

KILMENY

**105-107 PARK STREET
SOUTH YARRA**

C426 MELBOURNE PLANNING PANEL HEARING

EXPERT HERITAGE EVIDENCE

regarding the proposed category change to

105-107 PARK STREET, SOUTH YARRA

October 2023

Prepared by Peter Lovell

Instructed by

URBIS PTY LTD on behalf of Kilmeny Flats Pty Ltd

LOVELL CHEN



ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

STATEMENT OF QUALIFICATIONS AND EXPERIENCE, AND DECLARATION

Authorship

This statement has been prepared by Mr Peter Haynes Lovell, Director of Lovell Chen Pty Ltd, Architects and Heritage Consultants, Level 5, 176 Wellington Parade, East Melbourne, assisted by Clare Lewis. The views expressed in the statement are those of Mr Peter Lovell.

Qualifications and Experience

I have a Bachelor of Building degree from Melbourne University and have been director of the above practice, which I established with Richard Allom in 1981. Over the past 40 years I have worked in the field of building conservation and have been involved in, and responsible for, a wide range of conservation related projects. These projects include the preparation of conservation/heritage studies for the Borough of Queenscliffe, the former City of South Melbourne, the former City of Fitzroy and the former City of Port Melbourne. In addition, I have acted as heritage advisor to the Borough of Queenscliffe and the former City of South Melbourne. In the area of conservation management planning I have been responsible for the preparation of a wide range of conservation analyses and plans including those for the Melbourne Town Hall and Administration Building, the State Library and Museum, the Supreme Court of Victoria, Werribee Park, the Regent Theatre, the Bendigo Post Office, Flinders Street Station, the Old Melbourne Observatory and the Mt Buffalo Chalet. I have been responsible for the preparation of strategic planning reports for Government House, Canberra, the Melbourne Town Hall and the Supreme Court of Victoria.

In the area of building conservation works I have been involved in and directly responsible for the investigation, design and documentation of a wide range of projects including the ANZ Gothic Bank at 380 Collins Street, the Collingwood, Melbourne and Fitzroy Town Halls, the Athenaeum and Regent Theatres, Parliament House, Melbourne, Government Houses in Canberra and Perth, and the Supreme Court of Victoria Court of Appeal.

I am a member of long standing of the National Trust of Australia (Victoria) and Australia ICOMOS (International Council on Monuments and Sites). I am also an honorary fellow of the Royal Australian Institute of Architects.

Over the past twenty years I have appeared frequently before the former Historic Buildings Council, now the Victorian Heritage Council, and the Victorian Civil and Administrative Tribunal in relation to matters relating to conservation, adaptation and redevelopment of historic places.

Expertise to make the report

The specific expertise which I bring to this matter is in the area of the assessment of the cultural heritage significance of heritage places and their management. This expertise is primarily derived from my experience in researching and assessing heritage places, individually and in areas, for the application of heritage controls at both a local and state level. Additionally, it is in the formulation and review of guidelines for the implementation of such controls, in the application of heritage controls to projects undertaken by Lovell Chen and other architects and in the testing of those controls by way of Victorian Heritage Council and Victorian Civil and Administrative Tribunal review.

Relationship to owner

I have no personal relationship with the owners of the subject property.

Instructions

My initial instructions on this matter comprised an oral request from Ms Sobel-Beerli in June 2023 to provide advice on the implications of a grading change to the subject property as a result of Amendment C426melb. I understood that if required, I would be instructed to prepare expert evidence for a panel hearing to address the proposed Amendment.

References

Documents to which I have referred in preparing this report include the exhibited documents for Amendment C426 Melbourne:

Heritage Places Inventory June 2016, Melbourne Planning Scheme (incorporated document)

Heritage Places Inventory March 2022 (Amended January 2023), Melbourne Planning Scheme (incorporated document)

Heritage Precincts Statement of Significance February 2020 (Amended April 2022), Melbourne Planning Scheme (incorporated document)

Statement of Significance: South Yarra Precinct, February 2023, Melbourne Planning Scheme (incorporated document)

South Yarra Heritage Review 2022, Volumes 1- 4, prepared by GML Heritage Pty Ltd, dated 26 August 2022 (supporting document)

Additionally, I have reviewed and, where relevant, I have referred to the following heritage studies and reports including (but not limited to):

Bryce Raworth Pty Ltd, *93-103 Park Street, Assessment of Heritage Impacts*, October 2017

City of Melbourne Heritage Review: Local Heritage Policies and Precincts Statements of Significance – Methodology Report prepared by Lovell Chen dated September 2015, updated May 2016 including the *Methodology Report, City of Melbourne Heritage Gradings Review* dated October 2015

Report on the City of Melbourne Planning Scheme Heritage Review, Volume 5 – Parkville, South Melbourne, South Yarra and West Melbourne, Building Identification Forms, Ungraded Buildings, dated June 2000, prepared by Lovell Chen, formerly Allom Lovell & Associates.

South Yarra Conservation Study, prepared by Meredith Gould for the City of Melbourne, March 1985

Summary of Opinion

Amendment C426melb, amongst a range of recommendations, proposes to change the category of the property known as Kilmeny, 105-107 Park Street, South Yarra from 'none' to 'significant'. It further proposes to change the category for the surrounding streetscape from none to significant. The rationale for the proposed change to the category is the subject property's 'high integrity' and 'high architectural merit'.

Kilmeny, a six unit apartment building, was constructed in 1923 to a design by architect, R.Blackburn Mitchell for Albert Coulson. It is one of a number of like places constructed at the north end of Park Street in the early interwar period. It is a building which demonstrates the theme of multi-unit development within the South Yarra precinct.

Regarding high integrity, the building present as relatively externally intact as presenting to Park Street and evidences the values which support the assessed significance of the precinct as a whole. In doing so the contribution which it make is in my view is as a contributory building rather than one which evidences a level of integrity beyond other like places.

Regarding architectural merit, the building is of architectural interest as evidencing the application of the Arts and Craft style applied to a building of this type. It is not a building which as compared to others stands out as a place of high architectural merit. As such, it is not a building which I believe warrants elevating in category for reasons of architectural design.

In my view, 105-107 Park Street warrants elevation in category from none to contributory, but not to a level of significant.

In relation to the streetscape change, the proposed identification of the streetscape as significant is consistent with the relevant definition and reasonably reflects the fact that the group of buildings in which Kilmeny is located presents as 'a particularly well-preserved group from a similar period or style'.¹

Declaration

In submitting this report I declare that I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.

A handwritten signature in black ink, appearing to read 'Peter Lovell', with a stylized, cursive script.

Peter Lovell

¹ Melbourne Planning Scheme, Incorporated Document, *Heritage Places Inventory March 2022 (Amended January 2023)*, p.5.

INTRODUCTION

1. This statement of evidence has been prepared for Urbis Pty Ltd on behalf of Kilmeny Flats Pty Ltd, the owners of 105-107 Park Street, South Yarra (Figure 1 and Figure 2), regarding the proposal in Amendment C426melb to change the category of the subject site from none to significant. The proposal is also to change the category for the surrounding streetscape from none to significant.
2. In June 2023, Lovell Chen was engaged by Urbis Pty Ltd, on behalf of the owners, to review the proposed grading change and provide advice.² Lovell Chen prepared a memorandum of advice dated 11 September 2023 (Appendix A) which concluded as follows:

Together with the immediate surrounding properties of the interwar period (and Victorian era), the subject site contributes to the key theme of residential development in the South Yarra precinct and to a streetscape distinguished by a sequence of largely intact, yet mostly undistinguished early twentieth century and interwar multiunit residential buildings. Similar to the adjacent property at 93-103 Park Street, the subject site does not present as being of high historical merit or high integrity, such that it should be elevated to one of individual significance. If implemented, the grading elevation will impact by way of potentially constraining the scope for works to the rear of the property by way of partial demolition, and alterations and additions.³



Figure 1 Aerial view of 105-107 Park Street, the subject property is outlined
Source: Nearmap, 23 August 2023

² My role in preparing the advice was as director responsible.

³ Lovell Chen, Memorandum to Taryn Sobel- Beerli, 105-107 Park Street, South Yarra, 11 September 2023, p. 20



Figure 2 View of front façade of 105-107 Park Street, South Yarra

3. The subject property currently is included in the South Yarra Precinct identified as H06 in the Schedule to the Heritage Overlay (HO) of the Melbourne Planning Scheme (Figure 3). H06 is generally bounded by Alexandra Avenue, Punt Road, Toorak Road, St Kilda Road, Bromby Street, Domain Street, Domain Road and Anderson Street.⁴
4. Under the provisions of the HO, the site is subject to Clause 43.01 'Heritage Overlay', Clause 15.03-1L 'Heritage' and Clause 2.03-4 'Built environment and heritage'. External paint and solar energy system controls apply but internal alteration controls and tree controls do not apply, although the schedule notes tree controls for specific trees in the precinct.
5. The property is not included on the Victorian Heritage Register (VHR) and has not been classified by the National Trust of Australia (Victoria). It is also not included on the Victorian Heritage Inventory.
6. In preparing this evidence I note that the content in large part repeats the content of my evidence on the proposed category change to the adjacent property at 93-13 Park Street prepared for the owners of that property.

⁴ GML Heritage, *South Yarra Heritage Review 2022, Volume 4 - Citations*, p. 559.

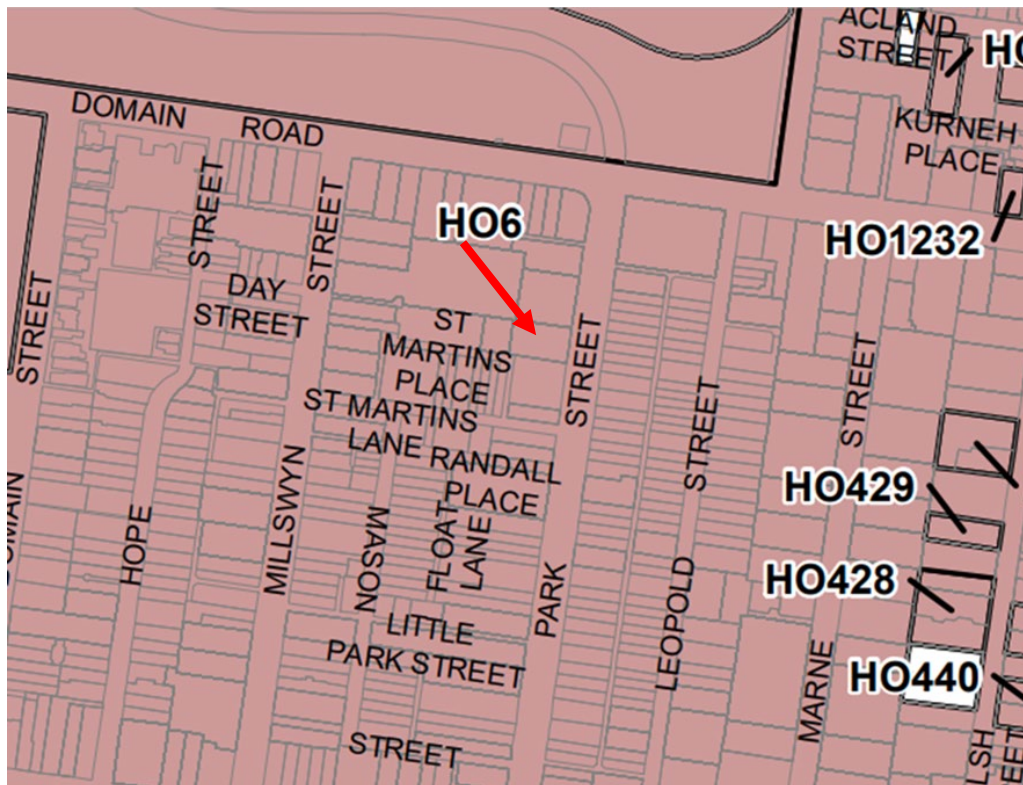


Figure 3 Detail of Heritage Overlay Map (11HO), with the subject property indicated
Source: Melbourne Planning Scheme

THE SOUTH YARRA HERITAGE REVIEW AND AMENDMENT C426MELB

7. In 2022, GML Heritage completed the *South Yarra Heritage Review* (the Review) for the City of Melbourne. The Review study area is bounded by Boathouse Drive/Alexandra Avenue to the north, Punt Road, High Street and St Kilda Road (Figure 4).⁵ The review built on the original area survey work completed by Meredith Gould in 1985 and more recent work of Lovell Chen.
8. In 2015, Lovell Chen completed the *City of Melbourne Heritage Review: Local Heritage Policies and Precinct Statements of Significance*. The *City of Melbourne Heritage Gradings Review* was undertaken as a subsequent piece of work as part of this 2015 Heritage Review.
9. The 2015 Heritage Review study included review and revision of the City of Melbourne's local heritage policies: Clause 22.04 Heritage Places within the Capital City Zone and Clause 22.05 Heritage Places outside the Capital City Zone. It also involved preparation of statements of significance for specific heritage precincts outside the Capital City Zone; and a programme of community and stakeholder consultation and engagement. As part of the Review, a Statement of Significance for the large HO6 South Yarra Precinct was prepared, in the 'what', 'why', 'how' format, and included key attributes. The HO6 Statement of Significance identified the precinct as being of historical (Criterion A), aesthetic/architectural (Criterion E) and social (Criterion G) significance to the State of Victoria.

⁵ GML Heritage, *South Yarra Heritage Review 2022, Volume 1 - Methodology*, p.3.

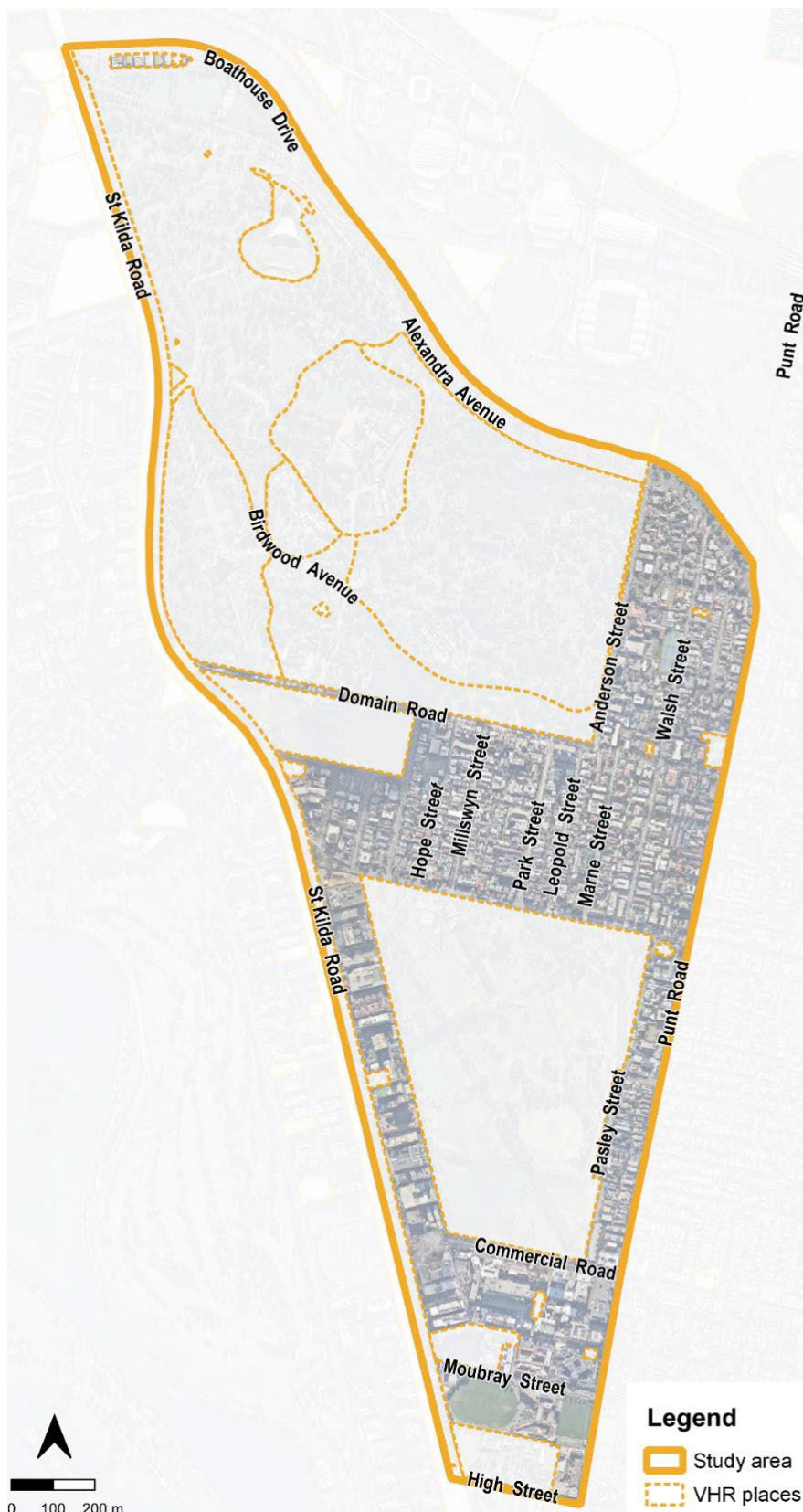


Figure 4 Map of the South Yarra Heritage Review area

Source: GML Heritage, *South Yarra Heritage Review 2022, Volume 1: Methodology p.3*

10. Recommendations were made on a means of phasing out or transferring across the historical letter grading system (A-D) to the 'Significant/Contributory/Non-contributory' category system ('gradings review'). The gradings review focused on graded properties in the Heritage Overlay precincts. No review was undertaken of individual properties with an individual Heritage Overlay, on the understanding that such properties are regarded as individually significant. Ungraded properties in precincts were not reviewed, although in some instances where these properties were of potential heritage value this was noted (this was not a recommendation or assessment of significance). The gradings review was a desktop-based exercise, relying largely on existing information, including heritage studies and Google Streetview, and where required limited historical research and field work. Existing A and B graded buildings were directly transferred to significant. The gradings review focused on the review of C and D graded properties in the municipality.
11. In South Yarra, C graded buildings were reviewed with recommendations for either Significant or Contributory; D graded buildings were transferred directly to Contributory. The subject property was within the study area for the heritage review.
12. Recommendations and policy considerations from this review were addressed in Amendment C258 (gazetted 2020) to the Melbourne Planning Scheme. The HO6 Statement of Significance was included as part of a new Incorporated Document to the City of Melbourne Planning Scheme.
13. Work undertaken for the further conversion of property gradings of categories was undertaken in 2020-2021 by Anita Brady Heritage and Lovell Chen, and formed the basis of Amendment C396. The project was named by Council as 'Amendment C396 Heritage category conversion for properties not converted through Amendment C258'. This work also included the preparation of statements of significance for places graded D under the previous gradings system, with an existing individual heritage overlay. A number of places in South Yarra were included in this gradings conversion project, although this did not include the subject property. Amendment C396 was gazetted on 7 July 2022.
14. The 2022 Review has further examined the level of significance of all existing and potential heritage places within the Review area.⁶

BUILDING CATEGORY SYSTEM AND DEFINITIONS

15. The *Heritage Places Inventory March 2022 (Amended 2023)*, an incorporated document, contains the building category system and definitions, adopted as an outcome of Amendment C258. They are as follows:

Significant heritage place

[...] individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.

⁶ GML Heritage, *South Yarra Heritage Review 2022, Volume 1: Methodology Report*, p.1.

Significant streetscape

Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.

