

CITY OF STONNINGTON AMENDMENT C304

**Statement of heritage evidence relating to
554A HIGH STREET PRAHRAN**

Prepared by John Statham

Instructed by
TP LEGAL

Prepared for
18 Spring Pty Ltd

LOVELL CHEN



STATEMENT OF QUALIFICATIONS AND EXPERIENCE, AND DECLARATION

Authorship

This statement has been prepared by Mr John Statham, Senior Associate at Lovell Chen Pty Ltd, Architects and Heritage Consultants, Level 5, 176 Wellington Parade, East Melbourne, assisted by: Director. Ms Katherine White; Senior Historian, Ms Libby Blamey; and research assistant, Ms Romy Fanarof. The views expressed in the statement are those of Mr John Statham.

Qualifications and Experience

I hold a Bachelor of Planning and Design and Bachelor of Architecture (Hons) from the University of Melbourne and have been involved in the heritage, engineering and planning disciplines for over forty-five years. For the past 20 years I have worked exclusively in the field of heritage architecture, building assessment and conservation.

From 1998, I was engaged by Bryce Raworth Pty Ltd before establishing my own heritage practice, John Statham Urban Conservation, in 2010. I have worked on a full-time basis at Lovell Chen Architects and Heritage Consultants for the past six years, most recently as a Senior Associate. Throughout, I have been involved in, and responsible for, a range of heritage assessment and conservation-related projects in a variety of roles, providing advice to individuals, architectural practices and to Municipalities.

I have acted as lead consultant in the preparation of numerous conservation/heritage studies, commencing with the City of Kingston Heritage Study (2001) and a contributor and assessor for subsequent heritage studies undertaken for the Cities of Stonnington, Melbourne and Glen Eira. More recently, I acted as lead consultant in the heritage component of the Borough of Queenscliffe Planning Scheme Review (2018-2021) and as a contributor and assessor in heritage reviews of Carlton (2018-2021) and North Melbourne (2019-2021) for the City of Melbourne and Inner Newport Heritage Gap Study (2019-2021) for the City of Hobsons Bay.

I was heritage advisor to the City of Stonnington and to the Melbourne Heritage Restoration Fund, serving in each position for over a decade. I have also acted as heritage advisor to the City of Kingston and to the City Melbourne.

Over the past twenty years I have appeared before the Victorian Civil and Administrative Tribunal, independent panels and the Victorian Heritage Council, providing evidence in relation to the assessment, conservation, adaptation, registration and redevelopment of historic places.

More broadly, I have provided wide-ranging heritage analysis and guidance in the form of heritage assessments, heritage advice and inputs to policy and strategy as they relate to early buildings. This activity has been broad-ranging, involving contributions to various permitting processes under the Planning and Environment Act, Victorian Heritage Act and the requirements of the Federal Environmental Protection Biodiversity Conservation Act.

Work in this area has included the preparation of a large number of Conservation Management Plans including acting as lead consultant on those for the Melbourne and Adelaide (SA) GPOs, Parafield Airport Control Tower (SA), Bendigo Law Courts and the oldest surviving dwelling in the City of Melbourne at 300 Queen Street. Over this time, I have gained experience across a number of disciplines and have contributed to complex conservation and restoration projects, including the design, documentation and administration of conservation works.

It is noted that I was employed by Bryce Raworth Pty Ltd on a part-time basis from 1997-2001 subsequently becoming a full-time employee. In 1999, the practice prepared the report, Airlie Avenue, Prahran, in support of the implementation of the Airlie Avenue Precinct as a Heritage Overlay area (HO178). My contribution to the report was minor in extent including the drafting of plans and preparation of tables and some text. I was not involved in assessments of significance and the analysis, views and conclusions provided in that report are those of Mr Raworth.

I was also engaged on the Stonnington Heritage Overlay Gap Study: Heritage Overlay Precincts (Bryce Raworth Pty Ltd, 2009) as an assessor, providing recommendations, plans and text in relation to buildings gradings and heritage precinct boundaries. I am credited as part of the consultant team. While playing no substantial role in its preparation, I also provided advice to lead consultant Mr. Martin Turnor of Mr Raworth's office on the Stonnington Shops Study (Bryce Raworth Pty Ltd, 2012), both as a colleague and as Council's Heritage advisor. Again, the views expressed in both final reports were those of Mr Raworth.

Expertise

I have expertise in the study of heritage architecture, its assessment and management. This expertise is primarily derived from my education and my experience in researching and assessing heritage places for the application of heritage controls at both a local and State level and in the formulation and preparation of policies and guidelines for the implementation of such controls.

Instructions

Instructions to prepare expert evidence in relation to the property at 554A High Street, Prahran were provided by TP Legal on 21 September 2021. Correspondence of that date notes,

We are instructed to request that you to review the Amendment and your original memorandum of advice. If your opinions remain unchanged, we are instructed to ask you to provide evidence to the Panel in respect of our client's land (554A High Street, Prahran) and for the area generally (particularly the High Street fronting properties).

I have no personal relationship with the applicant.

Lovell Chen involvement

In July 2020, Lovell Chen was commissioned to undertake an assessment, of limited scope, to determine the heritage significance of the property at 554A High Street, including a review of a citation and statement of significance (HO178 Airlie Avenue, extended, Landmark Heritage, 11 June 2020) prepared in support of changes to the boundary of the existing Heritage Overlay Precinct. A preliminary appraisal dated 15 December 2020 was issued to the client. A minor error in the earlier document was subsequently identified and a revised document was issued dated 19 December 2020. A copy is appended to this document. The correction related to details of a window to the shop at 546 High Street and did not alter the findings or opinions expressed previously.

Declaration

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have, to my knowledge, been withheld from the Panel.

A handwritten signature in black ink, appearing to read 'J Statham', with a horizontal line underneath.

John Statham

1.0 INTRODUCTION

This statement of evidence has been prepared for 18 Spring Pty Ltd, owner of the property 554A High Street, Prahran (Figure 1) as directed by TPLegal. It relates to the proposed City of Stonnington Planning Scheme Amendment C304ston. The amendment would provide for an extension to the existing Airlie Avenue Precinct (HO178) to include the building at 554A High Street and others in the Schedule to the Heritage Overlay (HO) of the Stonnington Planning Scheme.

1.1 Summary of views

The following has regard to the altered interwar dwelling at 554A High Street and other buildings at 546-574 High Street and 96-100/100A Chomley Street. It considers the extent to which these demonstrate a level of significance that would warrant their inclusion in the proposed extension to the existing Airlie Avenue Precinct (HO138).

On the basis of the following analysis, I have arrived at the following conclusions in relation to the current matter:

- The buildings at 546-574 High Street and 96-100/100A Chomley Street have not been previously identified for a heritage control despite a number of studies which might reasonably have recommended their inclusion in the Schedule to the Heritage Overlay (HO).
- Part of the proposed extension to the north and west of the existing HO precinct, comprising 96-100/100A Chomley Street and 546-574 High Street, is an area which makes little contribution to identified heritage values of the extended precinct.
- More specifically, buildings at 546-554A High Street and 96-100/100A Chomley Street in the north-western corner of the extended precinct form a group of particularly low intactness, integrity and significance. These buildings do not illustrate the heritage values of the proposed precinct as established previously or as redefined in the updated Statement of Significance. Council's assessment of the significance of dwellings at 74-94 Chomley Street and in Willis Street are not challenged.
- A number of inaccuracies in the document, Airlie Avenue Precinct, extended, (Landmark Heritage Pty Ltd, 11 June 2020) appear to have had the effect of elevating the significance of the building at 554A High Street and the shops at 546-552 High Street and, consequently, the area more broadly.
- Council's re-grading of the building at 554A High Street from 'contributory' to 'non-contributory' has compounded the situations identified above as they relates to intactness, integrity and significance.
- On this basis, buildings at 546-554A High Street and 96-100/100A Chomley Street are not considered to be of sufficient significance to warrant inclusion in the Schedule to the Heritage Overlay of the Stonnington Planning Scheme and the boundary of the proposed extension to HO178 should be revised to exclude these buildings.

1.2 Background to the Amendment C304ston

The Amendment applies the findings of heritage investigations by applying the Heritage Overlay (HO) to include one new precinct and three individual places. The Amendment also revises and extends four existing precincts, including the existing Airlie Avenue Precinct. Other changes not directly relevant to the current matter are also proposed as part of C304ston.

With respect to the Airlie Avenue Precinct, the amendment C304ston proposes new boundaries to the existing HO138. The Amendment was exhibited from 29 October 2020 with submissions closing on 9 December 2020 with some opportunities for later submissions. Council’s exhibited documents included a Statement of Significance for the proposed HO area including a schedule of building gradings. This is subsequently identified as ‘Council’s citation’ and is appended as Attachment A. It is proposed that Council’s citation will become an incorporated document. The earlier document, prepared by Landmark Heritage Pty Ltd, including detailed historical, descriptive and comparative material, was exhibited as a supporting document. Further exhibited material, including changes to mapping and scheduling associated with the changes to HO138, is also to be incorporated into the Stonnington Planning Scheme.

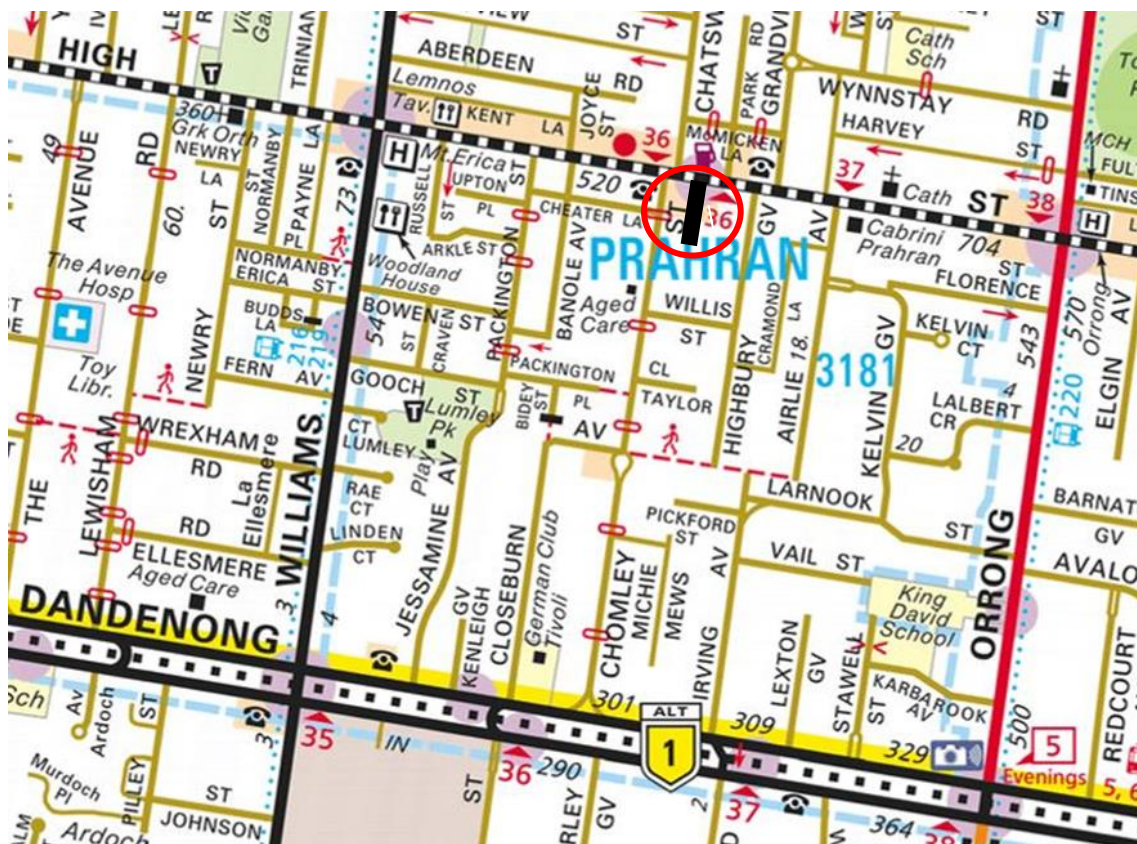


Figure 1 Locality plan with 554A High Street indicated in red
 Source: Melways online <https://online.melway.com.au/melway/>

2.0 HERITAGE CONTROLS

2.1 Current listings and controls

Neither the buildings at nos 447-574 Street nor buildings in adjacent at 96-100/100A Chomley Street are currently listed, either individually or as part of a heritage precinct, under the City of Stonnington Planning Scheme. The properties are not included in the Victorian Heritage Register nor have they been classified by the National Trust of Australia (Vic).

2.2 Proposed listings and controls

Amendment C304ston proposes to include buildings at 546-574 High Street, 74-100/100A (even) Chomley Street; and 1-5 (odd) and 2-28 (even) Willis Street, Prahran, in an extended Airlie Avenue Precinct (HO138). It is noted that the dwelling at 100A Chomley Street is included in Council's mapping but not in its Explanatory Report.

