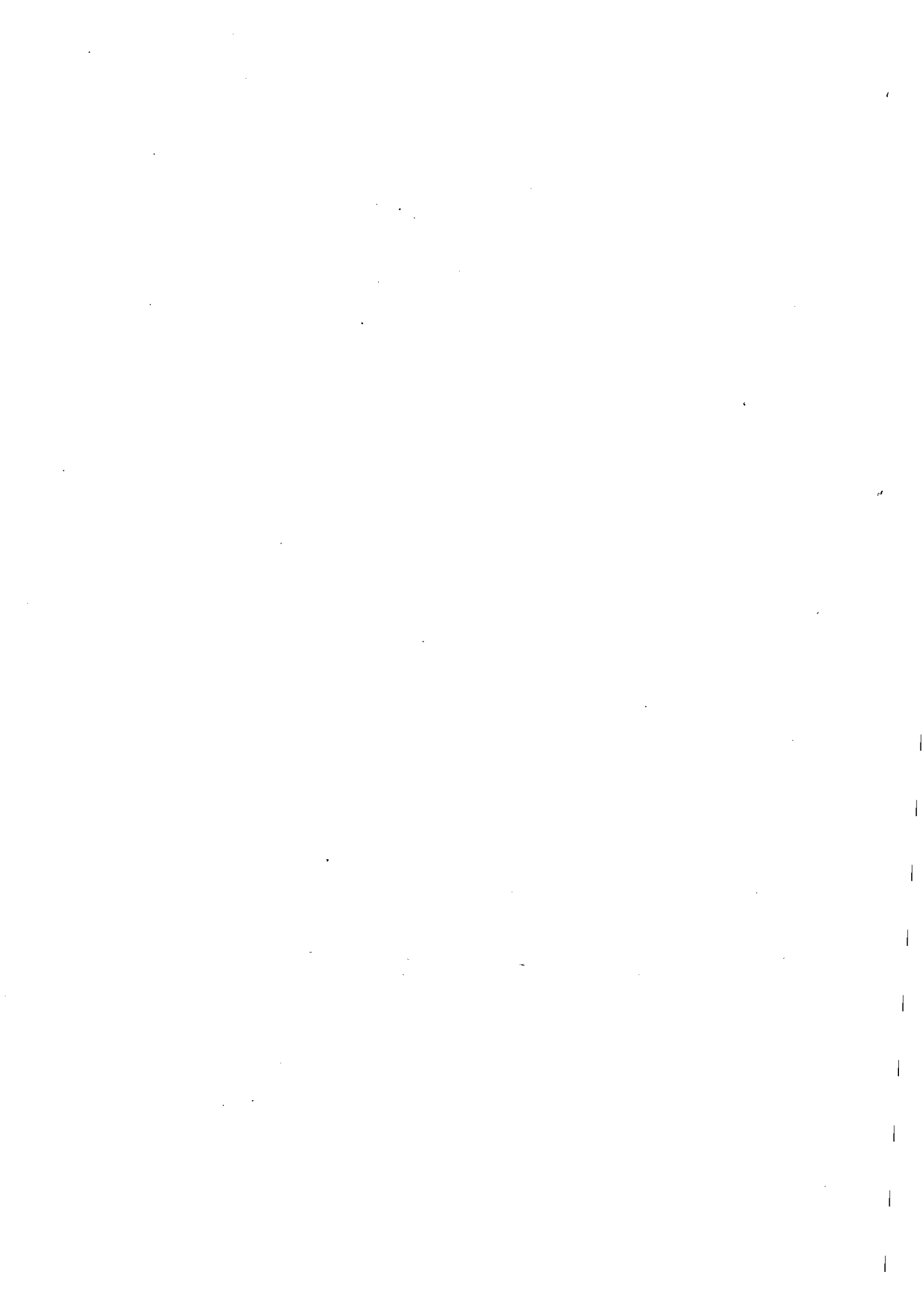
In this study the term **Building of Major Significance** or **Significant Building** is used to denote any building recommended for protection by the use of the Town and Country Planning Act. Clause 8 (like the Historic Buildings Act) provides demolition control for buildings and is a particularly important planning tool, especially for buildings which may be of insufficient significance for addition to the Historic Buildings Register.

To achieve statutory protection for areas of special architectural and historical significance, the provisions of Clause 8B of the Third Schedule of the Town and Country Planning Act can be used.