Contributory heritage place

[...] \important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.⁷

16. The Review has adopted these category definitions.

SOUTH YARRA PRECINCT (HO6)

17. As described, the South Yarra Precinct is generally bound by Alexandra Avenue, Punt Road, Toorak Road and St Kilda Rd, Bromby Street, Domain Street, Domain Road and Anderson Street. It is distinguished by its layered historical and physical development, with the historical layering reflected in varied subdivision patterns and diverse architectural styles.⁸
18. Within the Precinct, five areas have been created, each relating to remnant subdivision patterns stemming from the early residential development of the area (Figure 5). The Areas are defined as:
- **Area 1** – forms the southwestern end of HO6. Area 1 covers an area subdivided and developed in 1864-65 and includes a mix of interwar and postwar flats with Victorian era building stock
 - **Area 2**- subdivided from the 1850s, the area includes the most consistent streetscape of nineteenth century buildings and contains two distinct commercial areas in Domain Road and Millswyn Street
 - **Area 3** – distinguished for its interwar subdivision following the demolition of the Maritimo estate in the 1920s. The streetscape includes representative examples of a range of architectural styles from the interwar period and the work of some of Melbourne's most prominent architects during this period.
 - **Area 4** – located at the southeastern end of HO6, the area covers some of the earliest subdivisions with a mixed streetscape.
 - **Area 5** – covers allotments sold and developed from 1845 as well as land reclaimed in the early 1900s. The area is distinguished by its topography with land sloping down towards Alexandra Avenue. The Area has a mixed streetscape character.⁹

⁷ *Heritage Places Inventory March 2022 (Amended January 2023)*, incorporated document, Melbourne Planning Scheme p.4.

⁸ GML Heritage, *South Yarra Heritage Review 2022, Volume 4 - Citations*, p. 559.

⁹ GML Heritage, *South Yarra Heritage Review 2022, Volume 4, Citations*, p. 559.

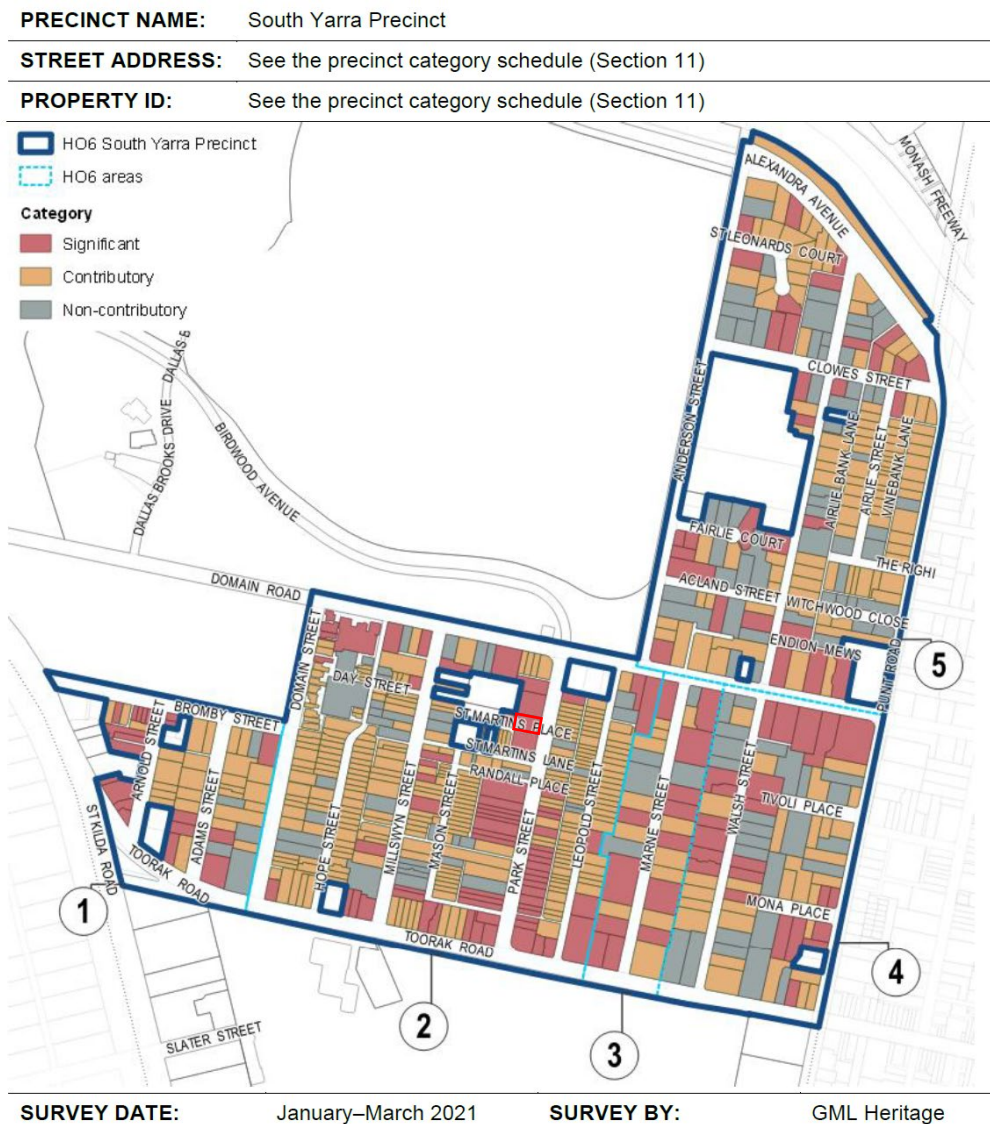


Figure 5 Proposed South Yarra Precinct indicating sub-precincts 1 to 5 (the subject site is indicated)
Source: GML Heritage, *South Yarra Heritage Review 2022, Volume 4 - Citations*, p. 557

Statement of Significance

19. The *Heritage Precincts Statement of Significance February 2020 (Amended April 2022)*, an incorporated document in the Melbourne Planning Scheme, contains a Statement of Significance for the South Yarra Precinct (HO6) (Appendix B).
20. Amendment C426 seek to remove the current Statement of Significance and replace it with the incorporated document, *Statement of Significance: South Yarra Precinct, February 2023*.
21. The subject property is located in Area 2 (Figure 5 & Figure 6). Area 2 which is described as follows:

Subdivided and developed from the 1850s, Area 2 is the largest area between Domain Road and Toorak Road in HO6. Area 2 includes the most consistent streetscapes of nineteenth century building stock in the HO6 area, with cohesive

streetscapes of Italianate terraces and detached villas. Area 2 is distinguished from the other areas in HO6 because it contains two distinct commercial areas in Domain Road and Millswyn Street.¹⁰

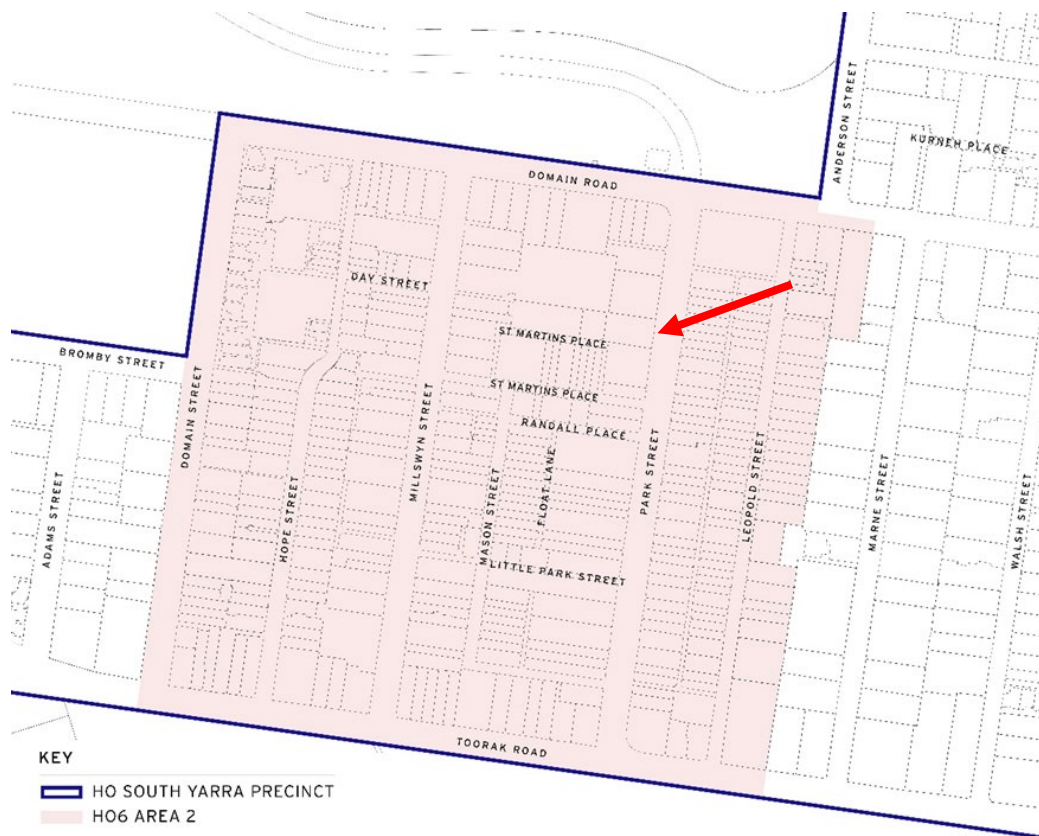


Figure 6 Map of HO6, showing the extent of Area 2; subject site indicated
Source: GML Heritage, *South Yarra Heritage Review 2022- Volume 4:Citations*

22. The relevant sections of the proposed Statement of Significance as they relate to Area 2 are reproduced below (my bolding). A full copy of *the Statement of Significance: South Yarra Precinct, February 2023 (C426melb)* is at Appendix C.

What is significant?

The South Yarra Precinct, South Yarra, incorporating an area in the Parish of Melbourne South developed from the 1840's is significant.

Elements that contribute to the significance of the precinct include (but are not limited to):

[...]

Area 2, including:

¹⁰ GML Heritage, *South Yarra Heritage Review 2022, Volume 4 - Citations*, p. 559.

-early pattern of subdivision of the land comprising four 9 1/2-acre allotments (Crown Allotments 15, 16, 17 and 19) sold in 1849. Residential subdivision by 1850 created wider principal streets (Millswyn Street and Park Street) with large villa blocks. Smaller blocks for workers' houses were created by mid-Victorian subdivisions in narrower street such as St Martins Lane, Little Park Street and Hope Street (including former Montpelier Place), and similar 1880s subdivisions of Mason Street and Leopold Street

-mixed-era residential buildings including a high concentration of **refined architect-designed buildings, particularly evident along Park Street**, and represented in other streets such as Millswyn Street, Domain Road and Toorak Road

-early suburban subdivisions and nineteenth century building stock, especially with consistent pre-1901 streetscapes in Domain Street, Hope Street, Mason Street and Leopold Street

-nineteenth and early twentieth century commercial buildings in the intersection of Domain Road and Park Street, and along Millswyn Street

[...]

How is it significant?

South Yarra Precinct, South Yarra, is of local historical and aesthetic significance to the City of Melbourne.

Why is it significant?

South Yarra Precinct is historically significant for its demonstration of a predominantly residential development pattern that spans from the 1840s through to the postwar period. The concentration of high-quality building stock in the precinct demonstrates **the significant influence of wealth and privilege** in this part of Melbourne. This is reflected in the prestigious location and desirability of the area associated with its elevated position, proximity to the river and pleasant parkland setting. Area 2 retains most housing stock from the Victorian period. Substantial terraces and detached villas developed by prominent property owners are interspersed with smaller working-class houses built for their servants and those who worked in trades. **Several boarding houses, guesthouses and private hotels were established in Park Street.** Occupying elevated land and in close proximity to the city centre, merchants, professionals and wealthy speculators were drawn to the area. Owing to the social cachet of the area, graziers established town houses here from the mid nineteenth century or later retired to the area. Subsequent suburban subdivisions and nineteenth century building stock are well represented across the South Yarra Precinct, especially with consistent Victorian streetscapes in Domain Street, Hope Street, Mason Street, Leopold Street (Area 2) and Airlie Street (Area 5). (Criterion A)

Throughout the twentieth century, remaining vacant lots were taken up for further residential development. **From the interwar period, South Yarra became a focus for flat development in Melbourne** where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. This is particularly evidenced by the interwar streetscapes in Marne Street (on the site of the Maritimo estate, in Area 3), developed over a short period 1928–40. The popularity of flat development

continued into the postwar period. Area 3 is distinguished for its collection of a high number of architecturally designed, mostly interwar, luxury blocks of flats and houses. Fairlie Court and St Leonards Court (the former Fairlie and St Leonards estates, in Area 5) represent similar concentration of interwar development at smaller scale. Area 1 is predominantly characterised by interwar and postwar flats interspersed with Victorian-era building stock. Area 4 also had a similar phase of active flat development following demolition and subdivision of Victorian era properties such as Salisbury (42–66 Walsh Street), Riahnva (at the corner of Toorak Road and Punt Road) and Fairholm (55–77 Walsh Street). The South Yarra Precinct is distinguished for its array of mixed-era development. This resulted in the area having a rich combined architectural and streetscape character. (Criterion A)

The South Yarra Precinct is also significant for its retention of nineteenth and early twentieth century commercial and industrial buildings in St Kilda Road (Area 1), Millswyn Street and the intersection of Domain Road and Park Street (Area 2). The latter was the location of one of the earliest commercial developments in the suburb, and was substantially renewed around the time of the electrification of tram lines in 1927. The emergence of automobile-related businesses in the 1910s and 1920s in St Kilda Road (Area 1) and St Martins Lane (Area 2) is evidence of relatively early car ownership in the area. (Criterion A)

The South Yarra Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1840s through to the present day. This layering of development has resulted in the area having a rich combined architectural and streetscape character. This mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct's character is enriched by its public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes (the latter are a particular feature of Areas 2 and 5). Throughout the precinct oblique views are possible due to the generous side setbacks of many buildings. This allows buildings to be viewed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. The aesthetic quality of the precinct is further enhanced by its proximity to parklands; it is bound by Fawkner Park to its south, and the Royal Botanic Gardens, and Yarra River to its north. (Criterion E)

Within the precinct there are streets that have a particularly high uniformity that demonstrate subsequent subdivision patterns. **These include the intact Victorian streetscapes along Hope Street, Mason Street, Park Street** and much of Leopold Street (Area 2) and Airlie Street (Area 5) which retain a large proportion of Italianate style houses. It includes interwar streetscapes of Marne Street (Area 3), St Leonards Court (Area 5) and (to a lesser degree) Fairlie Court (Area 5). These are characterised by an eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission. Of note is the large number of interwar Georgian Revival residences, particularly in St Leonards Court and Fairlie Court (Area 5). Area 2 retains a group of intact interwar shops at the corner of Domain Road and Park Street. Early commercial development can also be observed along Millswyn Street (although all buildings are now used for residential purposes). (Criterion E)

The precinct is distinguished by its high concentration of refined architect-designed buildings. This is particularly evident along Park Street, Domain Road and Toorak Road (Area 2) and Marne Street (Area 3) for Victorian and interwar architecture respectively, however such places are not confined to any one section of the precinct nor to any one development period. This, coupled with the general high quality of architectural design and materiality, provides an unusually rich aesthetic quality to the streetscapes across the entire area. (Criterion E)

The precinct contains a large number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner city Melbourne. Through its high concentration of refined architect-designed building stock the precinct demonstrates the influence of the many middle and upper-middle class arbiters of taste who chose to live in the area. The postwar buildings themselves sit comfortably side by side with earlier development due to their scale, form and materiality. (Criterion E).¹¹

HISTORY AND DESCRIPTION

Area history

23. *Volume 4 – Citations* of the Review describes the subject site as part of the sale of Crown Allotments 15, 16, 17, 18 and part of 19 of the Parish of South Melbourne in 1849. By 1855, several allotments on the west side of Park Street had been developed including 105-107 Park Street (Figure 6). To the north of the subject site were a number of smaller-scale commercial and industrial buildings located either side of the right of way off Park Street. Most of these buildings were later replaced by the interwar flats.
24. Development continued for several years on the west side only, as subdivision of Crown Allotment 18 (east side) did not commence until 1884 (Figure 7). None of the pre-1880s houses built in Park Street have survived.



Figure 7 Melbourne and its suburbs 1855, by James Kearney The subject site is indicated
Source: State Library of Victoria

¹¹ Melbourne Planning Scheme, Incorporated Document, *Statement of Significance: South Yarra Precinct, February 2023*, n.p.

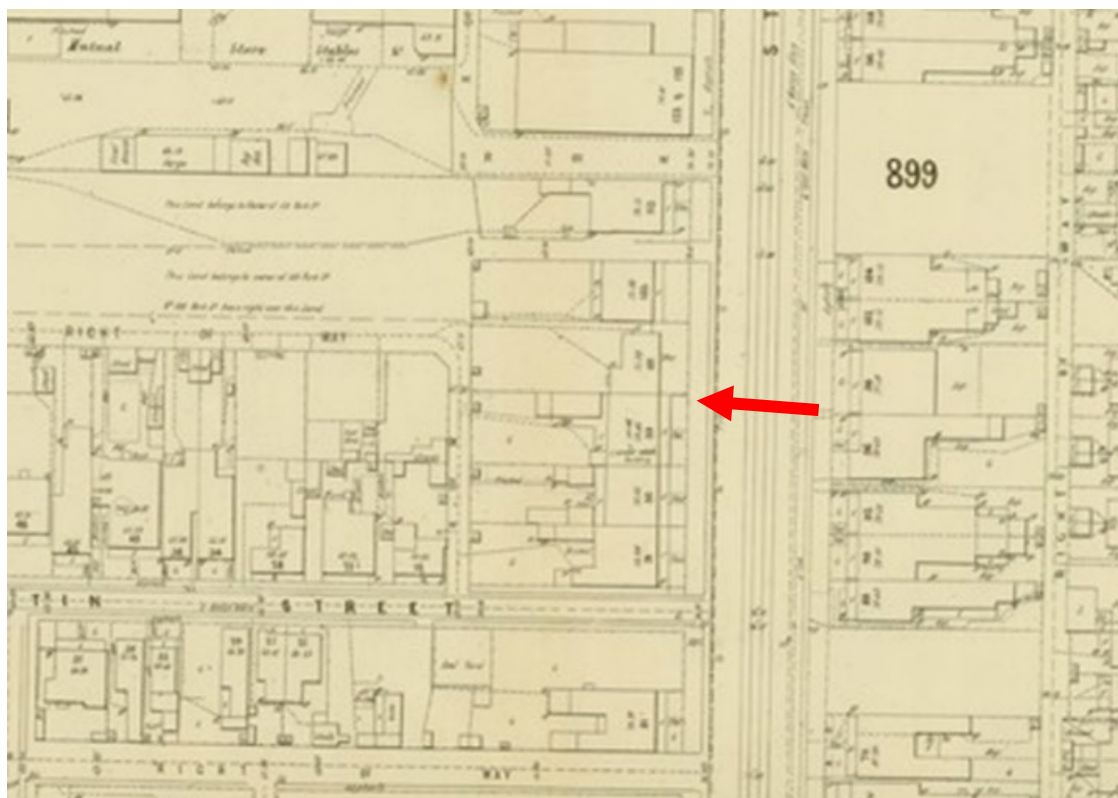


Figure 8 MMBW Detail Plan no. 898, 899, 900, City of Melbourne, 1905, the subject site is indicated (red arrow)

Source: Anon, Record ID 9911713183607636, State Library of Victoria

25. As described in the Review, residential development in the late nineteenth century and early twentieth century saw the emergence of substantial residences on the west side of Park Street. Developer, Elias Cunliffe, was responsible for the Oaks (1902) at 65-67 Park Street, a purpose-built boarding house built to a design by architect Frederick Klingender (Figure 8) and Dalgety (1906) at 53-57 Park Street, two-storey Art Nouveau terraces built to a design by Arthur Fisher (Figure 9). By 1915, the terraces had been joined together and became a guesthouse.¹² Cunliffe was also responsible for Mayfair (1913-1914) at 19 Park Street, thought to be the one of the first purpose built block of multi-level flats in the City of Melbourne (Figure 10). Other notable purpose built flats in the Review area were Garden Court at 61-67 Marne Street (1918) built to a design by Joseph Plottel (Figure 11), Mayfair Flats at 43-53 in Marne Street (1919) built to a design by Edwin J Ruck and Bromby Street flats built in 1919.¹³

¹² GML Heritage, *South Yarra Heritage Review 2022, Volume 4 Citations*, p. 596-609.