As a consequence, these buildings would become subject to Council's policies at Clauses 22.04, Heritage Policy, and 43.01, Heritage Overlay. Council officers would also have regard to the Stonnington Heritage Design Guidelines (July 2017), a reference document under the Scheme.

2.3 Developments since exhibition

As noted, it was proposed to revise the boundaries of the existing Airlie Avenue Precinct (HO178) to include those sections of High and Chomley streets noted above and other local streetscapes. The building at 554A High Street was identified as a 'contributory' building to the extent of an Edwardian building to the rear of the site. A shop in the front setback dating to c. 1969 was identified as a non-contributory element within the site.

Additional information and analysis was provided to Council in December 2020. This questioned the assessment of the dwelling at 554A High Street as a 'contributory' building and the extension of the existing HO to include buildings to the corner of High and Chomley streets. Council subsequently re-considered the significance of the building at 554A High Street and has adjusted its position, agreeing that it demonstrates heritage value more consistent with that of a 'non-contributory' building within the revised HO178.

At its Ordinary Council meeting 1 March 2020, Council resolved to:

Amend the Statement of Significance for HO178 – Airlie Avenue, Prahran, to change the grading of 554A High Street, Prahran, from 'contributory' to 'non-contributory'.

However, Council did not elect to make changes to the proposed HO boundary.

Naturally, this change was not included in documents exhibited by Council in October 2020.

Building gradings

The City of Stonnington has graded heritage places hierarchically since Prahran Conservation Study (Nigel Lewis & Associates, 1983). In that study, individual buildings were identified using a five-tiered grading system comprising A1, A2, B, C and ungraded buildings. Council's grading scheme for heritage places was changed as part of Planning Scheme Amendment C132 (gazetted 25 January 2018) which introduce the new reference document, City of Stonnington Heritage Design Guidelines (July 2017).

The revisions included a simplified system for grading heritage places. The previously-existing system was replaced with a three-tiered system of, although the new system continues to rely, to some extent, on the assessments and grading definitions of the pre-existing letter grading system as follows:

'Significant places' means places of either state or local significance including individually listed places graded A1, A2 or B.¹

¹ Stonnington Planning Scheme, Clause 22.04-2

‘Contributory places’ means buildings and other places in a heritage precinct graded C which are contributory to the built form attributes and significance of a heritage precinct.

‘Ungraded places’ means buildings and other places which do not contribute to the significance of a heritage precinct.²

For the purposes of this evidence, the term ‘non-contributory’ as used in Council’s citation is taken to be equivalent to ‘ungraded places’ as defined above.

Mapping showing the existing and proposed HO areas is reproduced below. The maps does not reflect the revised grading of no. 554A High Street from ‘contributory’ to ‘non-contributory’. In the right hand image, significant places are identified in red, contributory places are identified in pink, non-contributory places are identified in white. The ‘contributory’ building at 554A High Street is identified in black.

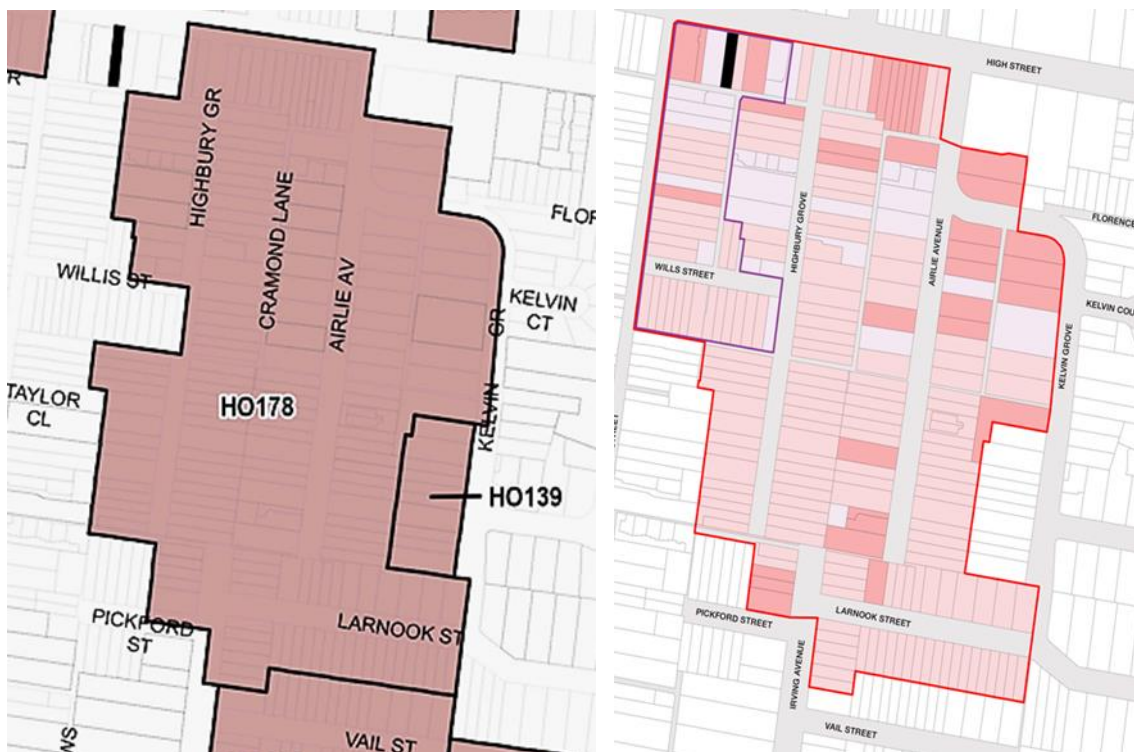


Figure 2 (L) [Detail] Map no. 5HO showing the existing extent of HO178; (R) Proposed extent of HO178; the building at 554A is indicated in black

Sources:(L) Browse Planning Schemes, <https://www.planning.vic.gov.au/schemes-and-amendments/>, (R) Precinct Information sheet, Airlie Avenue Precinct, https://www.stonington.vic.gov.au/files/assets/public/planning-and-building/planning/strategic-planning/amendments/c304ston/c_precinct-info-sheet.pdf

² Stonnington Planning Scheme, Clause 22.04: Heritage Policy, pg.1.

2.4 Previous Heritage Studies

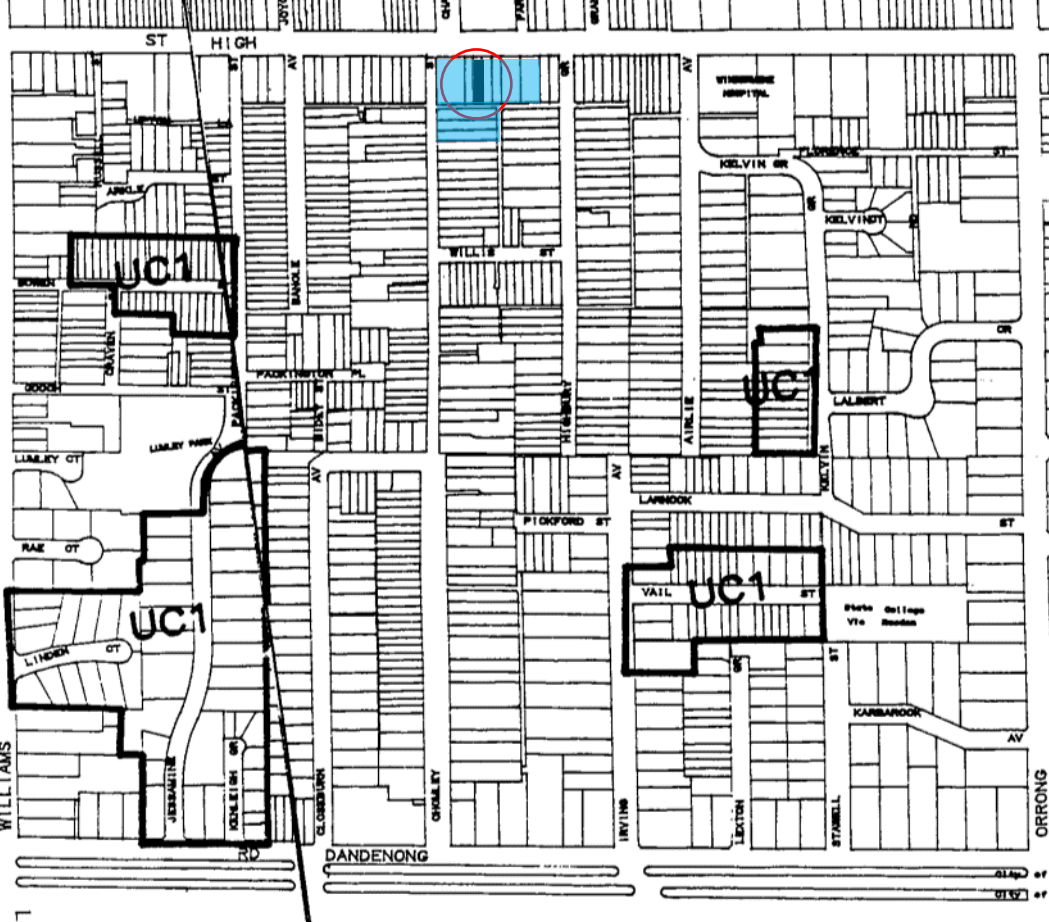
Early heritage controls in the former City of Prahran were typically implemented on the basis of research undertaken in three general heritage studies undertaken in 1983, 1992 and 1993. More recently, the City of Stonnington has undertaken a Heritage Overlay Gap Study (2009) and a Shops Study (2012). These discussed below.

The Prahran Conservation Study (Nigel Lewis and Associates, 1983)

The Prahran Conservation Study was the first heritage study in the former City of Prahran. It set out to identify the most important heritage buildings and precincts in the former Municipality. In each case, buildings/areas were ranked as A1 and A2. Some of the recommendations of the Study were incorporated into the Planning Scheme in 1985 and 1986. No part of the block bounded by High Street, Williams Road, Orrong Road and Dandenong Roads was identified in a Category A1 or A2 area.

The Prahran Character and Conservation Study (Nigel Lewis and Associates, 1992)

The Prahran Character and Conservation Study built on the previous Study of 1983. It undertook additional research particularly into heritage streetscapes and precincts and proposed a new set of heritage controls in these areas. The Study identified four potential Urban Conservation (later HO) areas south of High Street in the general vicinity of the broader group at 546-574 High Street and 96-100/100A Chomley Street. These are indicated at . None of these areas included any sections of High Street or Chomley Road.



PRECINCT 12 1992 URBAN CONSERVATION AREAS

Figure 3 Prahran Conservation Study, Precinct 12, showing the four proposed Urban Conservation (HO) Areas; the building at 554A High Street is indicated in black with area considered by this evidence indicated in blue
 Source: The Prahran Character and Conservation Study (Nigel Lewis and Associates, 1992)

Additionally, The Prahran Character and Conservation Study produced a Building and Streetscape Grading Register. The Study provided a hierarchical grading system comprising A1, A2, B, C and U graded buildings. A building grading for every building in the former Municipality was provided. Relevant building gradings from the Study are reproduced below.³

Table 1 Building gradings. Prahran Character and Conservation Study

Address in Study	Current Address	Grading
96 Chomley Street	96	B
96 Chomley Street	98	C
100 Chomley Street	100	C
550 High Street	Part 546-550 High Street	A2

³ Nigel Lewis et al, Prahran Character and Conservation Study, 1992

552 High Street	Part 546-550 High Street	A2
552A High Street	552 High Street	C
554 High Street	552A–554 High Street High Street	C
554A High Street	554A High Street	C
556 High Street	566 High Street	B
568 High Street	568 High Street	B
574 High Street	574 High Street (2/574 at rear)	C

An independent Panel, reporting in April 1993 was critical of a number of the proposed controls. It expressed concerns in relation to an apparent lack of rigour in the assessments and the lack of detailed documentation in support of the recommendations. While the study provided gradings for the buildings at 546-574 High Street and 96-100 Chomley Street it did not recommend heritage controls.

Prahran Heritage Review (Context Pty Ltd, 1993).

In response to the Panel report on the exhibited Planning Scheme amendments, Council commissioned heritage consultants, Context Pty Ltd, to undertake an independent review of the findings of the Prahran Character and Conservation Study. The Review concentrated its efforts on A1-graded buildings and A1 (previously UC1) Urban Conservation areas. Its aim was to provide assessments of buildings and areas that would be included in future Planning Scheme amendments. The Review accepted the grading definitions used in the 1992 study. Outputs took the form of brief assessments of significance and recommendations for or against future heritage controls. Within the subject area, bounded by High Street, Williams, Orrong, and Dandenong Roads the four UC1 (later HO) areas identified by the 1992 Study were reconsidered. The Review supported the Vail Street, Kelvin Grove, Bowen Street and Jessamine Urban Conservation areas identified in the 1992 Study. Heritage controls were subsequently implemented over the four areas identified above. The Prahran Heritage Review did not recommend heritage controls for buildings at 546-574 High Street and 96-100 Chomley Street.

