



# South Yarra Precinct HO6

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# Local Heritage Planning Policy Review

## **Statements of Significance**

Melbourne's Local Heritage Planning Policy Review project includes the preparation of statements of significance for six Heritage Overlay precincts in the municipality, located outside the Capital City Zone.

The statements of significance are intended to provide succinct and concise insights into the precincts, including the heritage values and character of the areas. They should contain sufficient information about the significance of the precincts so that it is readily understood.

# Local Heritage Planning Policy Review

## Statements of Significance

A statement of significance typically contains three parts:

- It starts with 'what is significant?'. This component includes a history and description of the precinct, with the latter including a description of the important heritage characteristics such as the valued historical development and built form characteristics.
- The statement then includes a short statement identifying the heritage values of the precinct - historical, aesthetic/architectural, social, scientific or other heritage values - under 'how is it significant?'
- It concludes with 'why is it significant?' which is where the significance is explicitly stated and expanded on, articulating why the precinct is significant for the identified heritage values.

# Local Heritage Planning Policy Review

## **Statements of Significance**

Statements of significance are not detailed documents and they do not normally include detailed information on individual properties. However, it is important that they capture what the community values or appreciates about a precinct. This may be information about particular developments or built form characteristics.

The community might also value other attributes of a precinct, such as its public recreation spaces and facilities, street trees, historic shopping strip, or church or school complexes.

Knowing what is important about a precinct - 'why is it significant?' - enables informed planning decisions to be made in relation to the management and conservation of a precinct.

# HO6 – South Yarra Precinct

The South Yarra precinct is a large precinct area, generally bound by St Kilda Road to the west, the Yarra River and Botanic Gardens to the north, Punt Road to the east and High Street to the south.

The precinct includes Fawkner Park, the Domain Parklands, Alexandra Gardens and Queen Victoria Gardens.

Precinct also includes within or adjoining its boundary significant institutional development including Government House, Shrine, Wesley College, former RVIB, Victorian School for Deaf Children, Freemasons Homes and Melbourne Grammar School.