¹³ GML Heritage, *South Yarra Heritage Review 2022, Volume 3: Thematic Environment History*, p.66 and *Volume 4 Citations*, p. 648.



Figure 9 65-67 Park Street, 1902
Source: Google Street View, 2014



Figure 10 Dalgety, 53-57 Park Street, 1906 (Guest house adaptation 1915)
Source: Google Street View, 2014



Figure 11 19 Park Street, 1913-14
Source: Google Street View, 2019

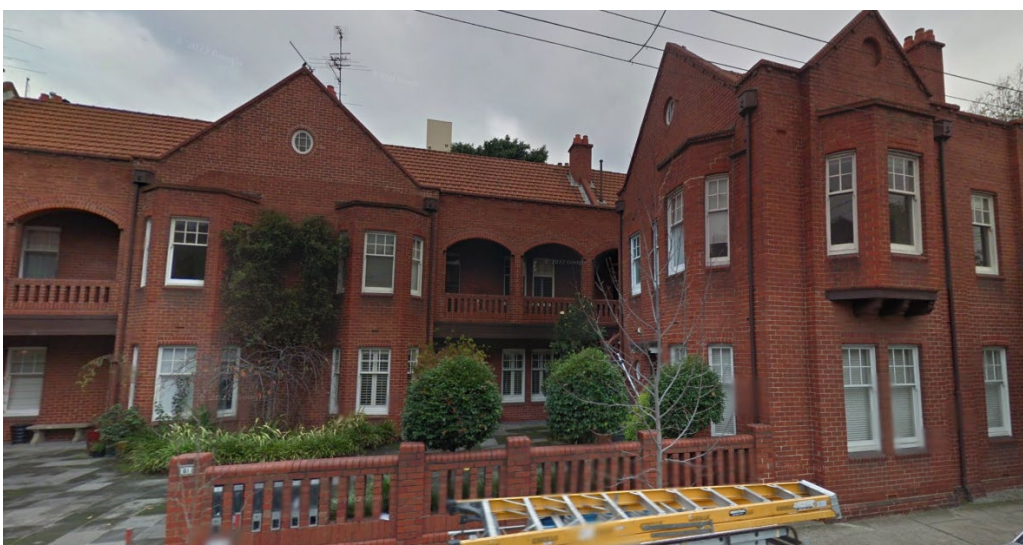


Figure 12 Garden Court, 61-67 Marne Street, 1918
Source: Google Street View, 2014

26. Flat development continued in Park Street in the 1920s. Wilton House (1921) at 120-122 Park Street was one of the earliest interwar blocks of flats (Table 4), followed by the 1920s blocks of flats on the western side including Kilmeny, 105-107 Park Street, Rycroft Hall and Verona at 109-113 Park Street and The Greylings at 115-117 Park Street (refer Table 4).¹⁴
27. In the 1930s, the economic depression, the high cost of building materials and shortage of labour skills, saw an increase in the appetite for flat life.¹⁵ Low-rise blocks of flats were seen as a lucrative form of investment with 12-14 Park Street and St Annes at 1-9 Park Street representing the varied design influences of the period (Table 4).¹⁶ Figure 12 shows the extent of development in Area 2 between 1918 - 1945.

¹⁴ GML Heritage, *South Yarra Heritage Review 2022, Volume 4 Citations*, p. 612.

¹⁵ *Flats and Grouped Homes – Tenants seeking community Life*, Real Property Annual, 1916, p.38.

¹⁶ GML Heritage, *South Yarra Heritage Review 2022, Volume 4 Citations*, p. 612.



Figure 33. Diagram showing the locations of the buildings developed between 1918 and 1945 in Area 2.

Figure 13 Residential Development in Area 2, 1918 -1945 (the subject site is indicated)
Source: GML Heritage, *South Yarra Heritage Review 2022, Volume 4: Citations*, p.632

28. A 1938 article by architect Robert Hamilton noted the following (at p.45):

In South Yarra, particularly in the area which comes within the jurisdiction of the City of Melbourne, many buildings which may have been termed the 'town-flat' type have been erected in recent years. These have been built close to the street boundary and in several instances consist of three or four storeys. They are quite appropriate to their surroundings and suite the requirements of their occupants in the matters of easy access to the city, comfort and economy.

29. Hamilton also refers to flats within the district which provide accommodation for more affluent residents, citing a recently constructed complex which comprised an entrance hall, cloak, lounge and dining rooms, study, kitchen, service pantry, four bedrooms and two bathrooms.¹⁷ These flats are likely to have been tenanted by wealthy pastoral families who maintained a Melbourne

¹⁷ Hamilton, R, *Modern Flat Development in Melbourne*, Journal of the Royal Victorian Institute of Architects, Vol XXXVI, No 2, May-June 1938, p.45.

address for business and for wealthy single professionals or older people who enjoyed the pleasant surroundings of the area.¹⁸

30. *Volume 3 – Thematic Environmental History* of the Review describes the extensive development of flats within the Review area as being facilitated by the early subdivisional layers of South Yarra, with new flat blocks effectively replacing large homes of equal size. The subdivision of the Maritimo Estate in 1918 and again in 1927-1928, led to the creation of Marne Street, a street mainly comprising blocks of flats (Figure 13).¹⁹ The category of each building in Marne Street is at Figure 14.
31. A 1933 journal article in the *Australian Home Beautiful* recorded that in 1932, municipal figures showed that of the building activities in Toorak, twenty five percent represented flats in South Yarra.²⁰



Figure 14 Map of Area 3, showing the development of buildings in Marne Street, South Yarra
Source: GML Heritage, *South Yarra Heritage Review 2022, Volume 4: Citations*, p.653

¹⁸ GML Heritage, *South Yarra Heritage Review 2022, Volume 3: Thematic Environment History*, p.68

¹⁹ GML Heritage, *South Yarra Heritage Review 2022, Volume 3: Thematic Environment History*, p.67

²⁰ Cooper, N, *Home Life in the Modern Flat*, *The Australian Home Beautiful*, 2 October 1933, p.8



Figure 15 Map of Area 3 (Marne Street) showing proposed building categories
Source: GML Heritage, *South Yarra Heritage Review 2022, Volume 4: Citations*, p. 644

Kilmeny (1923), 105-107 Park Street

32. Kilmeny was constructed in 1923 to a design by architect, R.Blackburn Mitchell, for Albert Coulson Esq (Figure 13 and Figure 14). The City of Melbourne Rate Book for the year 1923 records Coulson as the owner of a brick house²¹, later referred to as brick house flats (1925).²². By 1925, it appears that the flats were almost fully occupied.²³

²¹ City of Melbourne rate books, Albert Ward, rate nos 120-123, 1923, Public Record Office Victoria.

²² City of Melbourne rate books, Albert Ward, rate nos 132-136, 1925, Public Record Office Victoria.

²³ Sands & McDougall, Melbourne, suburban and country directory: 1925, p.828.

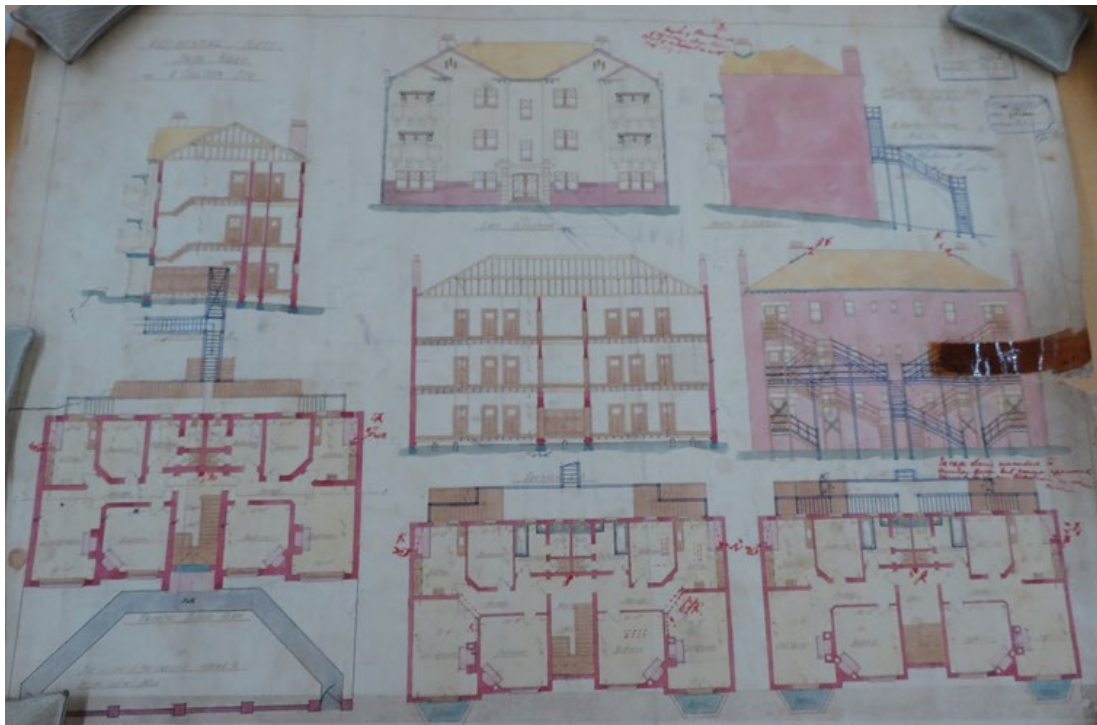


Figure 16 Residential Flats, South Yarra for A. Coulson Esq, received 26 February 1923
Source: Public Record Office of Victoria,

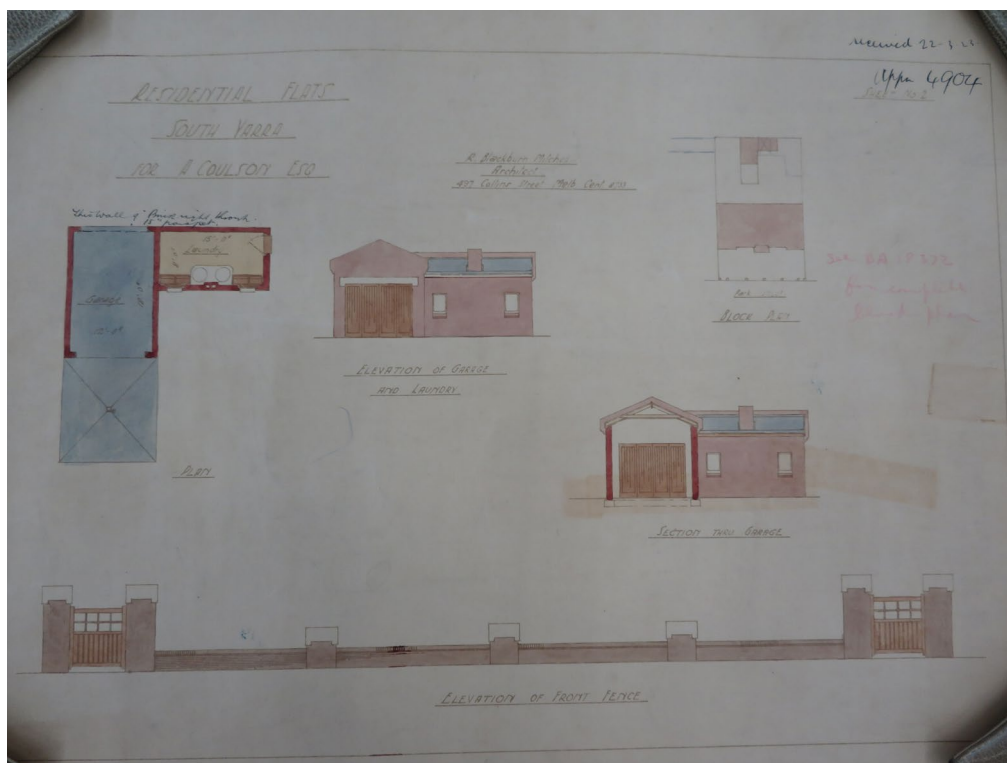


Figure 17 Residential Flats, South Yarra for A, Coulson Esq, received 26 February 2023
Source: Public Record Office of Victoria

Alterations and additions

33. Several additions and alterations occurred in the immediate year and decades to follow. In 1924, drawings for two new garages and repositioning of the laundry at the rear of the residence were approved (Figure 15).
34. The aerial photograph at Figure 16 depicts the site layout in 1945 where the addition of a 1937 boiler house at the rear of the property (southside) is noted.²⁴ This building is later used as a garden shed. In 1964 a permit for a brick fence was approved.²⁵ Presumably this permit concerned minor alterations, noting that the fence is largely intact to its original presentation, save for the removal of the wooden gates (Figure 17 and Figure 18).²⁶
35. An application for the construction of the external staircase was made in 1980 (Figure 19).²⁷ In 1990, alterations to the existing bathrooms in flats 1, 2 and 4, alterations to the existing rear windows and doors for flats 1, 2 and 4 and the construction of bay windows for flats 1 & 2 (Figure 20 and Figure 21) were approved.²⁸
36. In 1993, building approval for the construction of a double carport at the rear of the property (southside) adjacent to the existing garden shed was given (Figure 26).²⁹
37. When comparing the historic drawings with the contemporary aerial photograph at Figure 1 and current images, there is limited change to the front façade of the dwelling from its 1923 construction, save for the presentation of the ground floor windows (Figure 20 and Figure 21). There are also limited to changes to the external fabric of the rear of the building with the exception of the altered windows and door openings to flats 1, 2 and 4 (Figure 22 and Figure 23) and the addition of the external timber staircase and some alterations to the landings (date unknown) (Figure 23 and Figure 24).
38. To the rear of the subject site, an additional garage to the west of the 1923 garage is noted (date of construction unknown) (Figure 25) and together with the construction of the 1993 carport (Figure 26). Overall, the site is largely intact to its original presentation.

²⁴ City of Melbourne, *Melbourne Building Application Index*, Park Street South Yarra 105-107, accessed through ancestry.com on 4 October 2023

²⁵ City of Melbourne, *Melbourne Building Application Index*, Park Street South Yarra 105-107, accessed through ancestry.com on 4 October 2023

²⁶ City of Melbourne, *Melbourne Building Application Index*, Park Street South Yarra 105-107, accessed through ancestry.com on 4 October 2023

²⁷ City of Melbourne, *Melbourne Building Application Index*, Park Street South Yarra 105-107, accessed through ancestry.com. on 4 October 2023

²⁸ City of Melbourne, Building Application File No BA68541, dated 10 December 1990

²⁹ City of Melbourne, Building Application File No BA71180, dated 28/7/1992

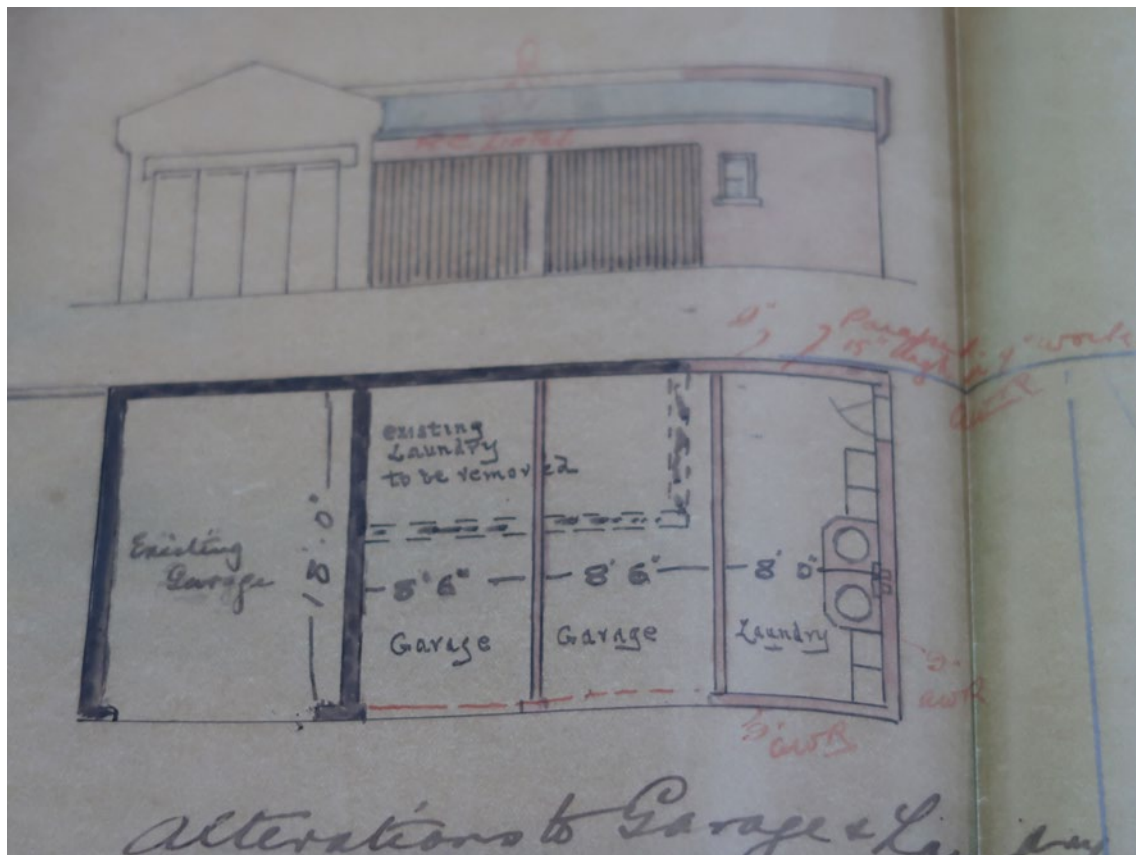


Figure 18 Garage and Laundry Alteration 1924
Source: Public Record Office of Victoria



Figure 19 Aerial view 1945 (outlined), boiler room indicated
Source: Run 20, LC Library – update



Figure 20 Close up view of original front fence



Figure 21 View of front fence with wrought iron gates replacing the original wooden gates



Figure 22 Aerial view 1984, South Melbourne (the external staircases are indicated)



Figure 23 Close up view of east elevation 1923
Source: Public Record Office of Victoria



Figure 24 View of the 1990 infilled canted bay window (ground floor).