The Airlie Avenue Area (HO178)

In 1999, Bryce Raworth Pty Ltd undertook a review of the Kelvin Grove Urban Conservation Area, as identified in the Prahran Heritage Review of 1993. The report, Airlie Avenue, Prahran, recommended that the previously-identified and pre-existing Kelvin Grove area should be substantially expanded to include Airlie Avenue with the expanded area included as an Urban Conservation Area (HO) under the Stonnington Planning Scheme.

The proposed area was substantially larger than the area identified in the 1993 Study, including all addresses in Airlie Avenue (Figure 4). Additionally, the report recommended a future extension of the precinct to include sections of High Street to the east and west of Highbury Grove.

Neither the core HO area identified at that time, nor the area identified for a future extension included the building at 552- 574 High Street or 96-100 Chomley Street.

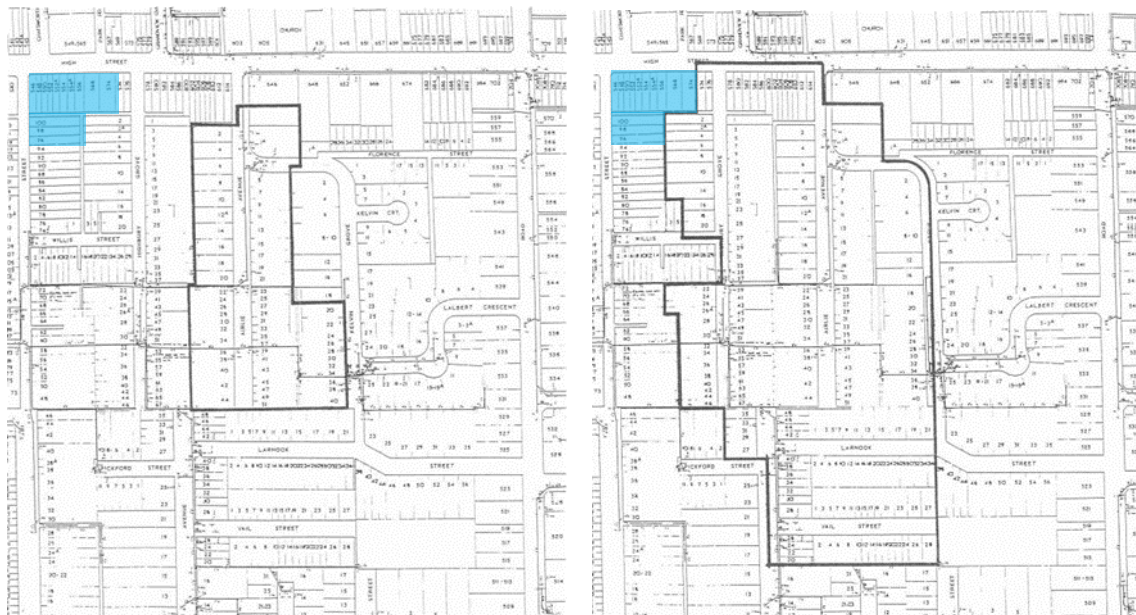


Figure 4 (L) Area identified as the Airlie Avenue Precinct (HO178), (R) Airlie Avenue Precinct including an area identified for 'a potential future extension' to the north; areas identified in blue form the key consideration of this evidence

Source: Airlie Avenue, Prahran, 1999 (Bryce Raworth Pty Ltd in association with Di Foster)

The Stonnington Heritage Overlay Gap Study: Heritage Overlay Precincts (Bryce Raworth Pty Ltd, 2009)

The Gap Study comprised an investigation and preliminary assessment of 36 potential HO precincts as identified within the City of Stonnington. 31 of the potential HO precincts were found to be of sufficient significance to warrant planning scheme protection, either as a new Heritage Overlay precincts or as extensions to existing Heritage Overlay areas. The Gap Study considered precincts identified in the Stonnington Neighbourhood Character Study (Planisphere, Final Draft, December 2006) and Stonnington Gap Study (Heritage Precincts) Interim Report (not sighted, Appendix A, May 2008). The recommendations of the 2009 study were subsequently implemented as HOs.

Neither of the two founding studies (and consequently, the 2009 Study) identified any potential HO areas in High Street or the northern sections of Chomley Street.

Stonnington Shops Study (Bryce Raworth Pty Ltd, 2012)

Council undertook a Shops Study in 2012. This considered individual shops and retail groups that were not subject to individual or precinct heritage controls. The retail group at 546-552 High Street was not identified within the group warranting inclusion on the Schedule to the Heritage Overlay provided by the final report and considered under Amendment C158.

3.0 ASSESSMENT OF SIGNIFICANCE

Two Statements of Significance have been prepared for the Airlie Avenue precinct, by Raworth (1999) and Landmark (2020).

3.1 Airlie Avenue, Prahran, (1999, Bryce Raworth in association with Di Foster)

As noted above, the document, Airlie Avenue Prahran underpinned one of a number of amendments undertaken to implement the recommendations of the 1993 Review. The statement of significance prepared in support of Amendment L72 which added the precinct to the Schedule to the Heritage Overlay of the Stonnington Planning Scheme noted:

The proposed Airlie Avenue Urban Conservation Area, incorporating the existing UCA to Kelvin Grove, is of high local importance for the integrity and interest of its surviving 1890s and 1900s building stock. In particular, the rhythm of structures is of note and the extent to which the development of the area in two distinct areas is readily apparent.

The proposed future extension of the area into Highbury Grove and Larnook Street, and incorporating the existing UCA at Vail Street brings together a fine collection of structures from the turn of the century and a complementary range of substantially intact streetscapes, notable for the repetitive character of their building stock and the regularity of rhythm of their built form.

The 1999 report identifies a core precinct around Airlie Avenue plus areas for future extension. A HO was implemented over buildings at 574–612/614 High Street despite the absence of documentation supporting the inclusion of these properties.

The buildings at 546-574 High Street and 96-100 Chomley Street were not recommended for inclusion in the recommended HO area.

3.2 Extended Airlie Avenue Precinct (Landmark Heritage Pty Ltd, 11 June 2020)

The following Statement of Significance is provided as part of Council's proposed citation for the expanded HO area.

What is significant

The Airlie Avenue Precinct, comprising 1-51 & 2-44 Airlie Avenue, 74-100A Chomley Street, 546-614 High Street, 1-67 & 2-46 Highbury Grove, 27-35 & 30-48 Irving Avenue, 2-18 Kelvin Grove, 1-21 & 2-36 Larnook Street, and 1-5 & 2-28 Willis Street, Prahran, is significant.

Streets and allotments in the precinct were created by successive subdivisions of the Merville Estate and Victoria Estate from 1879 to 1910. The earliest house in the precinct is the bichrome brick villa 'Cathcart' at 568 High Street of 1880.

Residential development dating from 1880-90 characterises the northern half of the precinct, as well as two rows of shops of this era on High Street.

Federation/Edwardian era residential predominates in the southern half, in keeping with its later subdivision dates.

Elements which contribute to the significance of the precinct include:

- The high degree of intactness of the precinct to its c1930 state, due to the low level of later redevelopment;

- The intactness of the buildings to their original state, with buildings typically retaining with their street presentation largely unaltered, apart from some changes to verandahs and windows;
- The single-storey scale of the residential streets, and the mixed single- and double-storey scale of the High Street section;
- The use of hipped roofs, timber, bichrome face brick or cement-render cladding to Victorian era buildings, with a shift to gable-fronts and red face brick in the Federation and early interwar periods;
- The irregular subdivision pattern which demonstrates the piecemeal creation and extension of streets over a 30 year period, and whose boundaries are often indicated by east-west running laneways;
- The presence of laneways, many of them retaining their bluestone pitches, which not only provided access to nightsoil carts prior to the introduction of sewers c1900, but also provided pedestrian access between the cul-de-sacs;
- Mature street trees, particularly the London Planes in Larnook Street.

How it is significant

The Airlie Avenue Precinct, Prahran, is of local historical and aesthetic significance to the City of Stonnington.

Why it is significant

The precinct is of historical significance for its illustration of the ad hoc nature of late nineteenth-century and early twentieth-century subdivisions of large estates into suburban streets and allotments, resulting in an irregular street pattern and a number of cul-de-sacs linked by pedestrian laneways. The successive subdivisions are readily apparent due to the almost complete physical separation of the two principle eras [sic.] – Victorian and Federation – sometimes at either end of a single street. The relatively modest means of many of Prahran’s residents are illustrated by the many timber Victorian single-fronted cottages, as well as semi-detached Federation dwellings. These are interspersed with a number of more substantial, double-fronted houses of both eras. The need for local shops in pre-automobile residential areas is illustrated by two rows of Victorian shops on High Street.

(Criterion A)

The precinct is of aesthetic significance due to the regular rhythms created by identical rows of detached houses – for example Victorian timber cottages on Willis Street and rendered and timber villas on Airlie Avenue – and rows of asymmetrical semi-detached and symmetrical Edwardian and early interwar dwellings – for example on Highbury Grove, Airlie Avenue, Larnook Street and Irving Avenue. This rhythm is supported by the very consistent use of red face brick for both the Federation-era and inter-war era dwellings in the precinct. The aesthetic significance of the precinct is further enhanced by dwellings with unusual forms of ornamentation, such as the row of timber Victorian houses with pedimented front windows at 5-9 & 15 Airlie Avenue, and the single-fronted Victorian house at 84 Chomley Street with highly decorative cast-cement enrichments. The two rows of Victorian shops on High Street are enhanced by their shopfronts: with the original

timber shopfronts at 602-610 High Street and Federation-era Brooks & Robinson shopfronts with Art Nouveau leadlights at 546-552 High Street. (Criterion E) ⁴

4.0 HISTORY AND DESCRIPTION

Council's citation provides a detailed history and description which is generally accepted. The following provides additional detail in relation to the Victoria Park Estate subdivision which is located in the north-western sections of HO138 as proposed by the Amendment C304ston (Figure 6). It provides brief consideration of individual buildings at 546-574 High Street and 96-100/100A Chomley Steet which are relevant to the discussion at 5.0 below.

4.1 The locale

In summary, the area bounded by Williams Road, High Street, Orrong Road and Dandenong Road was offered for sale as four allotments, each of approximately 30 acres, in the land sales of May 1850. Portions 53 and 54; addressing High Street and Portions 63 and 64 to Dandenong Road. The boundary of Portions 53 and Portion 54 passed approximately through the present-day 568 High Street.

Portion 54 with a long frontage to High Street and Williams Road was purchased by Robert William Pohlman, a lawyer and judge. In the early 1850s, Pohlman sold the north-western corner of his land to Ben Chamberlain who built the original Mount Erica Hotel. In the following decade, a small group of dwellings developed around the hotel.⁵

Further to the east on Portion 53, the Chomley family constructed the three-storey mansion 'Merville', in 1850. It addressed its own long frontage to High Street, occupying land bounded by Orrong Road, High Street, and the present-day thoroughfares of Highbury Grove and Larnook Street.⁶ By the 1860s, the long High Street frontage between Merville and the hotel and the land to its south was cleared and let for market gardens, farms and pasture.⁷ Development proceeded eastwards from the hotel through the 1870s with land around the hotel subdivided to form a nest of small streets of working class houses on Russell, Packington, Bidey, Arkle, Gooch, Craven and Bowen Street.⁸ Chomley Street was created before 1875 and is identified in Sand & McDougall Directories of that year.⁹

Mrs Chomley died in 1868. J.W. White, the owner of Merville in the 1870s, subdivided the property as the Merville Estate, with lots sold from June 1879.¹⁰ In that year, eleven 'elegant villa sites' were advertised for sale along High Street and Orrong Road. A sale notice showed Merville and its extensive formal gardens with a sweeping carriage drive to High Street.

Victoria Park Estate, to the west of the Merville Estate, was developed on land to the eastern corner of High and Chomley streets. In January 1879, 'splendid building sites' on the Victoria Park Estate were

⁴ Landmark Heritage Pty Ltd, *Citation Airlie Avenue Precinct, extended*, 11 June 2020, pp.18-19.