## HO6 – South Yarra Precinct

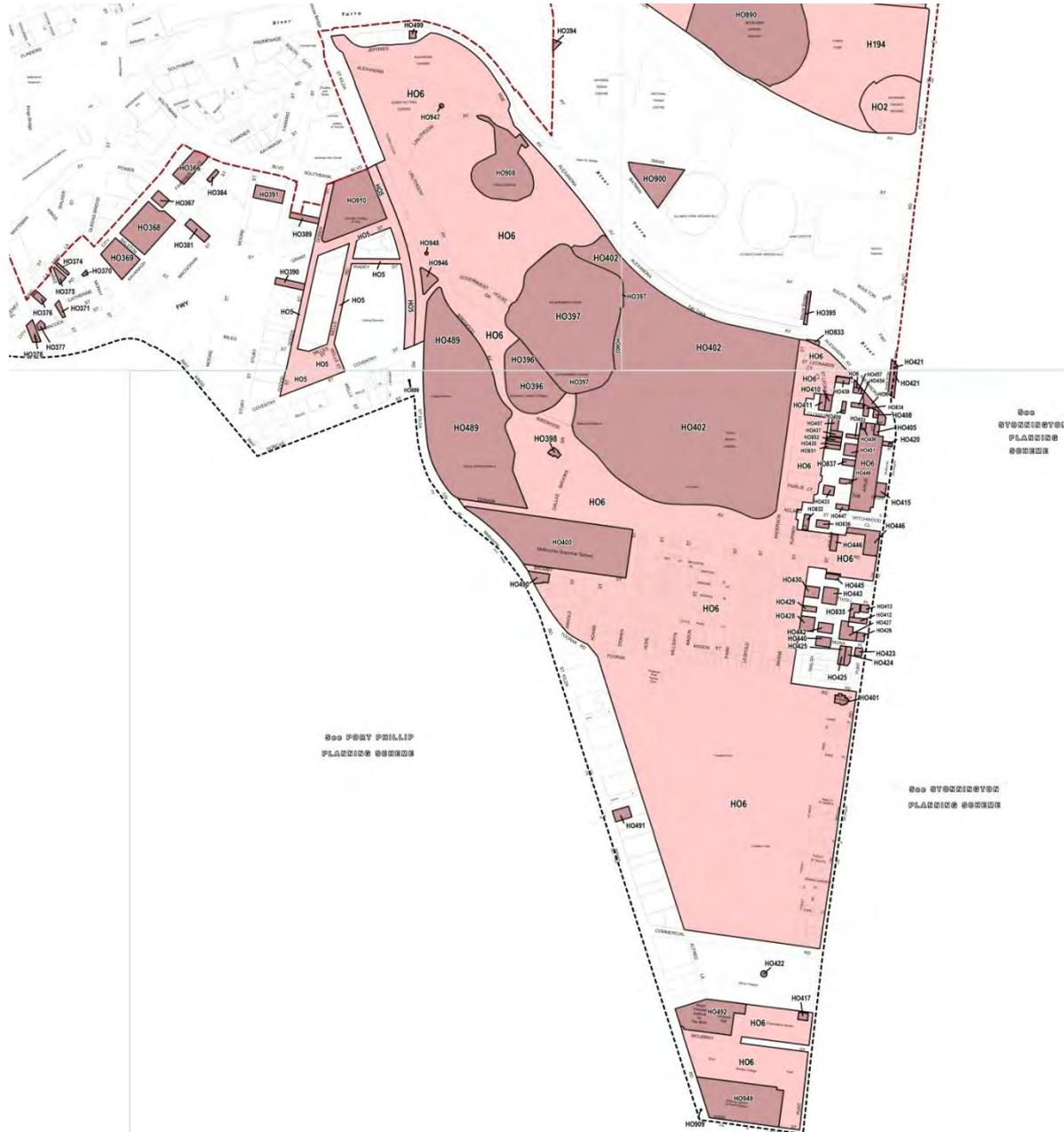
Residential development is a mix of late Victorian terrace houses and cottages, early twentieth century and interwar houses and flat blocks, and some surviving mansion houses and grander residences. Also post-WWII apartment developments.

Residential development is concentrated in the centre of the precinct between Toorak and Domain roads; and in the north-east of the precinct between Anderson Street and Punt Road, stepping down to Alexandra Avenue.

A linear stretch of mostly residential development is also located along the east side of Fawkner Park.

Some limited commercial development occurs in the precinct, concentrated on Park Street and Domain Road.