Figure 25 1992 drawing showing the demolition of the rear windows and doors for flats 1, 2 and 4
Source: City of Melbourne, Building Approval Folder (BA 68541) dated 10/10/1990



Figure 26 Image of rear of building. The altered windows and doors are indicated (red)



Figure 27 Rear of 105-107 Park Street, prior to external alterations to the timber landings
Source: City of Melbourne, Building Application File (BA 63633 lapsed) dated 4/11/1997



Figure 28 View of a later addition garage (construction date unknown) (indicated)

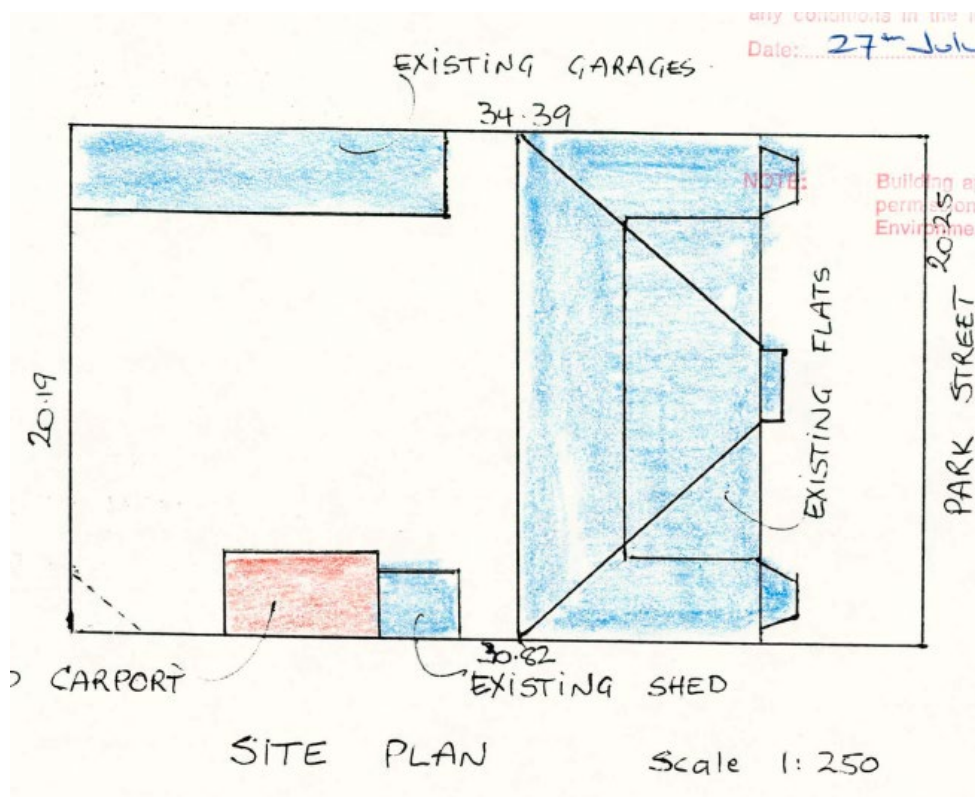


Figure 29 1992 drawings indicating the location of the new carport
Source: City of Melbourne, Building Approval Folder (BA71180) dated 28/7/1992

Description

39. 105-107 Park Street is located on the west side of Park Street in the block bounded by St Martins Lane to the south and Domain Road to the north. A right of way from St Martins Place (west) provides access to the rear (Figure 27).
40. The building presents to Park Street as an Arts and Crafts inspired three-storey clinker brick and painted render early interwar apartment complex of six, with doubled gabled roofs and four roughcast chimneys, featuring terracotta pots (Figure 28). The building has a shallow garden setback from Park Street and features two Windmill Palms (*Trachycarpus fortunei*) which flank the central entrance and recessed porch (Figure 28 and Figure 29). The property is enclosed by a low, brick fence with contrasting painted render bands and a wrought iron gate along the street boundary (Figure 30).
41. The windows are timber-framed double-hung sash, with a decorative, single diamond mullion in the upper pane (Figure 31).³⁰ There are two sets of canted bay windows on the ground floor and two sets of canted balconies above (Figure 28).³¹
42. At the rear of the property, external staircases lead to the upper floor landings (Figure 32). The rear north side comprises four garages and a laundry/outbuilding. The south side accommodates an outbuilding and carport (Figure 33 and Figure 34).



Figure 30 Rear of 105-107 Park street and 93-103 (part) Park Street from St Martin's Place

³⁰ GML Heritage, *South Yarra Heritage Review 2022, Volume 4 Citations*, p. 633.

³¹ GML Heritage, *South Yarra Heritage Review 2022, Volume 4 Citations*, p. 633.



Figure 31 View of front façade of 105-107 Park Street



Figure 32 Close up view of recessed porch and decorative diamond mullions (door and windows)



Figure 33 Contrasting brick and render front fence



Figure 34 View of upper windows



Figure 35 External staircases at the rear of 105-107 Park Street



Figure 36 Four garages and a laundry are located on the northern side of the rear of the property



Figure 37 The south side of the property (rear) comprises an outhouse and carport

The architect

43. Robert Blackburn Mitchell was born in 1901 (or 1905?) at Malvern and died in 1974.³² In April 1922, the Melbourne Herald reports that he was one of a handful of architects to offer to design a house on a block of land in Kew, which had been offered toward the 'Diggers Appeal'³³ Military Service Records indicate that he enlisted in the Army and served as a corporal during WWII.³⁴
44. Mitchell was responsible for designing the former Ritz Hotel, 169 Fitzroy Street, St Kilda (1922) (Figure 35)³⁵, and a block of flats, Anrae, at 40 Grey Street, St Kilda (date unknown) (Figure 36).³⁶

³² Robt Blackburn Mitchell, Reference no. 28322 and 12959, Births Deaths and Marriages Victoria, <https://www.ancestry.com/discoveryui-content/view/952350>, accessed 17 October 2023

³³ Architects offer their services, the Herald, Friday 4 April 1922, p.5, <https://trove.nla.gov.au/newspaper/article/246764986>, accessed 10 October 2023

³⁴ National Archives of Australia, Canberra, Australia, *Second Australian Imperial Force Personnel Dossiers, 1939-1947*; Series: B883

³⁵ Hermes, No.200388, <https://orion.heritage.vic.gov.au/places/200388>, accessed 17 October 2023

³⁶ Hermes No.199066, <https://orion.heritage.vic.gov.au/places/199066>, accessed 17 October 2023



Figure 38 View of the former Ritz Hotel (1922)
Source: Storey of Melbourne, <https://storeyofmelbourne.org/2020/05/03/ritz-hotel-st-kilda/>, accessed 10 October 2023



Figure 39 Anrae, 40 Grey Street, St Kilda
Source: www.realestate.com.au, accessed 15 October 2023

Park Street streetscape




45. The Park Street streetscape consists of a variety of building types, including: modest nineteenth century single storey single fronted terraces (east side), a small number of contemporary infill buildings, double fronted villas, Boom-era two and three-storey grand terraces and mansion houses and three-storey interwar (and later) purpose-built apartment blocks and lodging houses.
46. On the west side of Park Street and to the immediate south is St Arnaud (c.1912-13) at 93-103 Park Street, a two and three -storey interwar guest house complex which abuts the south boundary wall of the subject property (Table 1, Property No 1).
47. Further north at 109-113 Park Street is Rycroft Hall and Verona (1927) a three-storey style apartment complex with Moderne styling, comprising two blocks (Table 1, Property No 2).³⁷ North of Rycroft Hall is The Greylings at 115-117 Park Street (1921), a two-storey block of flats with Arts and Crafts style influences (Table 1, Property No 3).³⁸
48. On the east side of Park Street at 120—122, is Wilton House (1921) a two-storey apartment complex (Table 1, Property No 4). To the south of Wilton House and opposite the subject site, the streetscape is a mix of modern infill development and single fronted Victorian terraces.

Table 1 Immediate surrounding Park Street properties

No	Address	Property
1	St Arnaud, 93-103 Park Street (c. 1912-13)	

³⁷ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p.612.

³⁸ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p.612.

No	Address	Property
2	Rycroft Hall & Verona, 109-113 Park Street (1927)	
3	The Greylings, 115-117 Park Street (1921)	
4	Wilton House, 120-122 Park Street (1921)	

Property grading/building category

Background

49. 105-107 Park Street was ungraded in the 1985 South Yarra Conservation Study and has remain ungraded/not contributory until the current Review.
50. Regarding the streetscape grading, this was originally set at Level 3 and has remained unchanged until the current review. As originally addressed in the 1985 South Yarra Conservation Study a Level 3 Street was defined as follows:

[do] not exhibit[ing] such an important intactness of scale and character, and control is mainly limited to specifying maximum and minimum heights and setbacks for new developments and rear additions. Significant individual buildings are still protected from demolition or defacement.³⁹

Proposed category change

51. Amendment C426melb recommends that the incorporated document, *Heritage Places Inventory March 2022 (Amended 2023)* be amended to change the heritage category of 351 places. 105-107 Park Street has been recommended for a category change from none to significant. The streetscape is to be changed from ungraded to significant.
52. Amendment C426melb proposes to recategorise several properties within the Park Street streetscape (see the map at Figure 23). With the exception of Ahlwyn and Mildren Hall, 45-47 Park Street (1920s) (see Table 4, Property No 4), which has had a downgrade from significant to contributory, the Park Street properties identified in Table 4 below have either; no change in category (they remain significant) or they have a category revision from either none to significant or contributory to significant. The rationale for the proposed elevation to significant is a combination of two or more of the following assessments: high integrity, high historical merit, high architectural merit and fine representative example.⁴⁰
53. The properties current and recommended categories are identified at Figure 23 and in Table 4 below (information extracted from the *South Yarra Heritage Review 2022 – Volume 1: Methodology Report (Appendix B4.1, B4.2, B5) and Volume 4: Citations*).



³⁹ City of Melbourne, *South Yarra Conservation Study 1985*, South Yarra Conservation Study Master Schedule, n.p.



⁴⁰ GML Heritage, *South Yarra Heritage Review 2022*, Volume 1: Methodology Report, Appendix B4.1.





Figure 40 Existing and proposed gradings for Park Street surrounding properties between Toorak and Domain roads



Table 2 Building category comparisons of properties in Park Street, South Yarra

No	Property	Description	Category	Image
1	The Oaks, 65-67 Park Street (1902)	<p>65-67 Park Street is a two-storey Victorian terrace purpose built as a superior boarding house</p> <p>Architect: Frederick Klingender</p>	No change, remains significant	
2	93-103 Park Street (1912 - 1913)	<p>93 Park St - St Arnaud (c.1913)– three-storey building distinguished by its symmetrical façade and two street facing gables, built as a guesthouse.</p> <p>103 Park Street– a two-storey red brick building (c.1912) built as a residence later converted into flats and subsumed into the guesthouse from 1920</p> <p>Owner: Joshua and Anna Haberfield</p> <p>Architect: J J Meagher</p>	<p>Recommended change from contributory to significant.</p> <p>Streetscape from none to significant</p> <p>The buildings are described as being of high historical merit and high integrity. The streetscape is part of a well preserved group from a similar period or style.</p>	




No	Property	Description	Category	Image
3	Mayfair, 19 Park Street (1913-1914)	Five storey purpose-built block of multi-level flats Architects: Godfrey & Spowers	No change, building remains significant	
4	Ahlwyn and Mildren Hall, 45-47 Park Street (1937)	Built in the Moderne Style.	Recommended change (downwards) from significant to contributory. The building is assessed as being a typical example of its type and comparable with contributory places within the Precinct. Some architectural interest and signs of alterations. No change to streetscape	


No	Property	Description	Category	Image
		<p>Alterations to the building in 1935 with the addition of 6 flats in 1960 and further alterations in the 1980s/1990s.⁴¹</p> <p>Architect: Unknown</p>		
5	The Greylings, 115 – 117 Park Street (1921)	<p>Two storey block of flats, symmetrical façade with a central entrance, extant chimneys, window and door joinery. Arts and Crafts style influence</p> <p>Architects: Peck and Kemper</p> <p>Describe as being of high integrity and high historical merit.</p>	Recommended change from none to significant (including the streetscape). The building is of high integrity, high historical merit and is part of a well-preserved group from a similar period or style. The front fence is an important structure.	
6	Wilton House, 120-122 Park Street (1921)	<p>Two storey block of flats, hipped terracotta tiled roof and recessed balconies with bow fronts at the upper level. The front fence is an important element.</p> <p>Architects: Stephenson and Meldrum</p> <p>Noted for its high historical merit, high integrity and of some architectural interest.</p>	Recommended change from none to significant. The building is assessed as being of high historical merit, of some architectural interest and high integrity. The front fence is an important structure.	

⁴¹ Melbourne Building Application Index, Park Street, South Yarra 45, accessed through ancestry.com on 18 October 2023

No	Property	Description	Category	Image
7	Kilmeny, 105-107 Park Street (1923)	Arts and Crafts inspired three-storey block of flats. Architect: R Blackburn Mitchell.	Recommended change from none to significant (including the streetscape). Noted for its high integrity and high architectural merit. The front fence is an important element	
8	Rycroft Hall and Verona, 109-113 Park Street (1927) Unique within the group of flats notably for its portal and space between the two blocks forming a formal front garden The single entrance on both blocks gives the appearance of a single dwelling. ⁴²	Two, three storey Moderne style blocks of flats Front fence and garage noted as early/important Architects: Hare and Hare	Recommended to remain significant. Recommended streetscape from none to significant (part of a well-preserved group from a similar period or style)	

⁴² Gould, M, *South Yarra Conservation Study* 1984, Building Identification Form – 109 Park Street and 113 Park Street

No	Property	Description	Category	Image
9	Camden, 11-15 Park Street (1937)	A three-storey block of flats, influenced by the Art Deco Style Architect: Unknown	No change, remains significant	
10	St Anne's, 1-9 Park Street (1937-1938)	Influenced by the Modernist style, three storey block of six interwar flats Architect: J H Esmond Dorney	No change, remains significant	
11	12-14 Park Street (1938)	Two storey block of Moderne flats, with distinctive curved balconies Architect: Bernard Evans	No change, remains significant	

No	Property	Description	Category	Image
12	69-77 Park Street (1961)	<p>Built in the modernist style</p> <p>Architect: Theodore Berman</p>	<p>Recommended change from none to significant.</p> <p>The building is described as being of high architectural merit, a fine representative example and of high integrity. The entrance walkway canopy is a key element.</p>	

ASSESSMENT OF HERITAGE ISSUES

54. The South Yarra Heritage Review provides a review and reappraisal of the heritage value of individual properties within the South Yarra area. In doing so it extends both over areas presently covered by the South Yarra Precinct, HO6 and additionally co-located areas within the wider area. As described in the methodology report, the review involved street based inspection of properties, background research and assessment against relevant listing criteria, consistent with Planning Practice Note PPN01, *Applying the Heritage Overlay*.
55. In providing a rationale for proposed changes to categories as applied to individual places, as has been noted, the review includes the use of terms such as, 'high historical merit', 'high integrity' and 'high architectural merit'. These are presumed to reflect assessments made as part of the review process, but with the exception of 'integrity' are unexplained beyond the simple statement.
56. In describing the components of each place of precinct citation the Review notes as follows in relation to 'integrity'.
- A separate integrity statement was provided under the subheading Integrity to describe the intactness and legibility of each place and was used to inform the subsequent comparative analysis and assessment benchmarking. Considerations included each place's retention of overall original form and massing, external finishes, pattern of fenestration, and architectural detailing and setting, as well as the extent of any visible alterations. The physical assessment was primarily based on the fieldwork records and Council's planning permit records (where available).⁴³
57. As described, the approach to addressing integrity presents as one which emphasises the completeness of the place as related to fabric and the degree of alteration, and secondly the degree to which the place is legible in reflecting the broader values or themes relevant to the assessment of significance and the making of comparisons.
58. Amendment C426melb proposes to change the category of the subject site from none to significant. Previously ungraded, the subject site, together with the properties at 93-103 Park Street (to the south) 115-117 Park Street (to the north) and 120-122 Park Street (east side) have also been recommended for category changes.
59. As noted above, a contributory heritage place is seen as contributing to the precinct, combining with other similarly related places to demonstrate the historic development of a precinct. In contrast, a significant heritage place is one which is individually significant, highly valued and generally externally intact.
60. The property's (and surrounding properties) high integrity and high architectural merit is cited as the rationale for the recommended change.⁴⁴ The Review also notes that the group of flats built to the north and south of 105-107 Park Street form a cluster of pre-1930 blocks of flats which is uncommon in HO6.⁴⁵

⁴³ GML Heritage, *South Yarra Heritage Review 2022*, Volume 1: Methodology Report, p.15

⁴⁴ GML Heritage, *South Yarra Heritage Review 2022*, Volume 1: Methodology Report, Appendix B4.1.

⁴⁵ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p.612.

61. As noted the Review does not provide an explanation for high historical or high architectural merit and in the absence of any explanation, my assessment is that the category of significant is unwarranted.
62. Kilmeny presents as a building which is architecturally and historically representative of apartment buildings of the interwar period. As with many such buildings it adopts a plan form which provides for two apartments per floor set around a central entrance and stairwell. This is the same format as that adopted for many such apartment buildings, including the state heritage listed Amesbury House, 237 Domain Road and the contributory building, the Mandeville, at 35-37 Marne Street. Externally, the internal program is reflected in the façade presentation, which in the case of 105-107 Park Street comprises paired gable roofed bays set on either side of a recessed entrance. The arrangement of the façade and plan form is similar to that of St Arnaud at 93-99 Park Street.
63. Stylistically the façade pursues a decorative interpretation of a broadly Art and Crafts influenced design with Art Deco-like embellishments in the peaked balustrades to the balconies to the first and second floors. It is referenced in the Review, along with 115-117 Park Street, to the north and 120-122 Park Street, opposite, as one of a group of 'Significant places with Arts and Craft style influences'.⁴⁶
64. While the presentation of 105-107 Park Street is visually interesting, it is reflective of like places in the area, including those noted above which adopt particular styles and stylistic influences, but which do not excel in doing so. This is a design which sits solidly with the competent architecture of the period but not at a level whereby it warrants elevation to a status of high architectural merit.
65. This is not a building which makes an important contribution to the precinct, either as a consequence of its integrity or its architectural merit. Rather it is a building which evidences a phase and type of development found across the precinct, which contributes to an understanding a pattern of development. As such an appropriate category would be contributory.
66. While it and other like places in Park Street and beyond, evidence a growth in multi-unit (apartments, flats, rooming houses) residential accommodation in the area in the interwar period, those within the group on the west side of Park Street, at its northern end, with the exception of Rycroft Hall at 109-113 Park Street, do not stand out individually such that they satisfy the relevant definition for such an elevation.
67. In forming this view I have viewed and considered both Area 2 and the areas to the east (Areas 3 & 4) and west (Area 1). These are areas where category changes are proposed to a number of buildings. The areas include examples of multi-unit housing from throughout much of the twentieth century. The Review recommends category changes to many of these structures, including the proposed designation of many interwar and post-war flat blocks as of contributory significance.
68. Recognising that the 'band width' of the categories allows for those places which meet the category definition to a greater or lesser degree, there is always a risk that the category reflects too many qualifiers to attain the categorisation. In my view this is the case for 105-107 Park Street and the other buildings in the group, where multi-unit residential development dating


⁴⁶ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p.633-634.

from 1900 to 1930 located at the north end of Park Street, has been assessed as of elevated significance such that the categorisation of significant is warranted. This is notwithstanding that, with the exception of one building in the group, Rycroft Hall and Verona (109-113), the buildings are in my assessment of some but limited architectural interest or merit. This is as compared to others in the precinct where category changes are proposed on architectural and other ground.



69. A select number of these are illustrated in Table 3 and Table 4 below which includes a sampling of comparable multi-unit residential buildings of the twentieth century where the existing contributory category is maintained or proposed, and for the same building type, examples which are either already significant or are proposed to be upgraded to significant.
70. As noted above, my view is that 105-107 Park Street warrants elevation from a category of none to contributory.
71. Regarding streetscape significance, the proposed identification of the streetscape as significant is consistent with the relevant definition and reasonably reflects the fact that the group present as 'a particularly well-preserved group from a similar period or style'.⁴⁷



⁴⁷ Melbourne Planning Scheme, Incorporated Document, *Heritage Places Inventory March 2022 (Amended January 2023)*, p.5.