This provides for:

"The conservation and enhancement of the character of an area specified as being of special significance by prohibiting restricting or regulating the use or development of land in the area and by prohibiting restricting or regulating the pulling down removal alteration decoration or defacement of any building work site or object in such area or by requiring buildings and works to harmonise in character and appearance with adjacent buildings or with the character of the area or (in the case of an area of historical interest) to conform to the former appearance of the area at some specified period and for such purposes specifying the materials, colours and finishes to be used in the external walls of buildings or in the external coverings of such walls."

Protection using these provisions has recently been gained by amending the Melbourne Metropolitan Planning Scheme and incorporating the areas of special significance as Urban Conservation Zones (for instance the St. James Park Area in the City of Hawthorn).



APPENDIX TEN: SCHEDULE OF INTACT SHOPFRONTS

ARMADALE AREA

shopfronts (timber)

Beatty Avenue: 22, 23, 24.

shopfronts (metal framed)

Beatty Avenue: 11, 12, 14, 15, 18.
Rose Street: 1A-1D, 13A.

ARMADALE RAILWAY STATION AREA

shopfronts (timber)

Armadale Street: 66.
High Street: 976.

shopfronts (metal framed)

Armadale Street: 59A, 61.
High Street: Kings Arcade.
Morey Street: 13-29, rear 958 High Street.

verandahs

High Street: Kings Arcade
Morey Street: 13-29.

CHAPEL STREET (WINDSOR) AREA

shopfronts (metal framed)

Chapel Street (east side): 34, 36, 38a, 60, 62, 66, 66a, 66b, 70, 72, 80, 82, 84, 86, 92, 110, 126, 128, 138, 144-146, 178-180.
Chapel Street (west side): 51, 55, 57, 59, 63 (Rosenbergs), 69, 75b, 79, 79a, 81, 83, 127, 133 (including Green Street elevation), 161 (St. John Street elevation only), 169.
Green Street (north side): corner Chapel Street.
St John Street (north side): corner Chapel Street.

verandahs (cantilevered)

Chapel Street (east side): 54-58.

CHAPEL STREET DISTRICT CENTRE

shopfronts (metal framed)

Chapel Street (east side): 232, 234, 244-246, 274, 282-284 (including all shopfronts in the Arcade), 306, 352-354, 356, 358, 364, 378, 382, 390.

Chapel Street (west side): 225, 253, 361, 393, 395, 397, 399, 401, 403, 405, 407, 409, 409a, 441, 459, 461, 469, 471, 493, 495, 507, 513.

Commercial Road (north side): 151, 153, 155, 159, 161.

Commercial Road (south side): 200, 204, 206.

Greville Street (south side): 146, 148, 150, 152, 154.

Greville Street (north side): 109, 111, 115, 117, 119, 147, 149, 151, 173, 181, 197, 199, 201, 203, 205.

shopfronts (timber)

Chapel Street (east side): 200-202.

Chapel Street (west side): 411, 413, 415, 417, 419, 421, 423, 425, 473, 479, 511.

Commercial Road (north side): 139.

Commercial Road (south side): 288, 296, 298.

Greville Street (north side): 95-97.

verandahs (cantilevered)

Anchor Place (south side): shop on corner of Chapel Street.

Chapel Street (east side): 216.

Chapel Street (west side): 245-253 (soffit of pressed metal), 341 (Moore's).

HAWKSBURN RAILWAY STATION AREA

shopfronts (metal framed)

Luxton Road: 12-15.

Oban Street: 2-12.

verandahs

Oban Street: 2-12.

MALVERN ROAD AREA

shopfronts (timber)

Malvern Road: 477, 499-501.

Williams Road: 59-65.

shopfronts (metal framed)

Malvern Road: 515.

verandahs

Malvern Road: 499-501.

TOORAK ROAD AREA

shopfronts (timber)

Toorak Road: 22, 42, 79, 95, 97, 168-170, 172-174.

shopfronts (metal framed)

Toorak Road: 43, 75, 169-175.

OTHER SHOPFRONTS OUTSIDE A AREAS

shopfronts (timber)

High Street: 174-176, 256, 465, 602-610, 817.

Malvern Road: 288, 386-388, 499-510.

shopfronts (metal framed)

High Street: Building E, Prahran College, 541, 543, 546-552, 873, 933-967.

Malvern Road: 68, 296-298, 736.

Toorak Road: 250-265, 264-266, 476-478, 535.