# HO6 – South Yarra Precinct



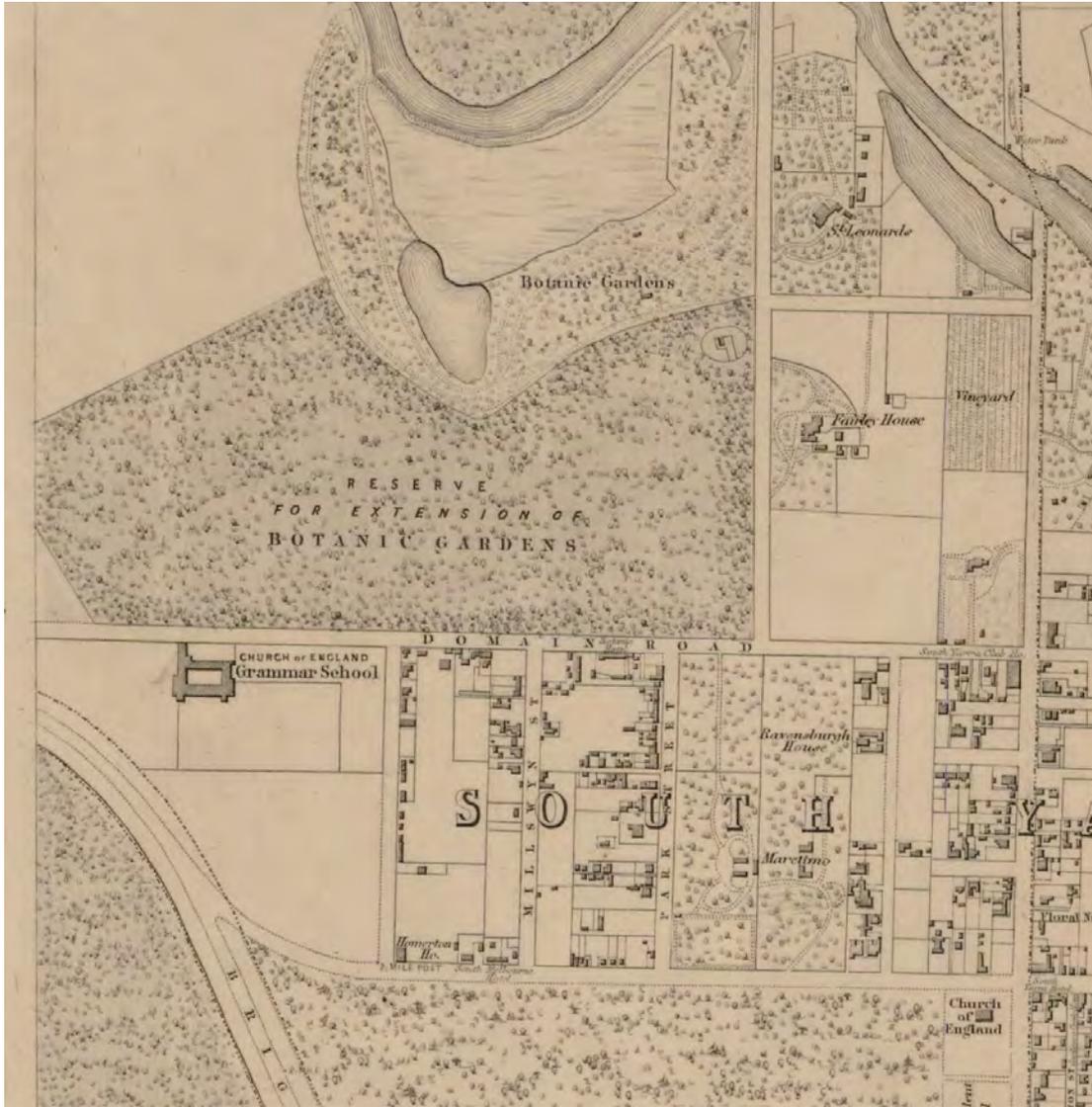
# History

- 1830s Aboriginal Mission established in 1837 near Yarra River, between what is now Walsh and Anderson streets. Mission closed in 1839.
- 1840 Reservation of land to south of Yarra as botanic gardens for the city. Small farm allotments in South Yarra surveyed. Crown land sales of large allotments west of Punt Road in 1845 and 1849, some of which developed as large residential estates. J Anderson an early landowner. Land for Fawkner Park set aside.
- 1850s Domain Parklands used for variety of purposes including stabling of animals, an Immigrants' Home and temporary military accommodation. St Kilda Road established as a boulevard entry to the city. Large residential estates established with Ravensburgh House and Marelimo south of Domain Road, Farley House and St Leonards north of Domain Road. Subdivision of Crown allotments to east of Walsh Street and west of Park Street by 1855.