Table 3 Comparable contributory category buildings within HO6⁴⁸

No	Property	Description	Category	Image
1	35-37 Marne Street (1932)	<p>The Mandeville is a block of six flats built in the interwar mediterranean style.</p> <p>Builder : G A Winwood</p>	Recommended to remain contributory. The streetscape is significant.	 <p>Google Street View, 2014</p>

⁴⁸ The description of the buildings has been reproduced from the *South Yarra Heritage Review 2022- Volume 4; Citations*

No	Property	Description	Category	Image
2	11-17 Leopold Street	Influenced by the Moderne style.	Recommended change from none to contributory. Noted as being comparable with contributory places in the precinct	
3	44-46 Leopold Street		Recommended change from none to contributory. Noted as showing some signs of alterations, comparable with contributory places in the precinct.	

No	Property	Description	Category	Image
4	86-88 Millswyn Street		Recommended change from none to contributory. Noted as a typical example of its type, shows some signs of alteration and comparable with contributory places in a precinct.	
5	106-108 Millswyn Street	Moderne apartment block	Recommended change from none to contributory. The building is noted for its high integrity and comparable with contributory places in a precinct.	







No	Property	Description	Category	Image
6	44 Adams Street (1920)	The Warren, interwar apartment block	Remains contributory	



Table 4 Select significant properties within HO6⁴⁹


No	Property	Description	Category	Image
1	1-5 Mona Place (1940)	<p>Mona Court at 1–5 Mona Place is a two-storey block of cream brick flats with broad rendered bands and low-pitched hip roof concealed behind a straight parapet with contrasting brown brick ‘studs’. Planned in a ‘U’ shape with a central entry court, the building features multi-paned steel framed windows, cantilevered brick balconies and a cream and brown brick decorative panel to its recessed eastern wall that emphasises both the horizontal and the vertical. The low brown brick fence with cream brick details and terracotta pipe newspaper slots appears original. When viewed together Mona Court, Senga Court and Lester Court (see 2 below) provide a striking and distinctive entrance to Mona Place.</p> <p>Architect: J Wallinga</p>	Remains significant, being a fine representative example.	

⁴⁹ The description of the buildings has been reproduced from the *South Yarra Heritage Review 2022 - Volume 4; Citations*

No	Property	Description	Category	Image
2	2-4 and 6-8 Mona Place (1941)	<p>A pair of two three-storey blocks of cream brick residential flats raised on a manganese brown brick base that allows for garaging under the building. The building features broad bands of render, diapered brick panels with regularly spaced protruding bricks and manganese brick details to the building corners creating stylised quoins.</p> <p>Architect: J Wallinga</p>	Recommended change from contributory to significant, being a fine representative example of its type and of high integrity.	
3	56-66 Walsh Street (1940)	<p>Built in the Georgian Revival Style, 56-66 Walsh Street is a mirrored pair of three-storey residential flats built around a central entry drive that leads to garaging behind. Constructed of cream brick with a hipped roof that is concealed behind a parapet, the building features corner balconies with Corinthian columns and decorative mild steel balustrades. Other details include multi-paned timber double-hung sash windows with decorative mild steel balconettes, brick dentil patterning demarcating each floor level and the cornice line, rendered relief panels to the parapet, Classical entry door surrounds with leadlight windows above and narrow round arched windows that rise through two levels above a multi-paned hexagonal window.</p> <p>Architect: Arthur Plaistead</p>	Recommended category change from contributory to significant. The building is considered to be of high architectural merit and high integrity. The streetscape is not significant.	

No	Property	Description	Category	Image
4	14-24 Leopold Street (1939)	The Moderne style is seen in 'Louvain', which is described as a highly intact three storey block of flats with a modulated façade of sheer walls of face brick with contrasting horizontal bands, curved corners and glazing and a straight parapet.	Recommended change from none to significant for the building's high integrity, high architectural merit and for being a fine representative example.	
5	6 Marne Street (1929)	This block of eight residential flats was built to present as a single house. Featuring a dominant transverse Dutch gable tiled roof, rough cast rendered walls and tapered chimneys (some with terracotta pots), the entrance to the building is through a projecting porch with hipped roof and smooth rendered buttresses. Round arched openings to the balconies (now enclosed) and entrance windows give the building a Mediterranean flavour, as does the moulding above the first floor stair window. Other features of note are the leadlights to some windows, the bow windows along the northern elevation, the planter boxes and the roughcast rendered front fence with tall pillars and terrazzo steps and path which appear original or early. Architect: Frank Stapley	Recommended change from contributory to significant. Streetscape remains significant.	

No	Property	Description	Category	Image
6	12-18 Marne Street (1939)	<p>Marne Close at 12-18 Marne Street comprises two, three-storey blocks that are paired around a central garden forecourt and linked by a bridge of brick work. The integrated planning of the two blocks and their landscaping and its strong three-dimensional composition is enhanced by a refined use of Moderne detailing. This is evident in its strong horizontal emphasis given by the banding in brickwork, horizontal glazing bars, corbelled brick details under the eaves and the cantilevered balconies with rounded corners. While the overpainting of the brickwork has impacted negatively on the integrity of the building, its design intent is still clearly legible.</p> <p>Architect: L L W Readland Builder: WF and HA Perdix</p>	Recommend change from contributory to significant. The streetscape category remains significant.	 <p>Source: https://www.realestate.com.au/property/fl-at-12-marne-st-south-yarra-vic-3141/, accessed 30 October 2023</p>
7	61-67 Marne Street (1918)	<p>‘Garden Court’ at 61–67 Marne Street, is a highly intact substantial red brick block of flats. The block has a terracotta tiled hip and gable roof. It is sited to take advantage of its corner position, being built to the property line along Domain Road and Marne Street and with a large entry court formed off Marne Street. Notable features include the arcaded verandah, parapet gable ends with feature circular motifs (of which some are glazed), canted oriel bay windows that overhang the street, bullnose brickwork, and corniced chimneys with terracotta pots. The brick front fence along Marne</p>	Significant	 <p>Source: https://www.propertyvalue.com.au/propert</p>

No	Property	Description	Category	Image
		Street and mild steel entrance gates appears original or early. Architect: Joseph Plottel		y/1/61-67-marne-street-south-yarra-vic-3141/15438286 , accessed 30 October 2023
8	19-29 Adams Street (1938)	Two blocks of three storey flats mirrored across a central driveway. Key moderne features include curved windows and balconies and horizontal emphasis.	Significant	

CONCLUSION

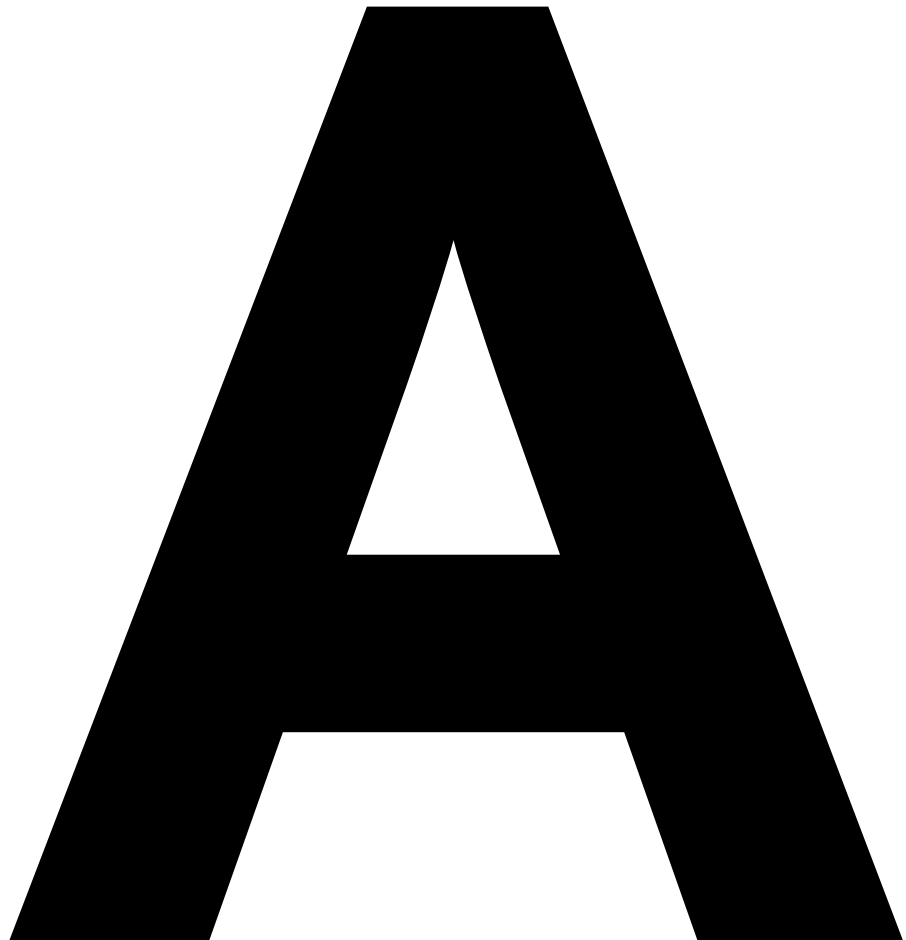
72. The proposed regrading of 105-107 Park Street based on high integrity and high architectural merit presents as unwarranted. The building is one which is of local importance as contributing to the South Yarra Precinct and the Area 2 sub-precinct as a place of historical and aesthetic value. It is a place which evidences an identified theme in the development of the area, but not at a level which warrants elevation to places of individual significance.
73. In distinguishing between a significant place and a contributory place the table (Table 5) below highlights the key points of difference between the categories.

Table 5 Comparison of category definitions

Significant heritage place	Contributory heritage place
A significant heritage place is individually important at state or local level, and a heritage place in its own right.	A contributory heritage place is important for its contribution to a precinct.
It is of historic, aesthetic, scientific, social or spiritual significance to the municipality	It is of historic, aesthetic, scientific, social or spiritual significance to the precinct .
A significant heritage place may be highly valued by the community; is typically externally intact ; and/or has notable features associated with the place type, use, period, method of construction, siting or setting.	A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct.
When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.	No equivalent phrase
No equivalent phrase	'Contributory' places are typically externally intact , but may have visible changes which do not detract from the contribution to the precinct.

74. 105-107 Park Street is a place which is important for its contribution to the precinct, is externally intact and is a representative example of its place type. It is not a building which is of individual significance to the municipality, nor is it highly valued by the community and nor does it display notable features associated with the place type.

**APPENDIX A:
MEMORANDUM OF ADVICE
DATED 11 SEPTEMBER 2023**



105-107 PARK STREET

MEMORANDUM

TO	Taryn Sobel-Beeri	FROM	Clare Lewis/Peter Lovell
RE	105-107 Park Street, South Yarra	DATE	11 September 2023

Introduction

In 2022, GML Heritage completed the *South Yarra Heritage Review* (the Review) for the City of Melbourne. An outcome of the Review is proposed Amendment C426melb, which seeks (amongst a range of recommendations) to change the grading of the property known as 'Kilmeny', located at 105-107 Park Street, South Yarra from 'none' to 'significant' (Figure 1 and Figure 2). The Amendment also seeks to change the grading for the surrounding streetscape from none to significant.

This memorandum provides a preliminary opinion regarding the merits of the grading changes and their implications. In preparing the advice, site inspections of the building and surrounding area were undertaken on 26 July 2023 and on 1 August 2023. Historical research has been completed together with a review of the heritage policies and guidelines of the Melbourne Planning Scheme.



Figure 1 Aerial view of 105-107 Park Street, the subject site it outlined
Source: Nearmap, 23 August 2023



Figure 2 Kilmeny, 105-107 Park Street, South Yarra

Heritage controls

The subject site is included in the South Yarra Precinct identified as H06 in the Schedule to the Heritage Overlay (HO) of the Melbourne Planning Scheme. External paint and solar energy system controls apply but internal alteration controls and tree controls do not apply, although the schedule notes tree controls for specific trees in the precinct.

The South Yarra Precinct (H06) is generally bounded by Alexandra Avenue, Punt Road, Toorak Road, St Kilda Road, Bromby Street, Domain Street, Domain Road and Anderson Street.¹ Within H06, the Review has identified five distinct areas, each area relating to subdivisional patterns stemming from residential development.² The subject site is located in Area 2, an area first subdivided and developed in the 1850's and the largest area between Domain and Toorak Roads.³

Under the provisions of the HO, the site is subject to Clause 43.01 'Heritage Overlay', Clause 15.03-1L 'Heritage' and Clause 2.03-4 'Built environment and heritage'. The incorporated document *Statement of Significance: South Yarra Precinct, February 2023* (C426melb) also applies.

The subject site is not included on the Victorian Heritage Register (VHR) and has not been classified by the National Trust of Australia (Victoria). It is also not included on the Victorian Heritage Inventory.

¹ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p. 559.

² GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p. 559.

³ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p. 559.

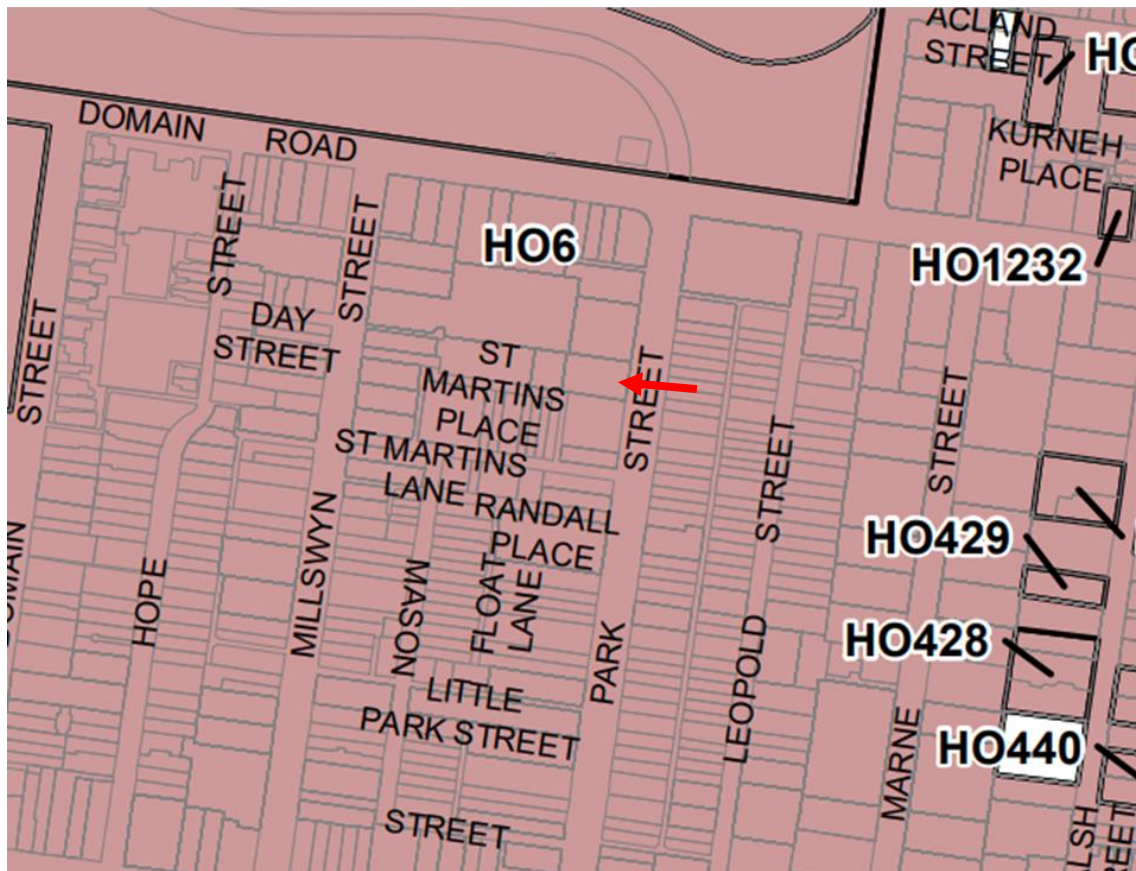


Figure 3 Detail of Heritage Overlay Map (HO11), with the subject site indicated
Source: Melbourne Planning Scheme

Other planning controls

The property is also included in Schedule 5 to Clause 32.08 General Residential Zone (GRZ5) which provides maximum building height requirements (12 metres).

Statement of significance

The *Heritage Precincts Statement of Significance February 2020 (Amended April 2022)*, an incorporated document in the Melbourne Planning Scheme, contains a statement of significance for the South Yarra Precinct (HO6). A revised statement of significance identifying the Precinct's five distinct areas has been prepared and is proposed to be implemented as part of Amendment C426melb. The relevant sections of the proposed statement of significance as they relate to Area 2 are reproduced below (our highlighting in bold). A full copy of the *Statement of Significance: South Yarra Precinct, February 2023* (C426melb) is at Appendix A.

What is significant?

The South Yarra Precinct, South Yarra, incorporating an area in the Parish of Melbourne South developed from the 1840's is significant.

Elements that contribute to the significance of the precinct include (but are not limited to):

[...]

Area 2, including:

-early pattern of subdivision of the land comprising four 9 1/2-acre allotments (Crown Allotments 15, 16, 17 and 19) sold in 1849. Residential subdivision by 1850 created wider principal streets (Millswyn Street and Park Street) with large villa blocks. Smaller blocks for workers' houses were created by mid-Victorian subdivisions in narrower street such as St Martins Lane, Little Park Street and Hope Street (including former Montpelier Place), and similar 1880s subdivisions of Mason Street and Leopold Street

-mixed-era residential buildings including a high concentration of refined architect-designed buildings, particularly evident along Park Street, and represented in other streets such as Millswyn Street, Domain Road and Toorak Road

-early suburban subdivisions and nineteenth century building stock, especially with consistent pre-1901 streetscapes in Domain Street, Hope Street, Mason Street and Leopold Street

-nineteenth and early twentieth century commercial buildings in the intersection of Domain Road and Park Street, and along Millswyn Street

[...]

How is it significant?

South Yarra Precinct, South Yarra, is of **local historical and aesthetic significance** to the City of Melbourne.

Why is it significant?