⁵ Betty Malone, *Discovering Prahran: Area Six*, pg.28

⁶ Bryce Raworth in association with Di Foster, *Airlie Avenue, Prahran*, 1999, pg.4

⁷ Betty Malone, *Discovering Prahran: Area Six*, pg.24

⁸ Betty Malone, *Discovering Prahran: Area Six*, pg.28

⁹ Sand & McDougall Directories, 1875

¹⁰ Age 31 May 1879, quoted in Landmark Heritage Pty Ltd, *Airlie Avenue Precinct extended*, 11 June 2020, pg.5

advertised for sale. Sales of land in the Victoria Park Estate continued throughout 1879.¹¹ In 1880, an advertisement announced the auction of twenty choice villa allotments, being the unsold Portion of the Victoria Park Estate.¹² Twenty-four allotments were sold on the estate in 1883, and only a few remained by 1884.¹³

While sales were reasonably slow, City of Prahran rate book of 1881, indicate that substantial development took place on the subject properties on High Street and Chomley Street. One of the first houses to be built in the estate was 'Cathcart', at 568 High Street, constructed by 1881 for the Greer family.¹⁴ A group of five dwellings at the northern end of Chomley Street was developed in c. 1886. By 1900, the area had been substantially developed as indicated on MMBW Plan of that year (Figure 5).

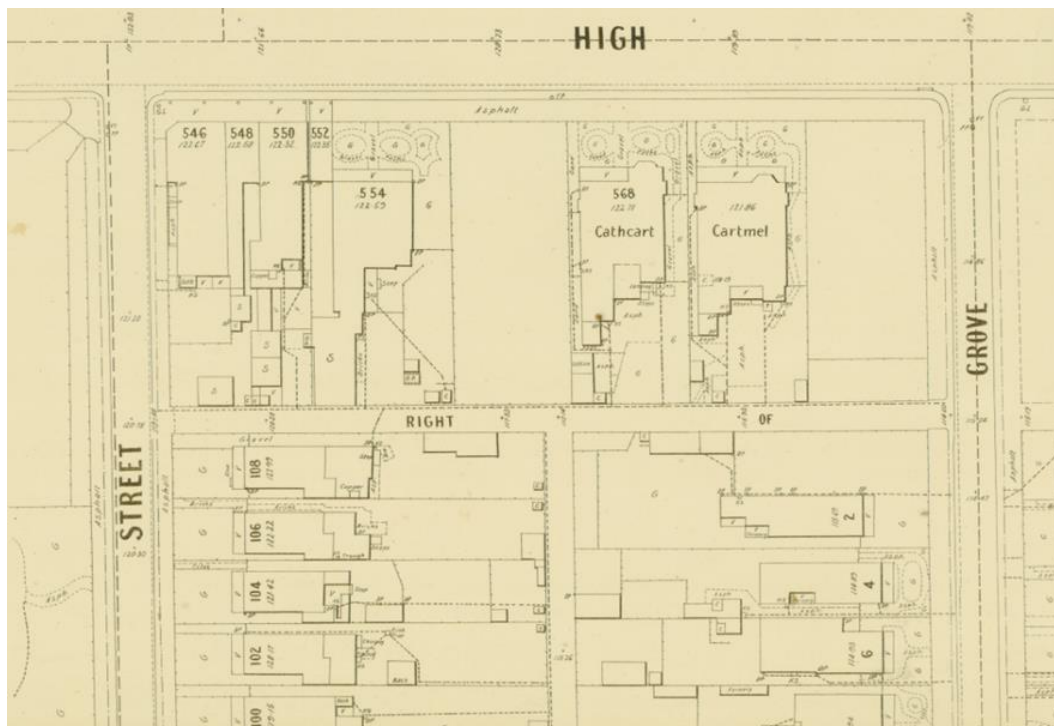


Figure 5 [Detail] Melbourne Metropolitan Board of Works, 1900
Source: State Library of Victoria,
http://search.slv.vic.gov.au/permalink/f/1cl35st/SLV_VOYAGER1185198

11 Landmark Heritage Pty Ltd, *Airlie Avenue Precinct extended*, 11 June 2020, pg. 5

12 Age 9 March 1880 quoted in Landmark Heritage Pty Ltd, *Airlie Avenue Precinct extended*, 11 June 2020, pg. 6.

13 Telegraph, St Kilda, Prahran and South Yarra Guardian 15 September 1883, quoted in Landmark Heritage Pty Ltd, *Airlie Avenue Precinct extended*, 11 June 2020, pg.6.

14 Argus 7 September 1880: quoted in Landmark Heritage Pty Ltd, *Airlie Avenue Precinct extended*, 11 June 2020, pg. 8.

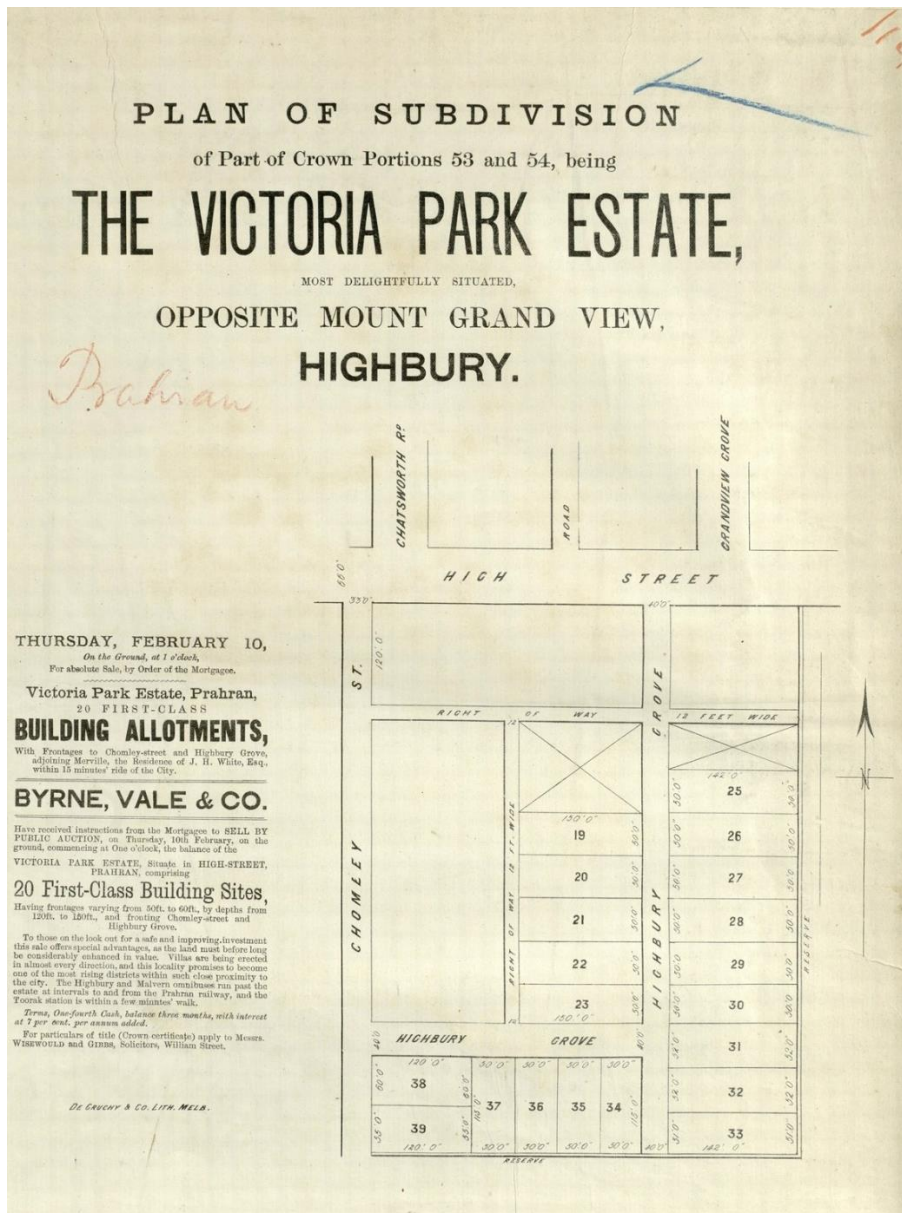


Figure 6 Plan of subdivision of part of Crown portions 53 and 54, being the Victoria Park Estate, 1879

Source State Library of Victoria, <http://handle.slv.vic.gov.au/10381/166921>

4.2 The individual buildings

The following provides brief historical and descriptive material on the buildings at 546-574 High Street and 96-100/100A Chomley Street.

4.2.1 The High Street frontage

The Victoria Park estate offered six generous allotments to High Street for sale in 1879. Blocks to the corner of Chomley Street were slightly wider, possibly suggesting that these were intended for retail

premises. However, subsequent subdivisions and construction did not occur in an orderly fashion and resulted in the disparate arrangement of lot sizes and buildings found today (Figure 7, Figure 8).



Figure 7 High Street frontage showing the single-storey villa at 566 High Street at left to the shops at 546-50 painted in dark grey at the far right



Figure 8 High Street frontage showing Cartmel (574 High Street), Cathcart (568 High Street) and the interwar villa no. 566 at right

546-552 High Street

The main building at the western end of the group was constructed as three small shops and early Sands & McDougall Directories list three separate tenancies. It occupies Lot 1 of the Victoria Park Estate

subdivision. Council Rate books of 1889, identify properties at 548 (currently 546-548) and 550 (currently 550) as two shops, occupied by Mary Hermon, a draper and Henry Cornwall, a butcher, respectively. 546 High Street was subsequently occupied by grocers such as, James Chisholm and William Tinning.¹⁵ By 1906, grocer J.S. Morrison occupied the two western tenancies (Figure 9). While changing hands several times, further Sands and McDougall directory research, indicates that this site remained a grocer's shop into the 1940s.¹⁶ Cornwall continued to operate at 550 High Street as a butcher till the early 1900s. The building later accommodated a saddlery and boot repairer.

The smaller shop at 552 to the east of the main group presents as an addition. It appears that the building was constructed without the verandah; none being evident in an aerial photograph of 1945¹⁷ However, it was constructed at the same time as, or very shortly after the three tenancies to the west. In 1890, it accommodated both William Lancaster, a second greengrocer and Mrs E.M. Fotherington, a draper. In 1895¹⁸ it was occupied by William Tinning, a fruiterer. This section of the building is notable as it occupies part of Lot 2 to the east.



Figure 9 J. S. Morrison's grocery, from Jubilee history : City of Prahran, and illustrated handbook : South Yarra, Toorak, Malvern, etc., Periodicals Publishing Company, 1906
Source: Prahran Mechanics Institute Library

15 Public Record Office Victoria; North Melbourne, Australia via Ancestry.com; Series Title: 2344/P Rate Books, City of Prahran, Windsor War [1889] Rate book numbers 8032-8025

16 Sands and McDougall Directory, via State Library of Victoria 1890-1940.

17 1945 aerial

18 Sands and McDougall Directory, via State Library of Victoria, 1895

As constructed, the single storey group adopted an understated classicised expression with simple pediments above each tenancy and a cast iron verandah to the street. The building generally retains its original footprint. However, extensive alteration were undertaken though the twentieth century, affecting shopfronts, verandah, parapets and to the rear wing of no. 546, presenting to Chomley Street.

552A-554 High Street

Apart from 'Cathcart' (568 High Street), the only other developed property on the High Street frontage in 1881 was a six-roomed weatherboard house located on the site of the present-day 552A–554 High Street. It was owned and occupied by William Cabena, an accountant. An extract from Oakleigh Leader on the 14 October 1893, suggest that part of 552A–554 High Street was the site of Winsdale Dairy. Prahran rate book notes that a dairyman by the name of Henry Lavil, occupied the property in 1890 and an association with the early site and once-common suburban dairies appears to exist. By 1920, R. Ovesen, a masseur, occupied the weatherboard dwelling. The existing dwelling on the site dates to 1925 when Sands & McDougall Directories describe a 'house being built' for Ovesen. The two-storey masonry dwelling constructed at that time was very substantially altered in c. 1980s when the original facade was removed and replaced with a two storey office. Rear sections of the dwelling of 1925 survive, however detailed inspection of the building is not available from local public vantagepoints.

554A High Street

This dwelling was constructed in c. 1920s as a two-storey residence with a single storey wing projecting to the street (Figure 10). As constructed, it adopted a simple gable-ended form with a terracotta tiled hipped roof. Its design incorporated an unusual arrangement at first floor level with a large semi-enclosed balcony presumably providing sleeping accommodation in the fresh air; fashionable at that time. This upper level area was notable for a decorative balustrade incorporating rendered swag details. Wide sliding sash windows incorporated open vents in fretwork above. The projecting wing at ground floor level was also unusual in terms of its design presenting a tripartite arrangement of windows separated by ornamented rendered pilasters.

In c. 1969, the dwelling at 554A High Street was partially demolished to accommodate the construction of a shop/milk bar in the front setback of the dwelling. These alterations included the removal of the single-storey projecting wing, reorientation of the arched entrance porch to allow entry from the east and complete removal of the garden setting and original masonry fence. Alterations to the upper level may date to a different phase of works, but included removal of the original windows and fretwork, substantial removal of portions of the brick balcony and decorative features and the replacement of the strapping to the gable end.