# History

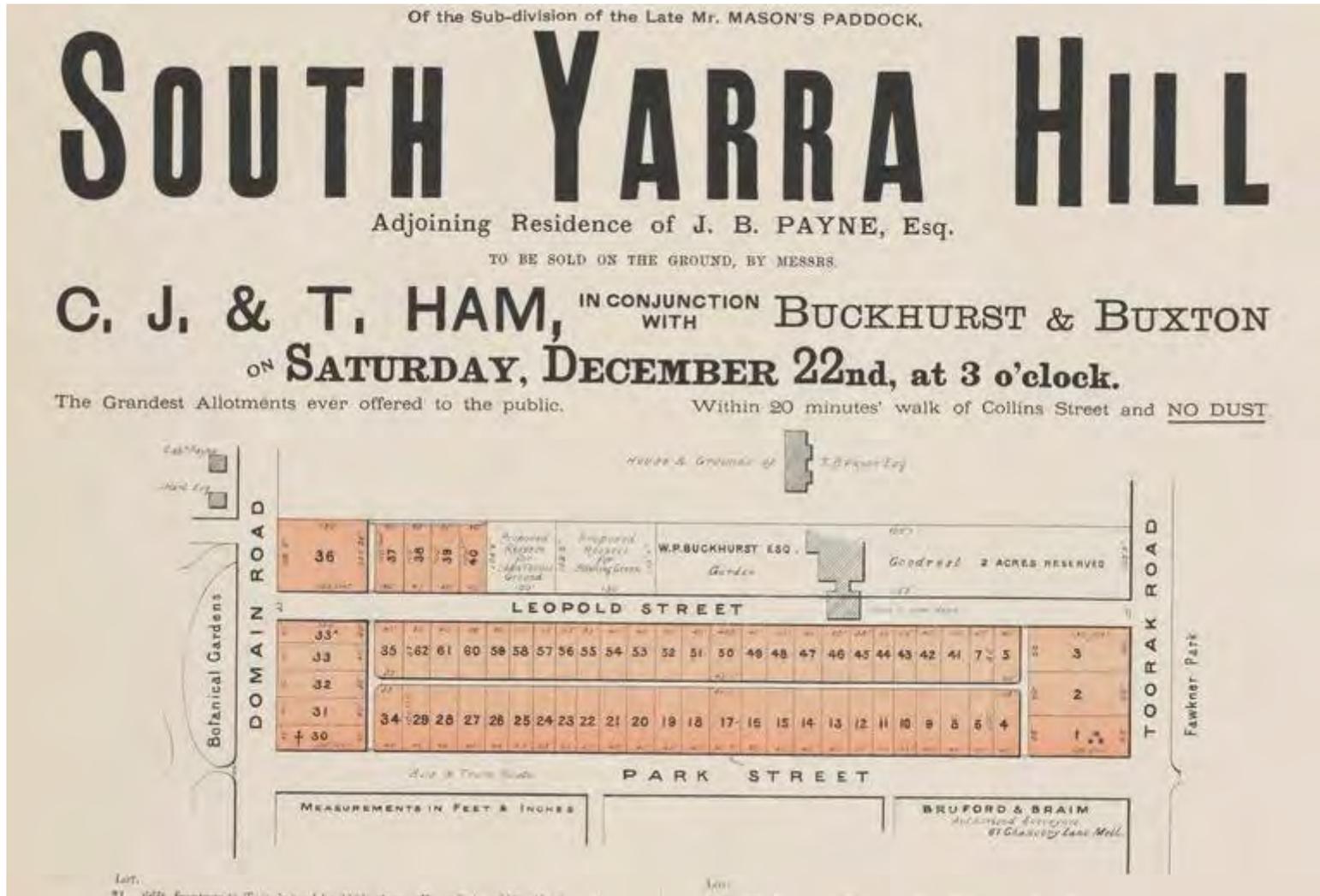
- 1860s Sale of smaller Crown allotments south of Bromby Street in 1864. Establishment of the Freemasons Homes, an early charitable institution, in Punt Road in 1864. Allotments along western edge of Fawkner Park sold.
- 1870s Government House constructed within parklands reserve. Further subdivisional sales of larger estates in 1870s and 1880s.
- 1880s Building commences at Wesley College on land granted in 1854.
- 1900s Alexandra Avenue opened in 1901 by the Duchess of York.
- 1920s Subdivision and development of blocks of flats on Marne Street. Interwar flat development occurs through the precinct.
- 1930s Punt Road traffic bridge constructed over Yarra. Demolition of Fairlie and creation of Fairlie Court in 1936-7.