South Yarra Precinct is historically significant for its demonstration of a predominantly residential development pattern that spans from the 1840s through to the postwar period. The concentration of high-quality building stock in the precinct demonstrates the significant influence of wealth and privilege in this part of Melbourne. This is reflected in the prestigious location and desirability of the area associated with its elevated position, proximity to the river and pleasant parkland setting. Area 2 retains most housing stock from the Victorian period. Substantial terraces and detached villas developed by prominent property owners are interspersed with smaller working-class houses built for their servants and those who worked in trades. **Several boarding houses, guesthouses and private hotels were established in Park Street.** Occupying elevated land and in close proximity to the city centre, merchants, professionals and wealthy speculators were drawn to the area. Owing to the social cachet of the area, graziers established town houses here from the mid nineteenth century or later retired to the area. Subsequent suburban subdivisions and nineteenth century building stock are well represented across the South Yarra Precinct, especially with consistent Victorian streetscapes in Domain Street, Hope Street, Mason Street, Leopold Street (Area 2) and Airlie Street (Area 5). (Criterion A)

Throughout the twentieth century, remaining vacant lots were taken up for further residential development. **From the interwar period, South Yarra became a focus for flat development in Melbourne where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression.** This is particularly evidenced by the interwar

streetscapes in Marne Street (on the site of the Maritimo estate, in Area 3), developed over a short period 1928–40. The popularity of flat development continued into the postwar period. Area 3 is distinguished for its collection of a high number of architecturally designed, mostly interwar, luxury blocks of flats and houses. Fairlie Court and St Leonards Court (the former Fairlie and St Leonards estates, in Area 5) represent similar concentration of interwar development at smaller scale. Area 1 is predominantly characterised by interwar and postwar flats interspersed with Victorian-era building stock. Area 4 also had a similar phase of active flat development following demolition and subdivision of Victorian era properties such as Salisbury (42–66 Walsh Street), Riahnva (at the corner of Toorak Road and Punt Road) and Fairholm (55–77 Walsh Street). The South Yarra Precinct is distinguished for its array of mixed-era development. This resulted in the area having a rich combined architectural and streetscape character. (Criterion A)

The South Yarra Precinct is also significant for its retention of nineteenth and early twentieth century commercial and industrial buildings in St Kilda Road (Area 1), Millswyn Street and the intersection of Domain Road and Park Street (Area 2). The latter was the location of one of the earliest commercial developments in the suburb, and was substantially renewed around the time of the electrification of tram lines in 1927. The emergence of automobile-related businesses in the 1910s and 1920s in St Kilda Road (Area 1) and St Martins Lane (Area 2) is evidence of relatively early car ownership in the area. (Criterion A)

The South Yarra Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1840s through to the present day. This layering of development has resulted in the area having a rich combined architectural and streetscape character. This mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct's character is enriched by its public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes (the latter are a particular feature of Areas 2 and 5). Throughout the precinct oblique views are possible due to the generous side setbacks of many buildings. This allows buildings to be viewed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. The aesthetic quality of the precinct is further enhanced by its proximity to parklands; it is bound by Fawkner Park to its south, and the Royal Botanic Gardens, and Yarra River to its north. (Criterion E)

Within the precinct there are streets that have a particularly high uniformity that demonstrate subsequent subdivision patterns. These include the intact Victorian streetscapes along Hope Street, Mason Street, Park Street and much of Leopold Street (Area 2) and Airlie Street (Area 5) which retain a large proportion of Italianate style houses. It includes interwar streetscapes of Marne Street (Area 3), St Leonards Court (Area 5) and (to a lesser degree) Fairlie Court (Area 5). These are characterised by an eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission. Of note is the large number of interwar Georgian Revival residences, particularly in St Leonards Court and Fairlie Court (Area 5). Area 2 retains a group of

intact interwar shops at the corner of Domain Road and Park Street. Early commercial development can also be observed along Millswyn Street (although all buildings are now used for residential purposes). (Criterion E)

The precinct is distinguished by its high concentration of refined architect-designed buildings. This is particularly evident along Park Street, Domain Road and Toorak Road (Area 2) and Marne Street (Area 3) for Victorian and interwar architecture respectively, however such places are not confined to any one section of the precinct nor to any one development period. This, coupled with the general high quality of architectural design and materiality, provides an unusually rich aesthetic quality to the streetscapes across the entire area. (Criterion E)

The precinct contains a large number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner city Melbourne. Through its high concentration of refined architect-designed building stock the precinct demonstrates the influence of the many middle and upper-middle class arbiters of taste who chose to live in the area. The postwar buildings themselves sit comfortably side by side with earlier development due to their scale, form and materiality. (Criterion E)⁴

Property grading

Prior to the *South Yarra Heritage Review*, Kilmeny had not been identified in earlier South Yarra conservation studies, with the building and streetscape remaining ungraded. Amendment C426melb proposes to revise the grading category from none to significant. The same revision is proposed for the streetscape. The rationale for the proposed changes is cited as the high integrity and high historical merit of the place and [Streetscape], [being] part of a well-preserved group from a similar period or style.⁵ The front fence is also noted as an early/important element.⁶

Significant places are defined in the *Heritage Places Inventory March 2022 (Amended January 2023)*, an incorporated document in the Melbourne Planning Scheme, as:

[...] individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.⁷

Further, a significant streetscape is defined as:

⁴ Melbourne Planning Scheme, Incorporated Document, *Statement of Significance: South Yarra Precinct, February 2023*, np.

⁵ GML Heritage, *South Yarra Heritage Review 2022*, Volume 1: Methodology Report, Appendix B4.1.

⁶ GML Heritage, *South Yarra Heritage Review 2022*, Volume 1: Methodology Report, Appendix B4.1.

⁷ Melbourne Planning Scheme, Incorporated Document, *Heritage Places Inventory March 2022 (Amended January 2023)*, p.4.

Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.⁸

A **contributory** heritage places is defined as:

A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.⁹

Description and history

Subject site

The subject site is located on the west side of Park Street in the block bounded by St Martins Lane to the south and Domain Road to the north (Figure 4). A right of way from St Martins Place (west) provides access to the rear (Figure 5).

The building was constructed in 1923 with Albert Coulson recorded as the owner of a brick house¹⁰, later referred to as brick house flats (1925).¹¹ By 1925, it appears that the flats were fully occupied.¹² The architect of the building is unknown.

Kilmeny presents to Park Street as a three-storey clinker brick and painted render early interwar apartment complex (1923), with doubled gabled roofs and four roughcast chimneys, featuring terracotta pots (Figure 4). The building has a shallow garden setback from Park Street and features two Windmill Palms (*Trachycarpus fortunei*) which flank the central entrance and recessed porch

The windows are timber-framed double-hung sash, with a decorative, single diamond mullion in the upper pane.¹³ There are two sets of canted bay windows on the ground floor (previously balconies) and two sets of canted balconies above (Figure 7).¹⁴

The rear of the building has been altered with external staircases leading to the upper floor landings (Figure 8). The property is enclosed by a low, brick fence with contrasting painted render bands and a wrought iron gate along the street boundary (Figure 9).

⁸ Melbourne Planning Scheme, Incorporated Document, *Heritage Places Inventory March 2022 (Amended January 2023)*, p.5.

⁹ Melbourne Planning Scheme, Incorporated Document, *Heritage Places Inventory March 2022 (Amended January 2023)*, p.4.

¹⁰ City of Melbourne rate books, Albert Ward, rate nos 120-123, 1923, Public Record Office Victoria

¹¹ City of Melbourne rate books, Albert Ward, rate nos 132-136, 1925, Public Record Office Victoria

¹² Sands & McDougall, Melbourne, suburban and country directory: 1925, p.828

¹³ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p. 633

¹⁴ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p. 633

Internally, the entrance foyer and internal doors to the apartments appear to be intact to their original presentation (Figure 10 and Figure 11).



Figure 4 View of front façade of 105-107 Park Street



Figure 5 Rear of 105-107 Park street and 93-103 (part) Park Street from St Martin's Place



Figure 6 Close up view of recessed porch and decorative diamond mullions (door and windows)



Figure 7 View of upper windows



Figure 8 Rear of 105-107 Park Street



Figure 9 Contrasting brick and render front fence



Figure 10 Internal staircase leading to first floor landing



Figure 11 Internal glazed doors

Park Street streetscape

The Park Street streetscape consists of a variety of building types, including modest nineteenth century single storey single fronted terraces (east side); a small number of contemporary infill, double fronted villas; Boom-era two and three-storey grand terraces and mansion houses (No.1 in Table 1 below) and three-storey interwar (and later) purpose-built apartment blocks and lodging houses. To the immediate south of Kilmeny is a smaller two-storey apartment building and St Arnaud, numbered 93-103 Park Street (1912-1913, No 2 in Table 1 below). To the north, is Rycroft Hall and Verona at 109-113 Park Street (1927, No 7 in Table 1 below), a three-storey Moderne style apartment complex comprising two blocks.¹⁵ Further north along Park Street is The Greydings (1921, No 5 in Table 1 below) at 115-117 Park Street, a two-storey block of flats with Arts and Crafts style influences.¹⁶ On the east side of Park Street at 120—122 Park Street is Wilton House (1921, No 6 in Table 1 below), a two-storey apartment complex. To the south of Wilton House and opposite the subject site, the streetscape is a mix of modern infill development and single fronted Victorian terraces.



Grading comparisons

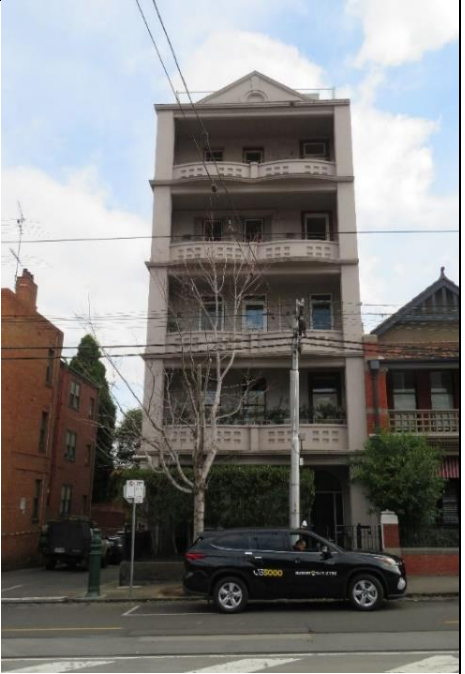


Surrounding Victorian and Interwar apartments with their current and recommended grading are identified in Table 1 below (reproduced from the *South Yarra Heritage Review 2022 – Volume 1: Methodology Report (Appendix B4.1. B4.2, B5) and Volume 4: Citations*):




¹⁵ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p.612.

¹⁶ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p.612.

Table 1 Grading comparisons

No	Property	Description	Grading	Image
1	The Oaks, 65-67 Park Street (1902), 59, 61 and 63 Park Street, 53-57 Park Street	65-67 Park Street is a two-storey Victorian terrace purpose built as a superior boarding house Architect: Frederick Klingender	No change in grading, remains significant	
2	93-103 Park Street (1912 - 1913)	Two separate buildings 93 Park - St Arnaud (c.1913)– three-storey building distinguished by its symmetrical façade and two street facing gables, built as a guesthouse. 103 Park Street– a two-storey red brick building (c.1912) built as a residence later converted into flats and subsumed into the guesthouse from 1920 Owner: Joshua and Anna Haberfield Architect: J J Meagher	Recommended change from contributory to significant. Streetscape from none to significant	

No	Property	Description	Grading	Image
3	Mayfair, 19 Park Street (1913-1914)	Five storey purpose built block of multi level flats	No change in grading, building remains significant	
4	Ahlwyn and Mildred Hall, 45-47 Park Street (undated – c 1920s)	Built in the Moderne Style, typical example of type, comparable with contributory places in the precinct, signs of alterations	Recommended change from significant to contributory (downgraded) No change to streetscape	
5	The Greyllings, 115 – 117 Park Street (1921)	Two storey block of flats, symmetrical façade with a central entrance, extant chimneys, window and door joinery. Arts and Crafts style influence Architects: Peck and Kemper Described as being of high integrity and high historical merit.	Recommended change from none to significant, including Streetscape (part of a well preserved group from a similar period or style)	

No	Property	Description	Grading	Image
6	Wilton House, 120-122 Park Street (1921)	<p>Two storey block of flats, hipped terracotta tiled roof and recessed balconies with bow fronts at the upper level. The front fence is an important element.</p> <p>Architects: Stephenson and Meldrum</p> <p>Noted for its high historical merit, high integrity and of some architectural interest.</p>	Recommended change from none to significant	
7	<p>Rycroft Hall and Verona, 109-113 Park Street (1927)</p> <ul style="list-style-type: none"> Unique within the group of flats notably for its portal and space between the two blocks forming a formal front garden The single entrance on both blocks gives the appearance of a single dwelling.¹⁷ 	<p>Two, three storey Moderne style blocks</p> <p>Front fence and garage noted as early/important</p> <p>Architects: Hare and Hare</p>	<p>Recommended to remain significant.</p> <p>Recommended streetscape from none to significant (part of a well preserved group from a similar period or style)</p>	
8	Camden, 11-15 Park Street (1937)	A three storey block of flats, influenced by the Art Deco Style	No change in grading, remains significant	

¹⁷ Gould, M, *South Yarra Conservation Study* 1984, Building Identification Form – 109 Park Street and 113 Park Street




No	Property	Description	Grading	Image
9	St Anne's, 1-9 Park Street (1937-1938)	Influenced by the Modernist style, three storey block of six interwar flats Architect: J H Esmond Dorney	No grading change, remains significant	
10	12-14 Park Street (1938)	Two storey block of Moderne flats, with distinctive curved balconies	No grading change, remains significant	
11	69-77 Park Street (1961)	Designed by Theodore Berman, this early 1960s block of flats is described as being of high architectural merit, a fine representative example and of high integrity. The entrance walkway canopy is a key element.	Recommended change from none to significant	



Figure 12 Existing and proposed gradings for surrounding properties between Toorak and Domain roads

The proposed grading change

Amendment C426melb proposes to change the grading of the subject site from none to significant. Previously ungraded, the subject site, together with the properties at 93-103 Park Street (to the south) 115-117 Park Street (to the north) and 120-122 Park Street (east side) have also been recommended for grading changes.

As noted above, a contributory heritage place is seen as contributing to the precinct, combining with other similarly related places to demonstrate the historic development of a precinct. In contrast, a significant heritage place is one which is individually significant, highly valued and generally externally intact.

The property's (and surrounding properties) high integrity and high historical merit is cited as the rationale for the recommended change.¹⁸ The Review also notes that the group of flats built to the

¹⁸ GML Heritage, *South Yarra Heritage Review 2022*, Volume 1: Methodology Report, Appendix B4.1.

north of 93-103 Park Street (which includes Kilmeny), form a cluster of pre-1930 blocks of flats which is uncommon in HO6.¹⁹ There is no reference to architectural merit as a rationale for the grading elevation, although Wilton House at 120-122 Park Street is noted to have some architectural interest (See No.6 in Table 1).

On the basis of this preliminary appraisal, the determination that the grading of 105-107 Park Street should be amended to individually significant is not considered warranted. While it and other like places in Park Street and beyond evidence a growth in multiunit (apartments, flats, rooming houses) residential accommodation in the area in the interwar period, those within the group on the west side of Park Street, at its northern end, with the exception of Rycroft Hall at 109-113 Park Street, do not stand out individually such that they satisfy the relevant definition for such an elevation.

105-107 Park Street is a largely externally intact apartment building of the interwar period. Its history, beyond a construction date and original owner, is unstated and it is without particular architectural distinction. It is not a building which makes an important contribution to the precinct. Rather it is a building which evidences a phase and type of development found across the precinct, which contributes to an understanding a pattern of development. As such an appropriate grading would be contributory.

Regarding streetscape significance the proposed identification of the streetscape as significant is consistent with the relevant definition and reasonably reflects the fact that the group present as ‘a particularly well preserved group from a similar period or style’.²⁰

Implications of the proposed grading change

The proposed grading change will impact the subject site should future works/development be contemplated. The relevant heritage policies at 15.03-1L-02 of the Melbourne Planning Scheme seek to retain heritage places, discouraging full demolition of significant and contributory buildings. Partial demolition of significant buildings and elements is not generally permitted. The policy also applies to fences and outbuildings which contribute to the significance of the place. Similarly, in relation to additions and alterations, Clause 15.30-1L -02 seeks to preserve external fabric that contributes to the significance of the heritage place, ensuring that additions are set back and do not visually dominate the appreciation of the building as it presents to the street. There are no restrictions on internal alterations, noting that internal controls do not apply under HO6.

The following table (Table 2) provides a brief comment on existing heritage policy at Clause 15.03 of the Melbourne Planning Scheme where there is a difference in application as related to grading of places. Only those policies or parts of policies which make a distinction are addressed.

¹⁹ GML Heritage, *South Yarra Heritage Review 2022*, Volume 4 Citations, p.612.

²⁰ Melbourne Planning Scheme, Incorporated Document, *Heritage Places Inventory March 2022 (Amended January 2023)*, p.5.

Table 2 Clause 15.03 Heritage Policy implications of grading change

15.03-1L- Heritage policy extract	Impact of grading change
<p>Policy application</p> <p>This policy applies to places within a Heritage Overlay and for properties categorised 'significant', 'contributory' or 'non-contributory' in an incorporated document to this scheme. Definitions are located in the Heritage Places Inventory March 2022 incorporated into this Scheme. This policy should be applied in conjunction with Statements of Significance as incorporated into this scheme.</p>	No impact
<p>Demolition strategies</p> <p>The demolition of a non-contributory place will generally be permitted.</p> <p>Full demolition of significant or contributory buildings will not generally be permitted.</p> <p>Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted.</p> <p>Encourage the retention of the three dimensional form regardless of whether it is visible whilst discouraging facadism. Encourage adaptive reuse of a heritage place as an alternative to demolition.</p> <p>The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.</p> <p>A demolition permit will not be granted until the proposed replacement building or works have been approved. Preserve fences and outbuildings that contribute to the significance of the heritage place.</p>	<p>Partial demolition of a significant building will not generally be permitted. This extends to the complete envelope – walls and roof.</p> <p>It may be permitted for a contributory building other than where impacting on significant elements or the front or principal part of the contributory buildings.</p>
<p>Demolition policy guidelines</p> <p>Consider as relevant:</p> <ul style="list-style-type: none"> • The assessed significance of the heritage place or building. • The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place and the street. • The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible. 	<p>The guidelines do not address the specific grading of the place. They provide the ability to argue that the fabric to be removed is not important to the assessed significance of the place.</p>

<ul style="list-style-type: none"> • Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building. <p>Whether the demolition will adversely affect the conservation of the heritage place.</p> <ul style="list-style-type: none"> • Whether there are any exceptional circumstances. 	
<p>Alterations strategies</p> <p>Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.</p>	<p>The alteration strategies differentiate between visible and concealed fabric. They accommodate greater levels of alteration of concealed fabric on contributory places, as compared to significant places.</p>
<p>Alterations policy guidelines</p> <p>Consider as relevant:</p> <ul style="list-style-type: none"> • The assessed significance of the building and heritage place. • The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place. 	<p>While there is no explicit reference to gradings the guidelines provision for consideration of the contribution of elements of a place to its assessed significance.</p>
<p>Additions strategies</p>	<p>These strategies are equally applicable to significant and contributory buildings.</p>
<p>Concealment of additions strategies</p> <p>Outside the Capital City Zone and Docklands Zone, ensure additions are:</p> <ul style="list-style-type: none"> • Concealed in significant streetscapes for significant or contributory buildings. • Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade. • Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape. • For ground level additions to the side of a building, set back behind the front or principal part of the building. • All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building. 	<p>These policies accommodated a level of visibility of additions to contributory building where not located in a significant streetscape.</p> <p>As the streetscape grading is proposed to change to significant this is not directly relevant.</p>

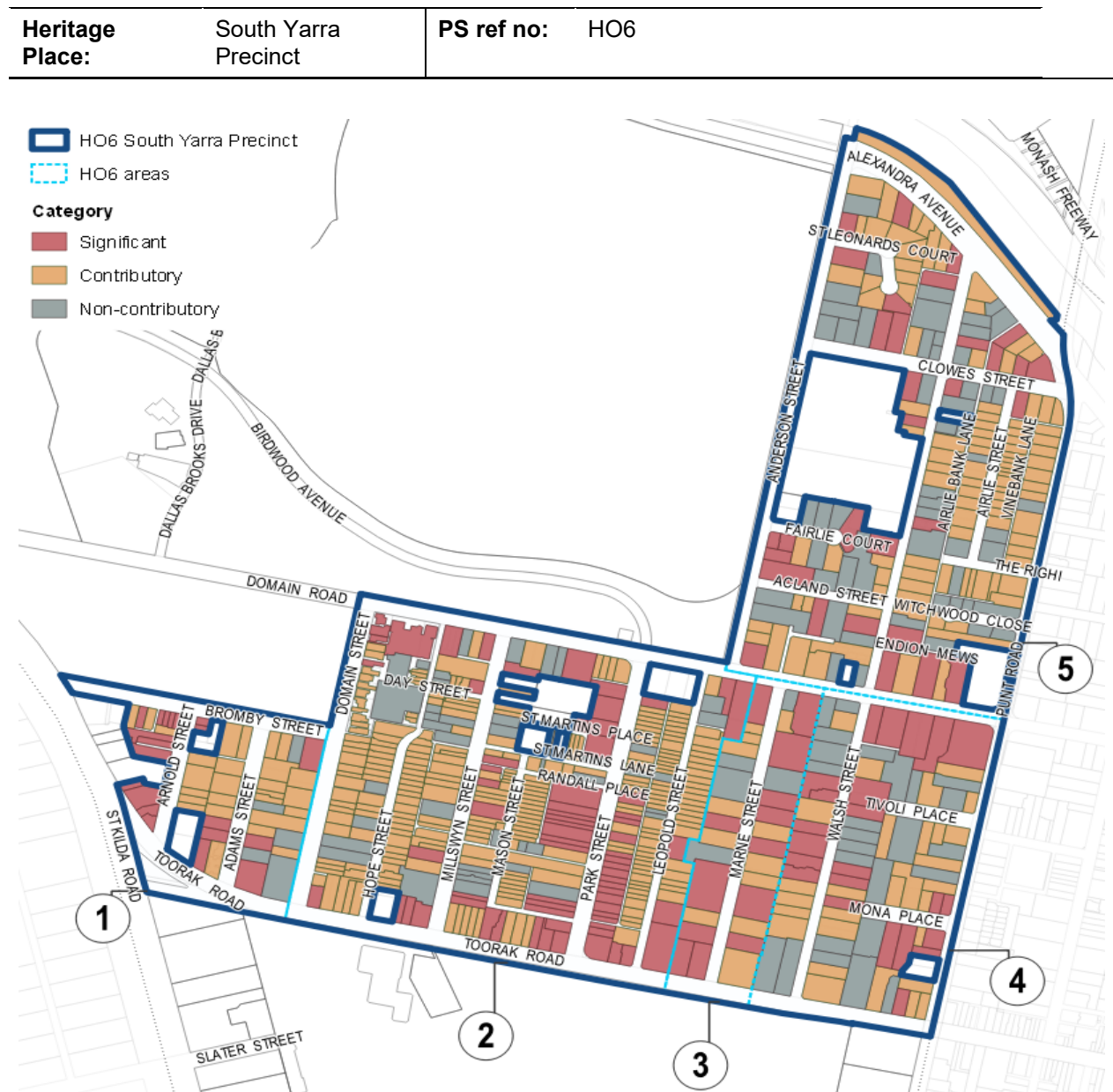
New buildings strategies	These strategies are equally applicable to significant and contributory buildings.
Other strategies: Concealment of higher rear parts of a new building strategies Restoration and reconstruction strategies Subdivision strategies Relocation strategy Vehicle accommodation and access strategies Fences and gates strategies Trees strategies Services and ancillary fixtures strategies Street fabric and infrastructure strategies Signage strategies	These strategies are equally applicable to significant and contributory buildings.