The exterior appearance and location of the shop/milk bar remains largely unchanged since c. 1969 although the interior has undergone a series of renovations, the latest in 2020. The c. 1969 shop dominates the presentation of the redeveloped site as evident at Figure 11.



Figure 10 554A High Street, Prahran, c. 1960s before construction of the shop in the front setback
Source: Image provided by the owner



Figure 11 554A High Street, shop in front setback

566 High Street

566 High Street is a modest brick dwelling located on the eastern section of Lot 3 originally purchased by James Greer. It was constructed in the late 1920s.¹⁹ It is a simple villa with typical early bungalow details including an expressed gable end to the street and tiled awning to the front facade. The building is partially obscured by a tall brick fence to the street.

568 High Street (Cathcart)

566 High Street was designated as Lot 4 of the Victoria Park Estate (Figure 8). Rate books suggest that the site was initially purchased by a Mrs Mincutt. Shortly thereafter it was purchased by James Andrew Greer, a wireworker, whose name is the first on the original certificate of title. Greer constructed 'Cathcart', as indicated on the MMBW Detail Plan no. 1000 of 1900 (Figure 5).²⁰ The dwelling remained largely unchanged for the first 10 years, being converted from a seven-room dwelling, to a nine-room dwelling in 1900. This addition did not change the net annual value of the property, which remained at £50.²¹ Rate books indicate that Greer owned both 566 and 568 High Street (Lots 3 and 4). Greer occupied and owned these land holdings until at least 1900.

In 1934 the house was purchased by Miss Harriett Simpson and Miss Agnes Simpson, who lived there until the early 1960s and may have used it as a boarding house. In 1958, Directories began describing the house as a block of apartments. In 1964, twelve people were listed as living at this address.

In 1980, David Turner, an investor, purchased the house for \$64,000 and appears to have moved in shortly afterwards, suggesting that the house returned to a single-occupancy use around this time. Alterations were made to the front fence in 1987, possibly resulting in the tall brick wall to High Street surviving on the site. Further works in 1988 included the construction of a garage with a laundry and cellar. The house was sold again in October 1992 with further alterations subsequently undertaken.

Cathcart presents as a handsome single-storey, double-fronted villa in bichrome (or possibly polychrome) brick with an ogee profile verandah to the street. However, the building is substantially obscured by its fence to the street and detailed inspection has not been possible.

574 High Street (Cartmel)

In the 1880s, James Ashburner, also a wire worker, both owned and occupied the addresses at the current day 574-576 High Street (Lots 5 and 6). Ashburner constructed a brick house of four rooms shown on the 1900 MMBW as 'Cartmel' (Figure 5). He retained the corner block at no. 576, currently included in HO178), as undeveloped land.²² Ashburner occupied and owned these land holdings until

¹⁹ Sands and McDougall Directory, via State Library of Victoria 1925 and 1930

²⁰ 568 High Street, Prahran, Simone Sharpe, Stonnington History Centre, Reference no. SHC62012

²¹ Public Record Office Victoria; North Melbourne, Australia via Ancestry.com; Series Title: 2344/P Rate Books, City of Prahran, Windsor War [1900] Rate book numbers 8272-8286

²² Public Record Office Victoria; North Melbourne, Australia via Ancestry.com; Series Title: 2344/P Rate Books, City of Prahran, Windsor Ward [1881] Rate book numbers 4181-4200.

at least 1900.²³ Cartmel remains legible as a double fronted Victorian in face brick; however, the verandah and roof of the dwelling have been altered and a tall brick fence, to the street, constructed.

4.2.2 *Chomley Street Frontage*

Chomley Street had been established before 1875²⁴, however, rate books of 1881, identify no development in the street²⁵ Development of the northern section was undertaken by 1886²⁶ when five properties on Chomley Street, near the corner of High Street, initially addressed at 2-6 Chomley Street were constructed. These properties were all built as five-room brick dwellings, each with the net annual value of £30.²⁷ The group is evident on the MMBW plan of 1900 (Figure 5).

96 Chomley Street

Nelson Booth acquired no. 6 Chomley Street (currently 96 Chomley Street), owning the dwelling up until 1896 and appears to have been its first owner. The original building evident on MMBW Plan of 1900 was demolished in c. 1980s to allow construction of two storey dwelling to a faux Victorian expression (Figure 13).

98 Chomley Street

The original building of 1886, evident on MMBW Plan of 1900 was substantially altered in the later decades of the twentieth century. While the broad form of the original building remains evident, its façade has been remodelled and high fence and car parking arrangement introduced in the front setback (Figure 12). The dwelling is partially obscured from vantagepoints in the street by a tall fence.

23 Public Record Office Victoria; North Melbourne, Australia via Ancestry.com; Series Title: 2344/P Rate Books, City of Prahran, Windsor War [1900] Rate book numbers 8272-8286

24 Sands and McDougall Directories, 1875

25 Public Record Office Victoria; North Melbourne, Australia via Ancestry.com; Series Title: 2344/P Rate Books, City of Prahran, Windsor Ward [1881] Rate book numbers 4181-4200.

26 Public Record Office Victoria; North Melbourne, Australia via Ancestry.com; Series Title: 2344/P Rate Books, City of Prahran, Windsor War [1886] Rate book numbers 6678-6690.

27 Public Record Office Victoria; North Melbourne, Australia via Ancestry.com; Series Title: 2344/P Rate Books, City of Prahran, Windsor War [1896] Rate book number 8273.



Figure 12 Altered Victorian dwelling at 98 Chomley Street

100/100A Chomley Street

A dwelling was constructed at 2 Chomley Street (today's 100 Chomley Street) in 1886 . It was demolished in c. 1990s to allow the construction of a two-storey dwelling to a simple modern expression to the street (Figure 12). As second dwelling, 100A Chomley Street, is located to the rear of the site, addressing the ROW to the north. Its presents as being constructed as part of the same redevelopment as no. 100.



Figure 13 Later and altered buildings at 96-100 Chomley Street



Figure 14 Altered rear wing to 546 High Street and rear car park

5.0 DISCUSSION

5.1 Introduction

The Lovell Chen appraisal of December 2020 raised two concerns in relation to amendment C304ston; namely, the significance of the individual building at 554A High Street; and the significance of buildings to the corner of High and Chomley streets and the appropriateness of their inclusion in the extended

Heritage Overlay precinct. The first of these matters has since been addressed with the building at 554A High Street now identified as a 'non-contributory' building within the extended precinct.

The Lovell Chen appraisal also recommended adjustments to the north-western boundary of the proposed extended HO in the form of the removal of buildings at 96-100/100A Chomley Street and at 546-554A High Street from the proposed extension to HO138. This was on the basis of the low levels of intactness and integrity of the buildings in this group, its limited connection with other buildings contributing to the precinct and the consequential inability of these buildings to usefully add to the early character and significance of the proposed HO precinct.

As originally proposed, a group of seven buildings to the corner of Chomley and High streets (eight including the largely concealed and 'non-contributory' dwelling at 100A Chomley Street) would have substantially comprised 'non-contributory' buildings. Of this group only two shops at 546-550 and 552 High Street (understood a single building) and the shop/dwelling at 554A High Street were identified as making a contribution to the heritage precinct. Removal of this group of buildings from the proposed HO was recommended. With the subsequent downgrading of the shop/dwelling at 554A High Street from a 'contributory' to a 'non-contributory' building, this situation has become less tenable.

The following provides an assessment of the intactness and integrity of these buildings and consideration of their heritage values. These factors underpin their individual significance and the extent to which they are able to make a contribution to the proposed precinct. They also provide guidance as to suitable building gradings. The following places particular emphasis on the shop at 546-552 High Street and its limited contribution to the precinct arising from low intactness to its original state and from its isolation from the proposed precinct as produced by neighbouring non-contributory buildings.

On the basis of more detailed investigation, it has become apparent that additional buildings along the High Street frontage also warrant consideration. For this reason, all of the buildings at 546-574 High Street are discussed below (Figure 15). The following does not have regard to buildings currently located within the existing HO area or to other buildings beyond the group at 449-576 High Street and 96-100/100A Chomley Street.

5.2 Intactness and integrity

The proposed gradings for buildings are provided at Table 3. Since that mapping was prepared, Council has accepted that the building at 554A is to be downgraded from a contributory to a non-contributory heritage place.

As now proposed, of the seven buildings to the corner of Chomley and High Streets only the shops at 546-550 and 552 high Street are identified as contributing to the identified significance of the extended precinct. Despite their being on separate titles, the shops present as a single building. The intactness and integrity of the northern section of Chomley Street is particularly low with all three buildings at nos 96-100 (plus no. 100A to the rear of no. 100) graded as 'non-contributory'. These gradings are appropriate given the extent of demolition, replacement and alterations. The character of the northern sections of Chomley Street is further diminished by the car park to the rear of no. 546 High Street and by the faux historical detailing to its rear wing, as discussed below.



Figure 15 Aerial photograph with nos 546-576 High Street and 96-100/100A Chomley Street indicated
Source Nearmap, downloaded 27 September 2021

Buildings at 552A–554 and 554A High Street are substantial interwar dwellings both of which were very substantially altered in the later twentieth century. Both are currently graded ‘non-contributory’. On this basis, the inclusion of the seven buildings to the intersection of Chomley and High Streets within the extended precinct appears unwarranted and my view remains that the boundary should be amended to remove all of these buildings.

The High Street frontage further to the east of this group (including nos 2/574 and 576 within the existing HO138) is mixed and is likewise a streetscape of lower intactness and integrity, including a proportion of non-contributory buildings.

Various Panels have considered the issues around intactness as it relates to HO area.²⁹ The Panel to Boroondara C177 referred to Yarra C173 Panel’s view on intactness which noted that, ‘a precinct should be able to show a consistency or built form and be able to be precisely described in a statement of significance’. That Panel also addressed the character of precincts, as understood through their intactness, questioning the value of a precinct (and by inference that of component sub-precincts) where the precinct is difficult to recognise on the ground due to the low proportion of buildings that contribute to its historical or architectural significance. Both Panels had regard to Melbourne Planning Scheme Amendment C207.

²⁹ Heritage Issues, Summaries from Panel Reports. Planning Panels Victoria, March 2018, pp. 5-6.

The document, *Heritage Issues; Summaries from Panel reports* (Planning Panels Victoria, March 2018) summarised the considerations as follows:

- [The C177 Panel] assessed the threshold and delineation of proposed precincts based on whether they can be understood as a distinguishable, cohesive unit that illustrates the significant heritage values described in the relevant statement of significance.
- The presence of and gaps in heritage places is a starting point for assessment of precinct integrity, with further consideration of the prominence of places that either contribute to or undermine the heritage values, the effect of topography, and the location of the heritage places in the precinct.

The proposed extension, as it relates to the buildings 546-554A High Street and 96-100/100A Chomley Street is mixed with little consistency in lot sizes, building scale, form or periods of construction. Consequently, it is not reasonably described, as group that can be 'understood as a distinguishable, cohesive unit that illustrates the significant heritage values described in the relevant statement of significance'. Likewise, the group contains substantial gaps, created by 'non-contributory' stock, that undermine its integrity, legibility and contribution to more significant building groups elsewhere in the precinct.

5.2.1 *554A High Street*

The down-grading of no. 554A High Street from a 'contributory' to a 'non-contributory' building is relevant to the current considerations.

Council's assessment of the site at 554A High Street, Prahran as a 'contributory' building did not reflect the qualities of the building as defined at Clause 22.04 of the Stonnington Planning Scheme. Specifically, the subject site, in its current condition, did not contribute to the 'built form attributes and significance of [the] heritage precinct'.

The description of the site provided in *Extended Airlie Avenue Precinct* heritage citation (Landmark Heritage Pty Ltd, 11 June 2020) provided the following reference to the subject site 554A High Street:

... like the single-storey dwellings [elsewhere in the precinct] it has a half-timbered gable front and red face brick walls. A two-storey masonry front porch sits below the front gable, with heavy brick piers to the first floor and brick arcading to the ground floor. This fine house is difficult to see, due to a detached single-storey shop constructed in front of it and a timber screen concealing the first-floor porch, but it appears to be externally intact.³⁰

Council's citation had described the subject site as a 'fine house' with 'timber screen concealing the first-floor porch [which] appears to be externally intact' concealed by a 'detached' single-storey shop in the front setback. None of these assessments were found to be correct. The single-storey wing evident at Figure 10 was removed to allow the construction of the shop in c. 1969 which now abuts the remnant two-storey section of the original dwelling. The upper-level screen did not conceal an intact first-floor porch. Rather, it concealed later windows which had replaced the original arrangement. A site inspection revealed no evidence of the original ornate balustrade, swags or fretwork details to the front

³⁰ Landmark Heritage Pty Ltd, *HO178 Airlie Avenue Precinct, extended*, 11 June 2020, p.15.

elevation and visible at Figure 10. The modern-day presentation is one in which a later shop abuts and largely conceals the very-substantially altered dwelling to its rear.