# History



1855 Kearney plan showing parklands and residential development in precinct

# History



1888 subdivisional plan of 'the late Mr Mason's paddock', with allotments in Leopold and Park street

# History



1936-7 Airspy oblique aerial photograph showing Victorian and interwar development in South Yarra

# Precinct characteristics

- Substantial dwellings including some mansion houses, villas, and two-storey Victorian terraces in pairs and rows
- High quality buildings and design
- Interwar flat development
- Institutional development
- Small commercial area on Park Street and Domain Road
- Very limited industrial/manufacturing development
- Topography of precinct has influenced building form, including elevated development
- Garden character to dwellings

# Precinct characteristics

- Some variety in streetscape scale
- Extensive public gardens/parklands dominate precinct
- Views to and from the gardens/parklands to residential areas
- Pockets of modest Victorian cottages away from main thoroughfares
- Treed streetscapes
- Residential streets generally on a north-south axis with main thoroughfares (Toorak and Domain roads) on an east-west axis.
- Bluestone kerbing, channelling and laneways
- Some development on grand scale to Toorak Road west



Victorian single and double-storey residences, Leopold Street



Single-storey Victorian cottages, Arnold Street



Substantial Victorian terrace pair, Park Street



Substantial Victorian elevated terraces, Park Street



Modest brick Victorian cottage row, Mason Street



Goodrest (1885), substantial boom-era mansion in Toorak Road West



Moore Abbey, interwar flat development, Marne Street



Interwar block of flats, Park Street



Interwar block of flats, St Leonards Court



St Thomas Aquinas (c. 1915), Bromby Street



Commercial development, corner Park Street and Domain Road



Interwar development, Adams Street



Alexandra Gardens



Domain Parklands between Birdwood Avenue and Domain Road (VHR H2304)