Conclusion

Together with the immediate surrounding properties of the interwar period (and Victorian era), the subject site contributes to the key theme of residential development in the South Yarra precinct and to a streetscape distinguished by a sequence of largely intact, yet mostly undistinguished early twentieth century and interwar multiunit residential buildings. Similar to the adjacent property at 93-103 Park Street, the subject site does not present as being of high historical merit or high integrity, such that it should be elevated to one of individual significance. If implemented, the grading elevation will impact by way of potentially constraining the scope for works to the rear of the property by way of partial demolition, and alterations and additions.

**APPENDIX A:
STATEMENT OF
SIGNIFICANCE - SOUTH
YARRA PRECINCT,
FEBRUARY 2023**

Statement of Significance: South Yarra Precinct, February 2023



What is significant?

The South Yarra Precinct, South Yarra, incorporating an area in the Parish of Melbourne South developed from the 1840s, is significant.

Elements that contribute to the significance of the precinct include (but are not limited to):

- Area 1, including
 - early pattern of subdivision of the land comprising 14 allotments (Crown Sections 3 and 4), fronting Adams Street, Arnold Street and Bromby Street, sold in 1864
 - early pattern of subdivision of the land comprising seven allotments (Crown Section 5),

This document is an incorporated document in the Melbourne Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

- bounded by Bromby Street, St Kilda Road and Arnold Street, sold in 1865.
 - mixed-era residential buildings, predominantly interwar and postwar blocks of flats interspersed with nineteenth century building stock
 - early twentieth century commercial and industrial buildings in St Kilda Road and Arnold Street, including those that reflect the emergence of motor-related businesses along the major thoroughfare on the St Kilda Road and a former private hospital
- Area 2, including
 - early pattern of subdivision of the land comprising four 9 ½-acre allotments (Crown Allotments 15, 16, 17 and 18) sold in 1849. Residential subdivision by 1850 created wider principal streets (Millswyn Street and Park Street) with large villa blocks. Smaller blocks for workers' houses were created by mid-Victorian subdivisions in narrower street such as St Martins Lane, Little Park Street and Hope Street (including former Montpelier Place), and similar 1880s subdivisions of Mason Street and Leopold Street
 - mixed-era residential buildings including a high concentration of refined architect-designed buildings, particularly evident along Park Street, and represented in other streets such as Millswyn Street, Domain Road and Toorak Road
 - early suburban subdivisions and nineteenth century building stock, especially with consistent pre-1901 streetscapes in Domain Street, Hope Street, Mason Street and Leopold Street
 - nineteenth and early twentieth century commercial buildings in the intersection of Domain Road and Park Street, and along Millswyn Street
- Area 3, including
 - early pattern of subdivision of the land comprising a 9 ½-acre allotment (Crown Allotment 19) sold in 1849. Allotment 19 was the site of a mansion 'Maritimo' until the early twentieth century. The Maritimo Estate was subdivided in 1912–16 into allotments fronting Domain Road and a new street named Marne Street
 - a high concentration of refined architect-designed blocks of flats representing the popularity of flat development that continued into the postwar period
 - high quality interwar building stock, representative of almost every interwar architectural style (including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission) and the work of some of Melbourne's most prominent architects practising in the period
- Area 4, including
 - early pattern of subdivision of the land comprising two 9 ½-acre allotments (Crown Allotments 20 and 21), sold in 1849. Formed in the 1850s, spacious villa allotments fronting Walsh Street, Mona Place and Tivoli Place were among the earliest residential subdivisions in South Yarra
 - mixed-era residential buildings representing the phase of active flat development following demolition and subdivision of nineteenth century estates
 - a number of early houses (such as those at 98–110 Walsh Street and 107–111 and 113–117 Walsh Street and 249 Domain Road and 255 Domain Road) which reinforce the traces of the earliest layer of residential development in this area
- Area 5, including

- early pattern of subdivision of the land comprising three 10-acre allotments (Crown Allotments 8, 9 and 10), and a smaller allotment (Crown Allotment 5), sold in 1845-46. These allotments were developed with a number of houses in the 1840s and 1850s. Further residential subdivisions occurred from the 1880s, creating allotments fronting Walsh Street, Domain Road and Clowes Street, and newly formed streets of Airlie Street and The Righi
- early pattern of subdivision comprising reclaimed land (part of a former lagoon) on Crown Allotment Y, bounded by Clowes Street, Punt Road and Alexandra Avenue, subdivided in 1910-13
- mixed-era residential building stock characterised by eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission
- a cluster of intact 1920s–30s Georgian Revival style buildings in St Leonards Court
- consistent pre-1901 streetscapes in Airlie Street
- a varying topography with land sloping down towards the river
- the low-scale external form of buildings developed pre-World War I (typically one to three storeys); featuring original hipped and gabled roof forms (sometimes with parapets); early chimneys; timber and masonry construction and finishes (some painted and rendered); the pattern and size of original fenestration; stylistic detailing; and early iron palisade fences on stone plinths or retaining walls
- the low-scale external form of buildings from 1918–45 (typically one to four storeys) featuring masonry construction and finishes (some painted and rendered), original hipped, gabled and flat roof forms (sometimes with parapets); intact early chimneys; the pattern and size of original fenestration; stylistic detailing; and early low masonry fences (some with integrated letter boxes and garden beds)
- the typical external form of post-1945 buildings (with varying heights); which have masonry and concrete construction and finishes; original hipped, gabled and flat roof forms (sometimes with parapets); early chimneys; the pattern and size of original fenestration; stylistic detailing; and early fences and landscaping (including masonry or stone fences, garden edging, garden beds or retaining walls)
- early subdivision patterns as evidenced in the hierarchy of principal and secondary streets and lanes (including the layout and width of streets), allotment sizes, and setbacks from property boundaries
- public space elements including:
 - the Golden Wych Elm (*Ulmus glabra* ‘Lutescens’) at 2 Clowes Street
 - street trees, especially mature London Plane trees (*Platanus x acerifolia*) planted along Arnold Street and Adams Street and in a verge along Bromby Street
 - a group of mature trees planted on the stretch of reserve along the Yarra River (opposite 1–45 Alexandra Avenue), including two Canary Island Date Palms (*Phoenix canariensi*), Washingtonia (*Washingtonia robusta*), Schinus Peppercorn Tree (*Schinus areira*) and Eucalyptus Bangalay (*Eucalyptus botryoides*)
 - two mature Moreton Bay Figs (*Ficus macrophylla*) at the triangular traffic island at the corner of Toorak Road and St Kilda Road
 - extant street lamp (55 Bromby Street) and street lamp bases (outside 1–9 and 19 Park Street,

at the corner Park Street and Mason Street, at the corner Toorak Road and Park Street, and outside 1 Walsh Street)

- asphalted footpaths, bluestone kerbs and gutters, and the lanes with bluestone pitchers and central drains

- views into and out of the adjoining parks and gardens.

Early fences and landscaping contribute to the significance of the precinct.

More recent (post-1980s) alterations and additions to significant and contributory buildings are not significant.

How is it significant?

South Yarra Precinct, South Yarra, is of local historical and aesthetic significance to the City of Melbourne.

Why is it significant?

South Yarra Precinct is historically significant for its demonstration of a predominantly residential development pattern that spans from the 1840s through to the postwar period. The concentration of high-quality building stock in the precinct demonstrates the significant influence of wealth and privilege in this part of Melbourne. This is reflected in the prestigious location and desirability of the area associated with its elevated position, proximity to the river and pleasant parkland setting. Area 2 retains most housing stock from the Victorian period. Substantial terraces and detached villas developed by prominent property owners are interspersed with smaller working-class houses built for their servants and those who worked in trades. Several boarding houses, guesthouses and private hotels were established in Park Street. Occupying elevated land and in close proximity to the city centre, merchants, professionals and wealthy speculators were drawn to the area. Owing to the social cachet of the area, graziers established town houses here from the mid nineteenth century or later retired to the area. Subsequent suburban subdivisions and nineteenth-century building stock are well represented across the South Yarra Precinct, especially with consistent Victorian streetscapes in Domain Street, Hope Street, Mason Street, Leopold Street (Area 2) and Airlie Street (Area 5). (Criterion A)

Throughout the twentieth century, remaining vacant lots were taken up for further residential development. From the interwar period, South Yarra became a focus for flat development in Melbourne where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. This is particularly evidenced by the interwar streetscapes in Marne Street (on the site of the Maritimo estate, in Area 3), developed over a short period 1928–40. The popularity of flat development continued into the postwar period. Area 3 is distinguished for its collection of a high number of architecturally designed, mostly interwar, luxury blocks of flats and houses. Fairlie Court and St Leonards Court (the former Fairlie and St Leonards estates, in Area 5) represent similar concentration of interwar development at smaller scale. Area 1 is predominantly characterised by interwar and postwar flats interspersed with Victorian-era building stock. Area 4 also had a similar phase of active flat development following demolition and subdivision of Victorian era properties such as Salisbury (42–66 Walsh Street), Riahnva (at the corner of Toorak Road and Punt Road) and Fairholm (55–77 Walsh Street). The South Yarra Precinct is distinguished

for its array of mixed-era development. This resulted in the area having a rich combined architectural and streetscape character. (Criterion A)

The South Yarra Precinct is also significant for its retention of nineteenth and early twentieth century commercial and industrial buildings in St Kilda Road (Area 1), Millswyn Street and the intersection of Domain Road and Park Street (Area 2). The latter was the location of one of the earliest commercial developments in the suburb, and was substantially renewed around the time of the electrification of tram lines in 1927. The emergence of automobile-related businesses in the 1910s and 1920s in St Kilda Road (Area 1) and St Martins Lane (Area 2) is evidence of relatively early car ownership in the area. (Criterion A)

The South Yarra Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1840s through to the present day. This layering of development has resulted in the area having a rich combined architectural and streetscape character. This mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct's character is enriched by its public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes (the latter are a particular feature of Areas 2 and 5). Throughout the precinct oblique views are possible due to the generous side setbacks of many buildings. This allows buildings to be viewed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. The aesthetic quality of the precinct is further enhanced by its proximity to parklands; it is bound by Fawkner Park to its south, and the Royal Botanic Gardens, and Yarra River to its north. (Criterion E)

Within the precinct there are streets that have a particularly high uniformity that demonstrate subsequent subdivision patterns. These include the intact Victorian streetscapes along Hope Street, Mason Street, Park Street and much of Leopold Street (Area 2) and Airlie Street (Area 5) which retain a large proportion of Italianate style houses. It includes interwar streetscapes of Marne Street (Area 3), St Leonards Court (Area 5) and (to a lesser degree) Fairlie Court (Area 5). These are characterised by an eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission. Of note is the large number of interwar Georgian Revival residences, particularly in St Leonards Court and Fairlie Court (Area 5). Area 2 retains a group of intact interwar shops at the corner of Domain Road and Park Street. Early commercial development can also be observed along Millswyn Street (although all buildings are now used for residential purposes). (Criterion E)

The precinct is distinguished by its high concentration of refined architect-designed buildings. This is particularly evident along Park Street, Domain Road and Toorak Road (Area 2) and Marne Street (Area 3) for Victorian and interwar architecture respectively, however such places are not confined to any one section of the precinct nor to any one development period. This, coupled with the general high quality of architectural design and materiality, provides an unusually rich aesthetic quality to the streetscapes across the entire area. (Criterion E)

The precinct contains a large number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner city Melbourne. Through its high

concentration of refined architect-designed building stock the precinct demonstrates the influence of the many middle and upper-middle class arbiters of taste who chose to live in the area. The postwar buildings themselves sit comfortably side by side with earlier development due to their scale, form and materiality. (Criterion E)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

**APPENDIX B:
HERITAGE PRECINCTS
STATEMENT OF SIGNIFICANCE
FEBRUARY 2020 (AMENDED
APRIL 2022)- H06 STATEMENT
OF SIGNIFICANCE**

B

105-107 PARK STREET

5.3 Statement of Significance

South Yarra Precinct (HO6) is of state significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

What is significant?

South Yarra Precinct is predominantly residential, where significant and contributory development dates from the 1850s through to the mid-twentieth century, including the post-World War II period. While nineteenth century development is well represented, the twentieth century is also an important period. The precinct is renowned for its high quality historic dwellings, and proximity to some of Melbourne's most significant public parks and gardens, and public institutions, including the Royal Botanic Gardens and National Herbarium; Government House and Government House Reserve; Melbourne Observatory; Shrine of Remembrance and Sidney Myer Music Bowl. Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are also largely within or immediately adjoining the precinct. Mature street plantings and rows are also part of the significant development of the precinct. The precinct is generally bounded by Alexandra Avenue to the north; Punt Road to the east; Commercial Road to the south; and St Kilda Road to the west. A separate precinct area is located to the south of Commercial Road.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth and early twentieth century building characteristics including:
 - Use of face brick, rendered masonry and bluestone building materials, the latter typical of the early institutional buildings.
 - Hipped and gable ended roof forms with often visible and prominent chimneys, slate or tile cladding; prominent parapets, with urns and finials; side or party walls extending from the fronts of terraces; verandahs with decorative and often ornate cast iron work and tiled verandah floors, and timber verandahs and friezes in the Edwardian dwellings; iron palisade fences on stone plinths.
- Typical interwar building characteristics including for flat blocks:
 - Use of face brickwork, often patterned, or rendered surfaces, or combinations of face brick and render building materials.
 - Hipped or flat roof forms, with plain but sometimes prominent parapets, and plainly detailed chimneys; curved window and corner bays; externally expressed stair bays; art deco iron work; large windows, including steel-framed; and balconies with brick or iron balustrades.
- Later development, of the 1940s and after, is generally stripped of ornamentation, with plain walls and limited detailing.
- Substantial villas and large houses are typically located on principal streets and roads, or address the parks and gardens.
- High proportion of buildings designed by prominent architects.

- Typically low scale character, of one and two-storeys, with some variety in historic two-storey heights; and flat blocks of two-three storeys, with some taller examples.
- Significant nineteenth century institutional development on St Kilda Road.
- Significant nineteenth century scientific and vice-regal development associated with the Royal Botanic Gardens and Government House Reserve.
- Public places of social significance in the Kings Domain including the Shrine of Remembrance and Sidney Myer Music Bowl.
- Nineteenth and early twentieth century planning and subdivision as evidenced in:
 - Hierarchy of principal streets and secondary streets and lanes.
 - Layout and planning of some streets in the centre and east of the precinct reflects the boundaries of the large 1840s estates.
 - Later and ongoing reduction of the early landholdings seen in varied subdivision patterns and allotment sizes.
 - General pattern of large allotments in the east and west of the precinct, and more finely grained allotments in the centre.
- Importance of major roads and thoroughfares which border or traverse the precinct, with their historical status demonstrated in surviving significant development, including St Kilda, Toorak, Domain and Punt roads; Alexandra Avenue; and Park and Anderson streets.
- Historic parks and gardens which distinguish the precinct and have historically enhanced its prestigious status.
- Views into and out from the parks and gardens to the bordering residential areas.
- Importance of gardens and front setbacks to dwellings, particularly the larger residences; and street tree plantings to streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.

How is it significant?

South Yarra Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

Why is it significant?

South Yarra Precinct is of **historical significance**. Development commenced in the precinct in the 1840s, when large 'cultivation' allotments were sold north of the future Toorak Road, and substantial estates were established. The elevated land, including the high point of Punt Hill, attracted wealthy graziers and city merchants and professionals, including members of the legal profession. The subsequent re-subdivision and ongoing reduction in the size of the early estates is a precinct characteristic, with diverse subdivision patterns and small and large allotments resulting. In the later nineteenth century, modest dwellings were generally constructed on the small allotments; while in the interwar and later periods, flat blocks were built on the large allotments, in some instances on the sites of demolished early mansions. South Yarra also became a focus for this new form of residential development in Melbourne, the popularity of which continued into the post-war period. Significant public and institutional development is located within or abutting the precinct, and includes schools, churches and public welfare institutions. The Melbourne Observatory and National Herbarium are significant nineteenth century scientific developments; while Government House reflects the status of the vice-

regal presence in nineteenth century Melbourne. The Shrine of Remembrance and Sidney Myer Music Bowl are significant twentieth century developments. The establishment of public parks and gardens in and adjoining the precinct was also highly influential in the precinct's development. These include the Royal Botanic Gardens, Government House Reserve, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park. Several of these were included in the ring of parks reserved in the 1840s by the Superintendent of the Port Phillip District, Charles La Trobe, in a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. Important historic roads in the precinct include St Kilda and Punt roads. St Kilda Road was envisioned by Robert Hoddle as a major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. In a relatively brief period in the 1850s and 1860s, several significant public institutions were also established along the road.