The re-grading of a single building within a heritage precinct would not usually affect the broad assessment of a heritage precinct or its boundaries. However, as originally proposed, the group to the corner (546-554A High Street and 96-100/100A Chomley Street) was one of very low intactness and integrity with a sizeable interruption in the group of buildings contributing to the significance of the High Street frontage created by the 'non-contributory' building at 552A–554 High Street. Contributory buildings in Chomley Street were separated from the shops to the corner by three non-contributory buildings and the car park and altered rear wing of no. 546 High Street.

With the downgrading of 554A High Street to a 'non contributory' status, the isolation and low contribution made to the precinct by the group to the corner has become more pronounced. The shops to the corner, identified as 'significant', are now plainly disconnected from buildings on High Street to their east by two substantial 'non-contributory' buildings. The shops already had limited connection to residential stock to its south and east in terms of their form, typology and heritage values, and the association was previously considered somewhat tenuous. The interruption of the High Street frontage brought about by the non-contributory buildings at both 552A–554 and 554A High Street substantially affects an understanding of the shops as part of the broader HO Precinct. Given this and the low levels of intactness and significance present at the shops, as discussed below, the group to the corner is not seen to usefully contribute to the significance of the proposed heritage precinct.

5.2.2 *Shops at 546-552 High Street*

While not explained in Council's citation, the motivation to include non-contributory buildings at 552A–554 High Street, 554A and at 96-100/100A Chomley Street presents as a strategy for the inclusion of the shops at 546-552 High Street within the extended precinct. While only limited assessment of the shops is provided in Council's citation, this is identified as a 'significant' group within the proposed precinct extension. The suggested removal of buildings to the corner of High and Chomley streets from the proposed HO, as discussed above, would leave the shops at 546-552 without protection under the Stonnington Planning Scheme.

The preliminary assessment (Lovell Chen, December 2020) noted that these shops could, on the basis of further detailed research and assessment, be included in the Schedule to the Heritage Overlay as an individual HO. It further noted that the threshold for 'significant' buildings in PPN01 within precincts and those under individual HOs are identical. If, as is suggested by Council's citation, the shops at 546–552 High Street form a 'significant' group, an individual HO could be implemented in a straightforward manner without including adjacent 'non-contributory' buildings. Generally speaking, this continues to present as a more appropriate response than the inclusion of atypical retail premises in a residential precinct attended by the inclusion of five 'non-contributory' buildings (six if 100A to the rear of 100 Chomley street is considered).

However, in the preparation of this evidence, it has been possible to undertake further investigation of the shops at 546–552 High Street and to provide more considered commentary on its significance. As noted above, the group was constructed in c. 1889 and has accommodated a range of tenants since that time. Additional research has identified substantial changes to the buildings including to its shopfronts, verandah, parapets and side (Chomley Street) elevation.

Shopfronts

In terms of intactness and integrity, Council's citation notes 'shopfronts of the entire group appear to date from about 1910 and feature battered (sloping) stallboards, drawn-metal window framing (with a Brooks & Robinson shopfitters tag), and Art Nouveau influenced leadlight highlights'. However, this is not entirely accurate.

Specifically, the shopfronts to the eastern end of the group (nos 548, 550 and 552) are stamped as P.L.S. shopfronts. This company is not identified under 'shopfitters' in Sands and McDougall Directories of the late nineteenth century. Notable shopfitters including Brooks & Robinson, Fergusson & Urie and T.S. Gill advertised regularly in the Directories, and it appears likely that P.L.S. would have done the same. The earliest reference to P.L.S. Shopfronts located in research underpinning this evidence occurs in the Argus on, 6 March 1922. At that time, the firm was operating from 117 King Street, Melbourne. P.L.S. is later identified in the 1925 Sands and McDougall Directory under 'Shop and Office Fitters' as P.L.S. Co Pty Ltd, operating from Yarra-St, South Yarra.³¹ There are no entries in 1920 or 1930. On this basis, PLS Shopfronts appears to have been a short-lived company, in business during the mid-1920s, and the shopfronts at 548-552 High Street can reasonably be identified as a later change dating to c. 1925.

Brooks Robinson windows are only present at no. 546. These are of a particularly simple design with flat steel frames and a understated Modernist expression. These are likely to date from c. 1930s.

Council's citation suggests that the shopfronts are particularly early and are the work of the notable company Brooks Robinson. However, this is not the case. The illustration at Figure 9 shows the original arrangement of timber shopfronts extant in 1906. Research and physical investigation concludes that the extant shopfronts were installed by a range of suppliers including, P.L.S. in the c. 1920s and Brooks Robinson in c. 1930s. No trace of the original shopfronts survives.

Council's citation identifies the presence of Art Nouveau-influenced leadlight highlights; however, the provenance of these windows is less-straightforwardly established. These occur only at shopfronts where P.L.S. shopfronts were installed in c. 1925 (nos. 548, 550 and 552) and form an integral part of the shopfront arrangement. However, they survive in remarkably good condition without the usual failures of lead comes and solder and without the usual replacement of breakages with poorly-matched glass. This allows two possibilities: either the shopfronts date to the c. 1925 installation of P.L.S. shopfronts and have since been restored; or the entirety of the leadlights were constructed during the revival of interest in leadlight glass occurring during the 1970s and 1980s. It is suspected that the latter is the case. In addition to their excellent condition, the glass is paler in colour than Edwardian or interwar stained glass supporting a later construction date. In addition, the stained glass windows have the effect of unifying the three shops at 548, 550 and 552 around a central entry. This suggests that the three shops comprised a single tenancy at the time of their installation. However, a limited survey of Sand & McDougall Directories from 1900 to 1974 located no arrangement of this kind, again suggesting installation after 1974. Considered *in toto* these considerations suggest that the highlight windows are of relatively recent origin. However, detailed investigation by a suitably qualified and experienced stained glass restorer would be required to definitively establish the age and authenticity of these windows.

³¹ Sands and McDougall Directories, 1925 (Not found in 1910, 1915, 1920 or 1920)

Verandah

Likewise, Council's citation suggests that the verandah retains 'what appears to be an original posted verandah'. However, verandah columns are stamped Melbourne Aluminium and Iron Lacework; a company founded in 1976. The company continues to trade and their website notes:

Melbourne Aluminium and Iron Lacework is an Australian owned company who continues the tradition of enhancing both traditional and modern architecture ... it was first established in 1976 with a focus based on providing superior products, quality service, value for money and an ever increasing range.³²

Comparison of the existing verandah and that present in 1906 (Figure 9) reveals a number of differences, notably the columns are different and lack the brackets to the underside of the frieze evident in the early image. Physical investigation has determined that the roof structure and cladding, visible from the footpath below, have been replaced although the original frieze appears to have been retained.



Figure 16 546 High Street, altered rear wing to Chomley Street

Other alterations

In addition to the changes to the shopfronts and the verandah, a number of other works have been undertaken including changes to the corner entry, removal of timber plinths to create the extant

³² Melbourne Aluminium and Iron Lacework, 'About Us', available at: <https://www.melbournelacework.com.au/about-us.html>

battered plinths (likely accompanying other works to the shopfront) and the removal of decorative parapet urns.

Further to this, the building has a long frontage to Chomley Street. However, a number of alterations have occurred along this elevation. Original brick chimneys, evident at Figure 9, have been removed. More broadly, an original doorway has been converted into a window although the original opening has been preserved. Other windows adopt proportions that are uncharacteristic of nineteenth century design with faux keystone details at their lintels (Figure 16). The rear wing is finished in ashlar-ruled render. It is very unlikely that ashlar-ruled render would be applied to the rear residential wing of a Victorian building - particularly when the façade is finished in plain render. Given the presence of tall brick chimneys in 1906, it is more likely that the rear wing was originally finished in face brick. Apart from the removal of a small rear verandah, the footprint of the rear wing remains unchanged. However, the 'heritage' appearance of the rear wing appears largely to be the product of relatively recent work.

Conclusion

Despite presenting as a building of some intactness and integrity, the shops at 546-552 High Street have been substantially altered, albeit in a sympathetic manner. While they retain characteristic elements of late-Victorian shops, the building presents a patchwork of fabric from the Victorian, interwar and post-war periods to adjacent streets. Beyond its form, the building retains limited original fabric as evidence of its nineteenth century origins and on this basis may be a building of lower significance than is suggested in Council's citation. If this situation was known to the consultants to the Stonnington Shops Study, it also could explain the omission of the shops at 546-552 from the group recommended for heritage controls, as discussed below.

5.2.3 *Heritage values*

Intactness and integrity are useful for the extent that they allow the identified heritage significance of a building and the values of a broader precinct to be understood. The identified heritage values of the proposed precinct are expressed in Council's Statement of Significance.

Values expressed in previous Heritage studies

In assessing heritage values, it is useful to consider previous assessments of significance relating to the existing Airlie Avenue precinct and its surrounds. As noted at 2.4, the subject locale has been assessed by a number of Heritage Studies since 1983. None recommended a HO for any part of the subject buildings at 546-574 High Street or 96-100/100A Chomley Street. Nonetheless, these studies contain material that usefully informs the current considerations of heritage values.

The document, Airlie Avenue. Prahran, (Bryce Raworth Pty Ltd, 1999) supported Amendment L72, which implemented the existing Airlie Avenue Precinct (HO138). However, boundaries reproduced at Figure 4 (R) were considered at Panel rather than the area described at Figure 4 (L) which formed the basis of the Draft report. Areas to High Street were described in the Raworth report as a 'proposed future extension' valued for its role 'as a buffer rather than for its direct contribution to the area'. The group at 574-612/614 High Street was identified as 'a significant historic precinct in its own right'.³³ This suggests that Mr Raworth examined the High Street frontage and provided considered boundaries and the separate advice in relation to: Airlie Avenue; those sections of High Street recommended for a future extension; and those which did not warrant inclusion in either HO area.

³³ Bryce Raworth with Di Foster, Airlie Avenue Prahran, Draft report to Council. February 1999, pg. 7

The Heritage Overlay Gap Study: Heritage Overlay Precincts (Bryce Raworth Pty Ltd, 2009) comprised a review of Stonnington Neighbourhood Character Study (Planisphere, Final Draft - December 2006) and the Stonnington Gap Study (Heritage Precincts) Interim Report. The brief appears to have allowed some discretion with respect to precinct boundaries with few of the precincts adopting the form described in two founding reports. Notably the Union Street precinct (HO377) around a kilometre to the east of Airlie Avenue was substantially larger than had been recommended by Planisphere. The nearby Chomley Street Precinct (HO386) including nos 7-69 Chomley Street was also implemented on the basis of Mr. Raworth's recommendations. While 36 precincts were considered and 31 recommended for new HO's or boundary changes, none of the buildings at the 546-574 High Street or 96-100/100A Chomley Street was recommended for a heritage control by independent external consultants, Planisphere or by Mr. Raworth.

The Stonnington Shops Study (Bryce Raworth Pty Ltd, 2012) considered individual shops and retail groups that were not subject to individual or precinct heritage controls. While the study appears to have had a wide scope and the opportunity to consider any shops within the Municipality, the shops at nos 546-552 High Street were not identified as warranting inclusion on the Schedule to the Heritage Overlay provided by the final report and considered under Amendment C158.

5.3 Previous assessments of significance

5.3.1 *Airlie Avenue, Prahran (Bryce Raworth Pty Ltd, 1999)*

The Statement of Significance provided in *Airlie Avenue, Prahran* is brief by today's standards. Consequently, much of the assessment of significance is provided in the analytical and descriptive material provided in the report. This was common practice at that time.

Nonetheless, it is possible to extract the relevant heritage values from the report. While not stated specifically, or expressed using the format prescribed by PPN01, the report can reasonably be seen to ascribe and historical and aesthetic significance to the Airlie Avenue Precinct.

5.3.2 *HO178 Airlie Avenue, extended, Landmark Heritage, 11 June 2020)*

Council's proposed citation also identifies the Airlie Avenue Precinct, Prahran, as being of local historical and aesthetic significance. Planning Practice note PPN01 identifies eight criteria for the assessment of historical significance), namely: rarity, research potential representativeness, aesthetic significance and technical significance. The relevant criteria are defined as follows:

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 significance).

The two assessments discussed above arrive at the same broad conclusion. Namely, that both the modest residential precinct and *ad hoc* streetscapes as identified by Mr. Raworth and the broader precinct as currently adjusted to include shops and large villas to High Street are of aesthetic and historical significance. However, the Raworth report is specific in its intent, identifying an intact and legible area whose development is evident in its fabric. The current assessment is more inclusive adding additional shops and altered villas to the busy thoroughfare of High Street. The precinct as would be defined by the proposed boundary is less clearly defined including a more disparate group which has the effect of diminishing the clarity and legibility of the existing precinct.