South Yarra Primary School, Pasley Street North

# Significance

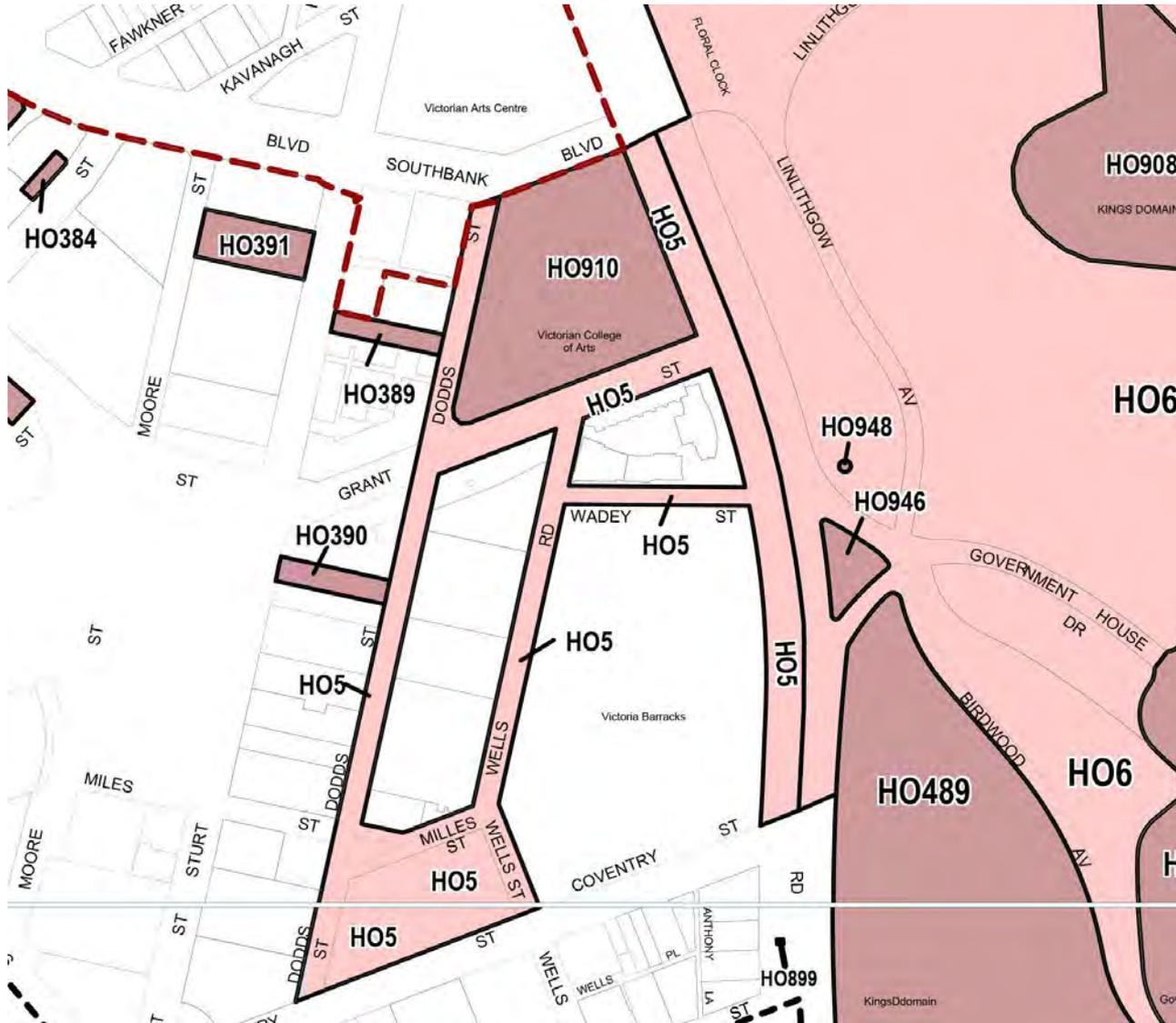
- Early subdivision of suburb (1837), with alignment of streets reflecting Crown allotments (historical)
- Diverse range of residential development from mid-nineteenth to mid-twentieth century (aesthetic/architectural)
- Relationship between residential development and parklands, demonstrating La Trobe's intent for a city surrounded by parklands (historical/aesthetic)
- Association with important institutions (historical)
- Association with significant roads and boulevards including St Kilda, Punt, Toorak and Domain roads, and Alexandra Avenue (historical)

# Significance

- Association with Yarra River (historical/aesthetic)
- Known for high quality residential development (aesthetic/architectural)
- One of Melbourne's most significant concentration of interwar flat blocks, reflecting changing demographics of South Yarra and approaches to different types of residential development (historical/architectural/aesthetic)
- Significant parklands developed for botanic and recreational uses, including the Botanic Gardens, Domain Parklands and Fawkner Park (historical/aesthetic/scientific/social)

# HO5 South Melbourne Precinct

# H05 South Melbourne Precinct



# Local heritage planning policies

Two local planning policies are being reviewed and revised as part of this project – Clause 22.04 Heritage Places within the Capital City Zone, and Clause 22.05 Heritage Places outside the Capital City Zone.

These policies are key planning tools to manage the thousands of heritage properties and places currently identified within the Schedule to the Heritage Overlay.

# Local heritage planning policies

The revised policies will cover topics and issues which are important considerations in managing heritage places such as individual properties, streetscapes and precincts. They will have regard for the contemporary heritage policies of other metropolitan municipalities, and for the issues raised in 2014 during the preliminary review of the local heritage policies.

A wide range of matters are currently being considered in the policy review, including demolition, changes to shopfronts, signage, restoration, new development, additions to heritage buildings, management of precincts in the Capital City Zone, rooftop additions, corner properties, street infrastructure and laneways through to use of the Burra Charter and the role of Conservation Management Plans.

# Local heritage planning policies

The City of Melbourne has commenced the process of reviewing the policies. Draft versions of the policies will be reviewed internally by Council officers, externally by experts and then by the Department of Environment, Land, Water and Planning before progressing to public exhibition.

At that stage, there will be opportunity for members of the public and interested residents and community groups to review and comment on the draft policies before they are adopted by Council.