South Yarra Precinct is of **social significance**. It is highly regarded for its extensive parks and gardens and significant public buildings and institutions. The Royal Botanic Gardens are the premier public gardens in the state, and much valued by the Victorian community. The Shrine of Remembrance is also a significant public memorial, and the pre-eminent war memorial in the State. Since 1934, it has been a focus for public commemoration and events, including annually on Anzac Day and Remembrance Day; and also a place for private reflection. The Sidney Myer Music Bowl has been a popular venue for concerts and performances since it opened in 1958.

The **aesthetic/architectural significance** of the South Yarra Precinct derives from Victorian development through to development of the mid-twentieth century and post-World War II period. Residential development includes modest nineteenth century cottages, two-storey terraces in pairs and rows, substantial free-standing villas and large houses, and interwar and later flat blocks of which the precinct has many distinguished examples. The larger houses typically front principal streets and roads, or address the various parks. The precinct is also noted for high quality and architect designed buildings. The large estates of the 1840s, which were subsequently re-subdivided, influenced the planning of later streets including the regular arrangement of north-south streets in the centre and east of the precinct. Generally, allotment sizes tend to be larger in the east and west of the precinct, and more finely grained in the centre. An abundance of public parks and gardens, including the Royal Botanic Gardens and Fawkner Park, further enhance the aesthetic significance. These variously retain their original or early landscape design, internal road layout, individually significant plants, perimeter and garden bed borders, mature tree plantings including specimen trees, and mature tree rows and avenues. Some remnant indigenous vegetation also remains. The Shrine of Remembrance has its own highly formal axial landscape; and the extensive grounds of Melbourne Grammar School and Wesley College also contribute to the landscape character of the precinct. There are views into and out from the parks and gardens to the bordering residential areas. Gardens are also a characteristic of larger residences. The precinct additionally has street tree plantings, with St Kilda Road standing out in this context, where mature plantings and wide grassed medians emphasise its historic grand boulevard status.

6.0 HO9 – Kensington Precinct

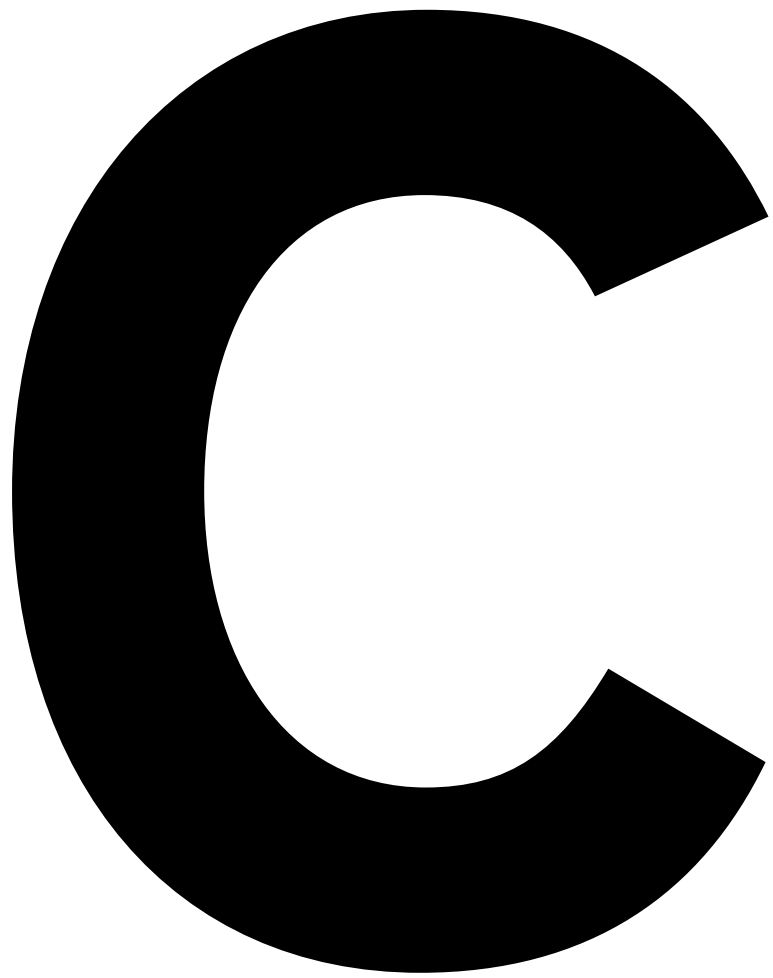
6.1 History

Kensington Precinct is located in the suburb of the same name, with the name taken from the Borough of Kensington in London.

Early developments in the area, albeit not in the precinct, included the establishment of Flemington Racecourse in 1840; and the historic track to Geelong on the alignment of the future Flemington Road, was also in place as early as 1840. A bridge was constructed over the Saltwater (Maribyrnong) River in 1851.¹⁶²

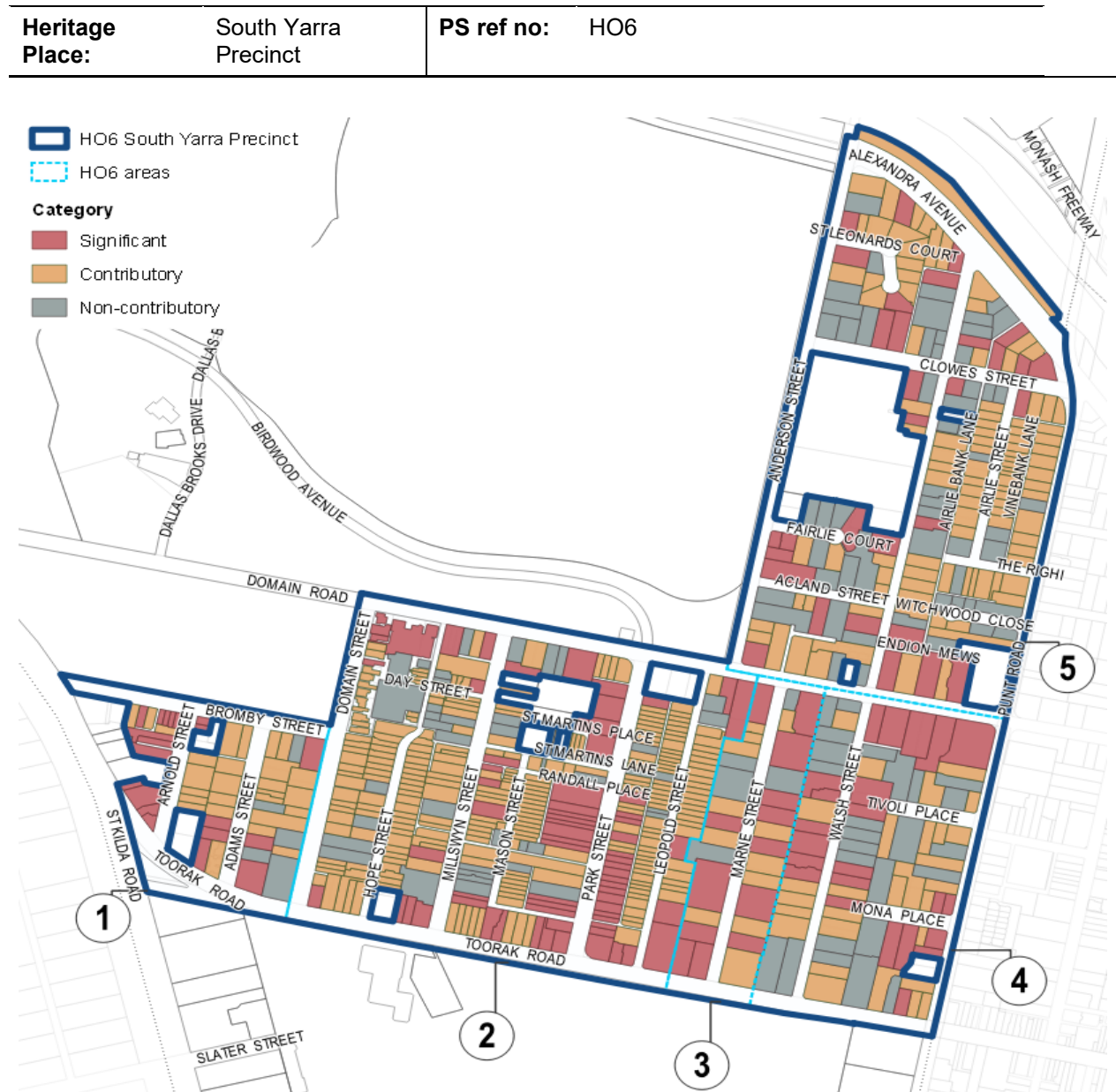
Crown allotments in Portion 16 of the Parish of Doutta Galla, which is now located to the east of the railway line, were sold from November 1849.¹⁶³ By 1853, allotments were being advertised in the 'village of Kensington, adjoining Flemington on the Government Road to the Race Course'.¹⁶⁴ In 1856, a site to the north-west of the Kensington village allotments was reserved for the Melbourne Town Corporation cattle

**APPENDIX C:
STATEMENT OF SIGNIFICANCE:
SOUTH YARRA PRECINCT,
FEBRUARY 2023 (C426MELB)**



105-107 PARK STREET

Statement of Significance: South Yarra Precinct, February 2023



What is significant?

The South Yarra Precinct, South Yarra, incorporating an area in the Parish of Melbourne South developed from the 1840s, is significant.

Elements that contribute to the significance of the precinct include (but are not limited to):

- Area 1, including
 - early pattern of subdivision of the land comprising 14 allotments (Crown Sections 3 and 4), fronting Adams Street, Arnold Street and Bromby Street, sold in 1864
 - early pattern of subdivision of the land comprising seven allotments (Crown Section 5),

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- bounded by Bromby Street, St Kilda Road and Arnold Street, sold in 1865.
- mixed-era residential buildings, predominantly interwar and postwar blocks of flats interspersed with nineteenth century building stock
 - early twentieth century commercial and industrial buildings in St Kilda Road and Arnold Street, including those that reflect the emergence of motor-related businesses along the major thoroughfare on the St Kilda Road and a former private hospital
- Area 2, including
 - early pattern of subdivision of the land comprising four 9 ½-acre allotments (Crown Allotments 15, 16, 17 and 18) sold in 1849. Residential subdivision by 1850 created wider principal streets (Millswyn Street and Park Street) with large villa blocks. Smaller blocks for workers' houses were created by mid-Victorian subdivisions in narrower street such as St Martins Lane, Little Park Street and Hope Street (including former Montpelier Place), and similar 1880s subdivisions of Mason Street and Leopold Street
 - mixed-era residential buildings including a high concentration of refined architect-designed buildings, particularly evident along Park Street, and represented in other streets such as Millswyn Street, Domain Road and Toorak Road
 - early suburban subdivisions and nineteenth century building stock, especially with consistent pre-1901 streetscapes in Domain Street, Hope Street, Mason Street and Leopold Street
 - nineteenth and early twentieth century commercial buildings in the intersection of Domain Road and Park Street, and along Millswyn Street
 - Area 3, including
 - early pattern of subdivision of the land comprising a 9 ½-acre allotment (Crown Allotment 19) sold in 1849. Allotment 19 was the site of a mansion 'Maritimo' until the early twentieth century. The Maritimo Estate was subdivided in 1912–16 into allotments fronting Domain Road and a new street named Marne Street
 - a high concentration of refined architect-designed blocks of flats representing the popularity of flat development that continued into the postwar period
 - high quality interwar building stock, representative of almost every interwar architectural style (including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission) and the work of some of Melbourne's most prominent architects practising in the period
 - Area 4, including
 - early pattern of subdivision of the land comprising two 9 ½-acre allotments (Crown Allotments 20 and 21), sold in 1849. Formed in the 1850s, spacious villa allotments fronting Walsh Street, Mona Place and Tivoli Place were among the earliest residential subdivisions in South Yarra
 - mixed-era residential buildings representing the phase of active flat development following demolition and subdivision of nineteenth century estates
 - a number of early houses (such as those at 98–110 Walsh Street and 107–111 and 113–117 Walsh Street and 249 Domain Road and 255 Domain Road) which reinforce the traces of the earliest layer of residential development in this area
 - Area 5, including

- early pattern of subdivision of the land comprising three 10-acre allotments (Crown Allotments 8, 9 and 10), and a smaller allotment (Crown Allotment 5), sold in 1845-46. These allotments were developed with a number of houses in the 1840s and 1850s. Further residential subdivisions occurred from the 1880s, creating allotments fronting Walsh Street, Domain Road and Clowes Street, and newly formed streets of Airlie Street and The Righi
- early pattern of subdivision comprising reclaimed land (part of a former lagoon) on Crown Allotment Y, bounded by Clowes Street, Punt Road and Alexandra Avenue, subdivided in 1910-13
- mixed-era residential building stock characterised by eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission
- a cluster of intact 1920s–30s Georgian Revival style buildings in St Leonards Court
- consistent pre-1901 streetscapes in Airlie Street
- a varying topography with land sloping down towards the river
- the low-scale external form of buildings developed pre-World War I (typically one to three storeys); featuring original hipped and gabled roof forms (sometimes with parapets); early chimneys; timber and masonry construction and finishes (some painted and rendered); the pattern and size of original fenestration; stylistic detailing; and early iron palisade fences on stone plinths or retaining walls
- the low-scale external form of buildings from 1918–45 (typically one to four storeys) featuring masonry construction and finishes (some painted and rendered), original hipped, gabled and flat roof forms (sometimes with parapets); intact early chimneys; the pattern and size of original fenestration; stylistic detailing; and early low masonry fences (some with integrated letter boxes and garden beds)
- the typical external form of post-1945 buildings (with varying heights); which have masonry and concrete construction and finishes; original hipped, gabled and flat roof forms (sometimes with parapets); early chimneys; the pattern and size of original fenestration; stylistic detailing; and early fences and landscaping (including masonry or stone fences, garden edging, garden beds or retaining walls)
- early subdivision patterns as evidenced in the hierarchy of principal and secondary streets and lanes (including the layout and width of streets), allotment sizes, and setbacks from property boundaries
- public space elements including:
 - the Golden Wych Elm (*Ulmus glabra* ‘Lutescens’) at 2 Clowes Street
 - street trees, especially mature London Plane trees (*Platanus x acerifolia*) planted along Arnold Street and Adams Street and in a verge along Bromby Street
 - a group of mature trees planted on the stretch of reserve along the Yarra River (opposite 1–45 Alexandra Avenue), including two Canary Island Date Palms (*Phoenix canariensi*), Washingtonia (*Washingtonia robusta*), Schinus Peppercorn Tree (*Schinus areira*) and Eucalyptus Bangalay (*Eucalyptus botryoides*)
 - two mature Moreton Bay Figs (*Ficus macrophylla*) at the triangular traffic island at the corner of Toorak Road and St Kilda Road
 - extant street lamp (55 Bromby Street) and street lamp bases (outside 1–9 and 19 Park Street,

at the corner Park Street and Mason Street, at the corner Toorak Road and Park Street, and outside 1 Walsh Street)

- asphalted footpaths, bluestone kerbs and gutters, and the lanes with bluestone pitchers and central drains

- views into and out of the adjoining parks and gardens.

Early fences and landscaping contribute to the significance of the precinct.

More recent (post-1980s) alterations and additions to significant and contributory buildings are not significant.

How is it significant?

South Yarra Precinct, South Yarra, is of local historical and aesthetic significance to the City of Melbourne.

Why is it significant?

South Yarra Precinct is historically significant for its demonstration of a predominantly residential development pattern that spans from the 1840s through to the postwar period. The concentration of high-quality building stock in the precinct demonstrates the significant influence of wealth and privilege in this part of Melbourne. This is reflected in the prestigious location and desirability of the area associated with its elevated position, proximity to the river and pleasant parkland setting. Area 2 retains most housing stock from the Victorian period. Substantial terraces and detached villas developed by prominent property owners are interspersed with smaller working-class houses built for their servants and those who worked in trades. Several boarding houses, guesthouses and private hotels were established in Park Street. Occupying elevated land and in close proximity to the city centre, merchants, professionals and wealthy speculators were drawn to the area. Owing to the social cachet of the area, graziers established town houses here from the mid nineteenth century or later retired to the area. Subsequent suburban subdivisions and nineteenth-century building stock are well represented across the South Yarra Precinct, especially with consistent Victorian streetscapes in Domain Street, Hope Street, Mason Street, Leopold Street (Area 2) and Airlie Street (Area 5). (Criterion A)

Throughout the twentieth century, remaining vacant lots were taken up for further residential development. From the interwar period, South Yarra became a focus for flat development in Melbourne where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. This is particularly evidenced by the interwar streetscapes in Marne Street (on the site of the Maritimo estate, in Area 3), developed over a short period 1928–40. The popularity of flat development continued into the postwar period. Area 3 is distinguished for its collection of a high number of architecturally designed, mostly interwar, luxury blocks of flats and houses. Fairlie Court and St Leonards Court (the former Fairlie and St Leonards estates, in Area 5) represent similar concentration of interwar development at smaller scale. Area 1 is predominantly characterised by interwar and postwar flats interspersed with Victorian-era building stock. Area 4 also had a similar phase of active flat development following demolition and subdivision of Victorian era properties such as Salisbury (42–66 Walsh Street), Riahnva (at the corner of Toorak Road and Punt Road) and Fairholm (55–77 Walsh Street). The South Yarra Precinct is distinguished

for its array of mixed-era development. This resulted in the area having a rich combined architectural and streetscape character. (Criterion A)

The South Yarra Precinct is also significant for its retention of nineteenth and early twentieth century commercial and industrial buildings in St Kilda Road (Area 1), Millswyn Street and the intersection of Domain Road and Park Street (Area 2). The latter was the location of one of the earliest commercial developments in the suburb, and was substantially renewed around the time of the electrification of tram lines in 1927. The emergence of automobile-related businesses in the 1910s and 1920s in St Kilda Road (Area 1) and St Martins Lane (Area 2) is evidence of relatively early car ownership in the area. (Criterion A)

The South Yarra Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1840s through to the present day. This layering of development has resulted in the area having a rich combined architectural and streetscape character. This mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct's character is enriched by its public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes (the latter are a particular feature of Areas 2 and 5). Throughout the precinct oblique views are possible due to the generous side setbacks of many buildings. This allows buildings to be viewed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. The aesthetic quality of the precinct is further enhanced by its proximity to parklands; it is bound by Fawkner Park to its south, and the Royal Botanic Gardens, and Yarra River to its north. (Criterion E)

Within the precinct there are streets that have a particularly high uniformity that demonstrate subsequent subdivision patterns. These include the intact Victorian streetscapes along Hope Street, Mason Street, Park Street and much of Leopold Street (Area 2) and Airlie Street (Area 5) which retain a large proportion of Italianate style houses. It includes interwar streetscapes of Marne Street (Area 3), St Leonards Court (Area 5) and (to a lesser degree) Fairlie Court (Area 5). These are characterised by an eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission. Of note is the large number of interwar Georgian Revival residences, particularly in St Leonards Court and Fairlie Court (Area 5). Area 2 retains a group of intact interwar shops at the corner of Domain Road and Park Street. Early commercial development can also be observed along Millswyn Street (although all buildings are now used for residential purposes). (Criterion E)

The precinct is distinguished by its high concentration of refined architect-designed buildings. This is particularly evident along Park Street, Domain Road and Toorak Road (Area 2) and Marne Street (Area 3) for Victorian and interwar architecture respectively, however such places are not confined to any one section of the precinct nor to any one development period. This, coupled with the general high quality of architectural design and materiality, provides an unusually rich aesthetic quality to the streetscapes across the entire area. (Criterion E)

The precinct contains a large number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner city Melbourne. Through its high

concentration of refined architect-designed building stock the precinct demonstrates the influence of the many middle and upper-middle class arbiters of taste who chose to live in the area. The postwar buildings themselves sit comfortably side by side with earlier development due to their scale, form and materiality. (Criterion E)

Primary source

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