5.4 Assessment against the proposed statement of significance

As noted above, Council’s Citation provides a new and more inclusive Statement of Significance. However, this provides few bases on which the buildings at 546-554A High Street and 96-100/100A Chomley Street might be included in the proposed precinct.

The following provides an assessment of the extent to which Council’s proposed Statement of Significance applies to the buildings at 96-100/100A Chomley Street and 546-574 High Street. It demonstrates that the buildings to High Street, generally, and the group of seven buildings to the corner, in particular, exhibit few of the identified heritage values or characteristics identified in the updated Statement. Council’s proposed Statement of Significance is reproduced in the table below with commentary provided at right.

Table 2 Assessment against the revised Statement of Significance

Historical significance	
Statement of Significance	Commentary
[The proposed precinct is valued] for its illustration of the ad hoc nature of late nineteenth-century and early twentieth-century subdivisions of large estates into suburban streets and allotments, resulting in an irregular street pattern and a number of cul-de-sacs linked by pedestrian laneways.	<p>High Street was established before local subdivision occurred. Land in Malvern to the east of the subject locale was first sold in 1854, when roads now known as Glenferrie Road and High Street were surveyed. High Street was an important arterial road twenty years before local residential subdivision commenced in the 1870s.³⁴ The northern sections of Chomley Street likewise predate the Victoria Park Estate subdivision,³⁵ being present in Sands & McDougall Directories of 1875.</p> <p>The Victoria Park Estate offered six allotments with more or less equal frontages to High Street. As a consequence of further subdivisions of the Victorian and interwar periods this arrangement is no longer evident along the High Street frontage (546-576 High Street).</p>
The successive subdivisions are readily apparent due to the almost complete physical separation of the two principal eras – Victorian and Federation – sometimes at either end of a single street.	<p>Development to High Street occurred over a long period from c. 1880 to c. 1930 and the High Street frontage between Chomley Street and Highbury Grove is exceedingly mixed with no distinction between the Victorian and later components being evident.</p> <p>The pattern of the original subdivision is more evident in adjacent sections of Chomley Street where original lots generally survive at 96-100; albeit with substantial removal and redevelopment of original Victorian-era</p>

³⁴ High Street Armadale, First settlement, <https://www.highstreetarmadale.com.au/history>

³⁵ Sands & McDougall Directories, 1875

	buildings and the subdivision and construction of 100A to the rear of 100 Chomley Street.
The relatively modest means of many of Prahran's residents are illustrated by the many timber Victorian single-fronted cottages, as well as semi-detached Federation dwellings. These are interspersed with a number of more substantial, double-fronted houses of both eras.	By the late-1920s, the High Street frontage was notable for grand houses including two-storey interwar dwellings at 552A–554 and 554A High Street, the substantial Victorian dwellings Cathcart (568 High Street) and Cartmel (non-contributory, 574 High Street) and the grouping of shops to the corner. The characteristics described at left were never present in the subject group with the possible exception of the later infill building at no. 566. Original buildings at 96-100 Chomley Street have been replaced with large Modern dwellings or altered to the extent that their Victorian appearance is no longer legible.
The need for local shops in pre-automobile residential areas is illustrated by two rows of Victorian shops on High Street.	The shops at 546-552 did not constitute a corner shop or other building which might illuminate the day-to-day activities of local residents. In its early years, the group included a large grocery shop (on some occasions two) a drapery, plumber, boot repairer and later a saddler. Plainly, these serviced a larger High Street catchment, rather than the immediate locale and modest dwellings to the south. The building's typology, its uses and the isolation produced by adjacent non-contributory buildings, substantially limit the extent to which an association or role with the broader precinct can be discerned.
Aesthetic significance	
[The proposed precinct is valued] for the regular rhythms created by identical rows of detached houses and rows of asymmetrical semi-detached and symmetrical Edwardian and early interwar dwellings – for example on Highbury Grove, Airlie Avenue, Larnook Street and Irving Avenue.	As a consequence of later subdivisions and disparity of resulting built form, no particular rhythm survives along the High Street frontage. While original allotments largely survive, the buildings at 96-100/100A Chomley Street interrupt and diminish the rhythm established by 'contributory' buildings to their south.
This rhythm is supported by the very consistent use of red face brick for both the Federation-era and inter-war era dwellings in the precinct	Along the High Street frontage, face brick is evident in at Cathcart (568 High Street) and Cartmel (non-contributory, 574 High Street) and at the interwar dwelling at no. 574. Face brick is largely present in tall brick fences to the street which date to the later twentieth century.

This is further enhanced by dwellings with unusual forms of ornamentation, such as the row of timber Victorian houses with pedimented front windows at 5-9 & 15 Airlie Avenue, and the single-fronted Victorian house at 84 Chomley Street with highly decorative cast-cement enrichments.	This is not relevant to any of the buildings along the High Street frontage or in the northern sections of Chomley Street.
The two rows of Victorian shops on High Street are enhanced by their shopfronts with ... Federation-era Brooks & Robinson shopfronts with Art Nouveau leadlights at 546-552 High Street. (Criterion E)	As discussed above this description of the shopfronts is not accurate and levels of interest and intactness suggested at left are not present in the shops at 546-452 High Street.

On the basis of the analysis above, neither the buildings in the northern sections of Chomley Street nor those at 546-574 High Street contribute in a meaningful way to the values and significance of the proposed precinct as identified in Council's Statement of Significance. Some buildings in this group are contemporaries of those to the south. However, as a consequence of their character, variety and subdivisional history, they make little contribution to the significance of the existing HO area to the south and can not be readily understood as part of the proposed broader group.

5.5 Building gradings

On the basis, of the values identified in the statement of significance, building gradings can be assigned to identify the extent to which each building in the precinct reflects those values. The proposed gradings for buildings around the intersection of Chomley Street and High Street are reproduced below. In most instances, site inspection has confirmed the gradings, notwithstanding the fact that the buildings as a group exhibit low levels of alignment with the values identified in Council's Statement of Significance.

However, on the basis of the discussions above, the commentary provided in the right hand column questions some proposed gradings. For the reasons of intactness, the suggested grading for the shops at 546-552 High Street is unclear and may on the basis of a full appraisal and detailed comparative analysis be of a lower order of significance than suggested by Council. Similarly, no specific grading is provided for the villa, 'Cathcart' as it has not been possible to undertake a detailed inspection of this building due to the tall fence and closed gate to the street.

Table 3 Proposed and recommended building gradings

Address	Proposed grading under Amendment C304	Comment
Chomley Street		
96 Chomley Street	Non-contributory	Non-contributory
98 Chomley Street	Non-contributory	Non-contributory
100/100A Chomley Street	Non-contributory	Non-contributory

High Street		
546–552 High Street	Significant	This is questioned
552 High Street	Significant	This is questioned
552A–554 High Street	Non-contributory	Non-contributory
554A High Street	Non-contributory, as agreed by Council	Non-contributory
556 High Street	Contributory	Contributory
568 High Street (Cathcart)	Significant	Not confirmed
574 High Street (Cartmel)	Non-contributory	Non-contributory
574A High Street	Non-contributory (included in HO138)	Non-contributory
576 High Street	Contributory (included in HO138)	Contributory

Generally speaking, the buildings at 546-574 High Street are buildings of lower significance as evident through lower building gradings. It is not a group that demonstrates a strong case for inclusion in the proposed precinct.

6.0 CONCLUSION

The group of seven buildings fronting the corner of High and Chomley streets constitute an area of low integrity. It makes very little contribution to the proposed HO area as a consequence of its relative isolation from the core buildings of the precinct and poor alignment with its identified heritage values. This view is supported by the grading of only two of the seven buildings to the corner as ‘contributory’ buildings. More broadly, the High Street frontage including 546-574 High Street is different in form and character than the modest dwellings identified as the core buildings of the precinct and does not support similar values.

Council’s updated Statement of Significance does not provide strong support for the inclusion of additional sites in the northern section of Chomley Street or along the High Street frontage. The inclusion of the shops is problematic on the basis of their altered state, atypical form, isolation and for their role as a part of a shipping street, rather than a residential area.

While not the focus of this investigation, buildings to the east of 554A High Street at 566-576 are likewise not well-suited to inclusion in an expanded Airlie Avenue Precinct. On this matter, I concur with Mr Raworth who suggested broader consideration of a High Street Precinct to consider the shops and residential rows that defined the early character of the High Street.

Finally, although this test is not an expectation of PPN-01, when considering a substantial extension to an existing HO precinct, it is useful to ask the question ‘does the proposed extension stand-alone or does it rely on the higher significance of the existing precinct’. In my view buildings at the northern end of Chomley Street and along the High Street frontage do not achieve sufficient level of significance to constitute a free-standing precinct. That is, they rely on the higher significance of buildings such as those along Airlie Avenue to underpin their significance and to support their inclusion in HO138.

APPENDIX A: HERITAGE CITATION

Airlie Avenue Precinct, Prahran Statement of Significance

Heritage Place: Airlie Avenue Precinct, Prahran

PS ref no: HO178



What is significant?

The Airlie Avenue Precinct, comprising 1-51 & 2-44 Airlie Avenue, 74-100A Chomley Street, 546-614 High Street, 1-67 & 2-46 Highbury Grove, 27-35 & 30-48 Irving Avenue, 2-18 Kelvin Grove, 1-21 & 2-36 Larnook Street, and 1-5 & 2-28 Willis Street, Prahran, is significant.

Streets and allotments in the precinct were created by successive subdivisions of the Merville Estate and Victoria Estate from 1879 to 1910. The earliest house in the precinct is the bichrome brick villa 'Cathcart' at 568 High Street of 1880. Residential development dating from 1880-90 characterises the northern half of the precinct, as well as two rows of shops of this era on High Street.

Federation/Edwardian era residential predominates in the southern half, in keeping with its later subdivision dates.

Elements which contribute to the significance of the precinct include:

- The high degree of intactness of the precinct to its c1930 state, due to the low level of later redevelopment;
- The intactness of the buildings to their original state, with buildings typically retaining with their street presentation largely unaltered, apart from some changes to verandahs and windows;
- The single-storey scale of the residential streets, and the mixed single- and double-storey scale of the High Street section;
- The use of hipped roofs, timber, bichrome face brick or cement-render cladding to Victorian era buildings, with a shift to gable-fronts and red face brick in the Federation and early interwar periods;

- The irregular subdivision pattern which demonstrates the piecemeal creation and extension of streets over a 30 year period, and whose boundaries are often indicated by east-west running laneways;
- The presence of laneways, many of them retaining their bluestone pitches, which not only provided access to nightsoil carts prior to the introduction of sewers c1900, but also provided pedestrian access between the cul-de-sacs;
- Mature street trees, particularly the London Planes in Larnook Street.

How is it significant?

The Airlie Avenue Precinct, Prahran, is of local historical and aesthetic significance.

Why is it significant?

The precinct is of historical significance for its illustration of the ad hoc nature of late nineteenth-century and early twentieth-century subdivisions of large estates into suburban streets and allotments, resulting in an irregular street pattern and a number of cul-de-sacs linked by pedestrian laneways. The successive subdivisions are readily apparent due to the almost complete physical separation of the two principle eras – Victorian and Federation – sometimes at either end of a single street. The relatively modest means of many of Prahran's residents are illustrated by the many timber Victorian single-fronted cottages, as well as semi-detached Federation dwellings. These are interspersed with a number of more substantial, double-fronted houses of both eras. The need for local shops in pre-automobile residential areas is illustrated by two rows of Victorian shops on High Street. (Criterion A)

The precinct is of aesthetic significance due to the regular rhythms created by identical rows of detached houses – for example Victorian timber cottages on Willis Street and rendered and timber villas on Airlie Avenue – and rows of asymmetrical semi-detached and symmetrical Edwardian and early interwar dwellings – for example on Highbury Grove, Airlie Avenue, Larnook Street and Irving Avenue. This rhythm is supported by the very consistent use of red face brick for both the Federation-era and inter-war era dwellings in the precinct. The aesthetic significance of the precinct is further enhanced by dwellings with unusual forms of ornamentation, such as the row of timber Victorian houses with pedimented front windows at 5-9 & 15 Airlie Avenue, and the single-fronted Victorian house at 84 Chomley Street with highly decorative cast-cement enrichments. The two rows of Victorian shops on High Street are enhanced by their shopfronts: with the original timber shopfronts at 602-610 High Street and Federation-era Brooks & Robinson shopfronts with Art Nouveau leadlights at 546-552 High Street. (Criterion E)

Grades

1-1A	Airlie Avenue	Significant (B)
3	Airlie Avenue	Significant (B)
5	Airlie Avenue	Significant (B)
7	Airlie Avenue	Significant (B)
9	Airlie Avenue	Significant (B)
11	Airlie Avenue	Non-contributory
13	Airlie Avenue	Significant (B)
15	Airlie Avenue	Significant (B)
17	Airlie Avenue	Contributory
19	Airlie Avenue	Contributory
21	Airlie Avenue	Contributory
23/25	Airlie Avenue	Contributory
27/29	Airlie Avenue	Contributory
31/33	Airlie Avenue	Contributory
35/37	Airlie Avenue	Contributory
39/41	Airlie Avenue	Contributory
43	Airlie Avenue	Contributory

STONNINGTON PLANNING SCHEME

45	Airlie Avenue	Contributory
47	Airlie Avenue	Contributory
49	Airlie Avenue	Contributory
51	Airlie Avenue	Contributory
	Cramond Lane	Contributory
2	Airlie Avenue	Significant (B)
1-3/4	Airlie Avenue	Non-contributory
6	Airlie Avenue	Non-contributory
8	Airlie Avenue	Non-contributory
10/10A	Airlie Avenue	Contributory
12/12A	Airlie Avenue	Contributory
14	Airlie Avenue	Contributory
16	Airlie Avenue	Significant (B)
18	Airlie Avenue	Non-contributory
20	Airlie Avenue	Contributory
22/24	Airlie Avenue	Contributory
26/28	Airlie Avenue	Contributory
30/32	Airlie Avenue	Contributory
34	Airlie Avenue	Significant (B)
36/38	Airlie Avenue	Contributory
40	Airlie Avenue	Contributory
1/42	Airlie Avenue	Significant (B)
2/42	Airlie Avenue	Non-contributory
44	Airlie Avenue	Significant (B)
74	Chomley Street	Contributory
76	Chomley Street	Contributory
78	Chomley Street	Contributory
80	Chomley Street	Contributory
82	Chomley Street	Contributory
84	Chomley Street	Significant (B)
86	Chomley Street	Non-contributory
88	Chomley Street	Contributory
90	Chomley Street	Contributory
92	Chomley Street	Contributory
94	Chomley Street	Contributory
96	Chomley Street	Non-contributory
98	Chomley Street	Non-contributory
100/100A	Chomley Street	Non-contributory
546-552	High Street	Significant (B)
552A-554	High Street	Non-contributory
554A	High Street	Contributory
566	High Street	Contributory
568	High Street	Significant (B)
574	High Street	Non-contributory
2/574	High Street	Non-contributory
574A	High Street	Non-contributory
576	High Street	Contributory
578	High Street	Contributory
580	High Street	Contributory
582	High Street	Contributory
584	High Street	Contributory
586	High Street	Significant (B)
588	High Street	Significant (B)
602-610	High Street	Significant (B)
612/614	High Street	Contributory

STONNINGTON PLANNING SCHEME

	North of No. 1	Contributory
1	Highbury Grove	Contributory
3	Highbury Grove	Contributory
5/7	Highbury Grove	Significant (B)
9/11	Highbury Grove	Contributory
13	Highbury Grove	Contributory
15	Highbury Grove	Non-contributory
17	Highbury Grove	Contributory
19	Highbury Grove	Contributory
21	Highbury Grove	Non-contributory
23	Highbury Grove	Contributory
25	Highbury Grove	Contributory
27	Highbury Grove	Contributory
29	Highbury Grove	Contributory
31	Highbury Grove	Contributory
33	Highbury Grove	Contributory
35	Highbury Grove	Contributory
37	Highbury Grove	Contributory
39/41	Highbury Grove	Contributory
43/45	Highbury Grove	Contributory
47/49	Highbury Grove	Contributory
51	Highbury Grove	Contributory
53/55	Highbury Grove	Contributory
57/59	Highbury Grove	Contributory
61/63	Highbury Grove	Contributory
65/67	Highbury Grove	Contributory
	North of No. 2	Contributory
2	Highbury Grove	Significant (B)
2A	Highbury Grove	Contributory
4	Highbury Grove	Contributory
6	Highbury Grove	Contributory
1-4/8	Highbury Grove	Non-contributory
10	Highbury Grove	Non-contributory
14	Highbury Grove	Non-contributory
16	Highbury Grove	Contributory
18	Highbury Grove	Contributory
20	Highbury Grove	Non-contributory
	North side of No. 22	Contributory
22	Highbury Grove	Contributory
24	Highbury Grove	Contributory
26/26A	Highbury Grove	Contributory
28	Highbury Grove	Contributory
30	Highbury Grove	Contributory
32	Highbury Grove	Contributory
34	Highbury Grove	Contributory
36	Highbury Grove	Contributory
38/40	Highbury Grove	Contributory
42/44	Highbury Grove	Contributory
46	Highbury Grove	Contributory
27	Irving Avenue	Significant (B)
29/31	Irving Avenue	Significant (B)
33/35	Irving Avenue	Contributory
30/32	Irving Avenue	Contributory
34/36	Irving Avenue	Contributory

STONNINGTON PLANNING SCHEME

38/40	Irving Avenue	Contributory
42	Irving Avenue	Contributory
44	Irving Avenue	Contributory
46/48	Irving Avenue	Contributory
	Rear of 2 Kelvin Grove	Contributory
2	Kelvin Grove	Significant (B)
4	Kelvin Grove	Significant (B)
6	Kelvin Grove	Significant (B)
8-10	Kelvin Grove	Non-contributory
12	Kelvin Grove	Contributory
16	Kelvin Grove	Contributory
18	Kelvin Grove	Significant (B)
1	Larnook Street	Significant (B)
3/5	Larnook Street	Contributory
7/9	Larnook Street	Contributory
11	Larnook Street	Contributory
13	Larnook Street	Contributory
15	Larnook Street	Contributory
17	Larnook Street	Contributory
19	Larnook Street	Contributory
21	Larnook Street	Contributory
2/4	Larnook Street	Contributory
6/8	Larnook Street	Contributory
10/12	Larnook Street	Contributory
14/16	Larnook Street	Contributory
18/20	Larnook Street	Contributory
22/24	Larnook Street	Contributory
26/28	Larnook Street	Contributory
30/32	Larnook Street	Contributory
34/36	Larnook Street	Contributory
1	Willis Street	Non-contributory
3	Willis Street	Contributory
5	Willis Street	Contributory
7	Willis Street	Non-contributory
2	Willis Street	Contributory
4	Willis Street	Contributory
6	Willis Street	Contributory
8	Willis Street	Contributory
10	Willis Street	Contributory
12	Willis Street	Contributory
14	Willis Street	Contributory
16	Willis Street	Contributory
18	Willis Street	Contributory
20	Willis Street	Contributory
22	Willis Street	Contributory
24	Willis Street	Contributory
26	Willis Street	Contributory
28	Willis Street	Non-contributory

Primary source

Airlie Avenue Precinct, Prahran Heritage Citation Report, Landmark Heritage Pty Ltd, June 2020.

**APPENDIX B:
LOVELL CHEN
PRELIMINARY APPRAISAL
19 DECEMBER 2020**

MEMORANDUM

TO	Ralph Beveridge	FROM	John Statham/Libby Richardson
RE	554A High Street, Prahran	DATE	19 December 2020

This memorandum supersedes an earlier assessment of the dwelling at 554A High Street, Prahran dated 15 December 2020. It addresses a minor error in the earlier document but does not alter the findings or opinions expressed previously.

In June 2020, the City of Stonnington advised the owners of 554A High Street, Prahran (Figure 1, Figure 2, and Figure 3) of its intention to undertake Planning Scheme Amendment C304. This amendment would provide for an expansion of the existing Airlie Avenue Precinct (HO178) to include the subject building and others in the Schedule to the Heritage Overlay of the Stonnington Planning Scheme. The subject dwelling comprises a c. 1910s dwelling with an attached single-storey shop in its front setback dating to c. 1969. The following provides comment on the heritage value of the property and a preliminary response to a draft heritage citation, *HO178 Airlie Avenue Precinct, extended* (Landmark Heritage Pty Ltd 11 June 2020) prepared for the City of Stonnington. The following is based on this preliminary work and a physical assessment of the building and site undertaken on 25 November 2020.

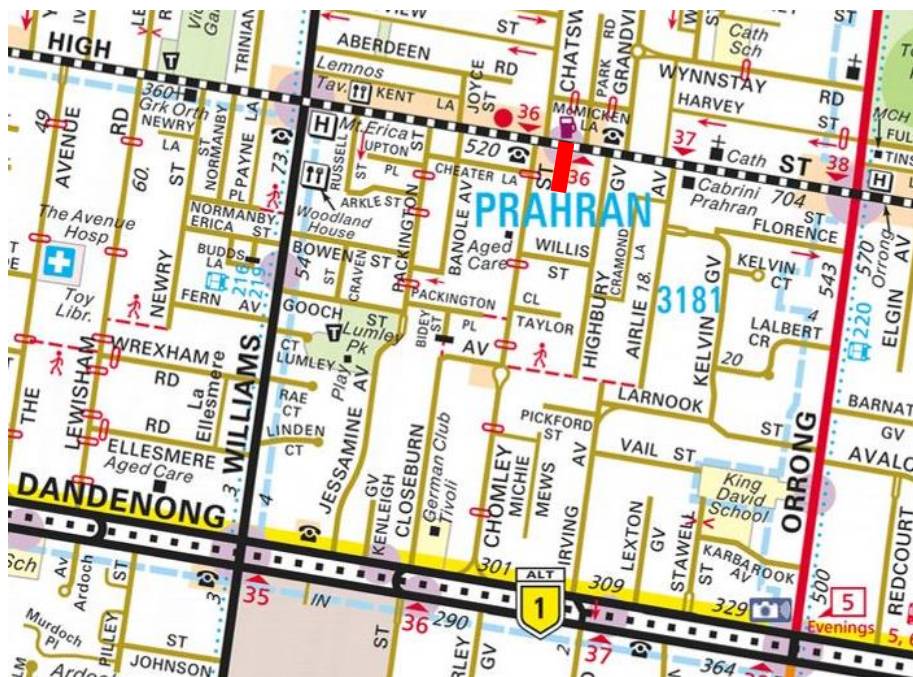


Figure 1 Locality plan with 554A High Street indicated in red
 Source Melways online <https://online.melway.com.au/melway/>



Figure 2 Aerial photograph with 554A High Street indicated
Source: Nearmap



Figure 3 The dwelling at 554A High Street, viewed from the north-east, the c. 1969 shop is evident at right

1.0 LISTINGS AND CONTROLS

It was proposed that Amendment C303 would apply interim controls to the site. It is understood that this amendment has since been abandoned. Compilation Heritage Amendment C304 to the Stonnington Planning Scheme is currently in progress. The amendment will apply permanent heritage controls to the subject site. Among other matters, Amendment C304 will make revisions and extensions to the existing Airlie Avenue Precinct (HO178). These revisions would bring the subject building into the extent of the expanded precinct and, as a consequence, it would be subject to Council's Heritage Policies at Clauses 22.04, Heritage Policy and 43.01, Heritage Overlay (HO).

Amendment C304 was on public exhibition until 9 December 2020 and submissions in response to the proposed amendment were invited. Council plans to consider submissions in January/February 2021. In the event that there are submissions that cannot be resolved by the Council, the Minister for Planning will appoint an independent Panel to further consider the Amendment. A Planning Panel Directions Hearing has been provisionally scheduled for the week commencing 12 May 2021.

Current listings and controls

No 554A High Street is not currently listed either individually or as part of a HO precinct under the City of Stonnington Planning Scheme. The property is not included in the Victorian Heritage Register or the Victorian Heritage Inventory, nor has it been classified by the National Trust of Australia (Vic).

Proposed listings and controls

As noted, it is proposed to revise the boundaries of the existing Airlie Avenue Precinct to include sections of High and Chomley streets. The subject building at 554A High Street would fall within the proposed extension of HO178 (Figure 4). The subject building (at the rear of the site) would become a 'contributory' heritage place within the revised HO178. A single-storey shop constructed in c. 1969 in its front setback and integrated with the dwelling would become a 'non-contributory' or ungraded heritage place.

1.1.1 Contributory places

Stonnington Planning Scheme at Clause 22.04-2 describes 'contributory' places as follows:

'Contributory places' means buildings and other places in a heritage precinct graded C which are contributory to the built form attributes and significance of a heritage precinct.¹

C grade buildings are described in the Stonnington Heritage Design Guidelines as follows:

Buildings which are representative examples of particular periods or styles of buildings in largely intact heritage precincts which have been substantially altered.

1.1.2 Ungraded places

Stonnington Planning Scheme at Clause 22.04-2 describes ungraded (non-contributory) buildings as follows:

'Ungraded places' means buildings and other places which do not contribute to the significance of a heritage precinct.²

¹ Stonnington Planning Scheme, *Clause 22.04: Heritage Policy*, p.1.

² Stonnington Planning Scheme, *Clause 22.04: Heritage Policy*, p.1.

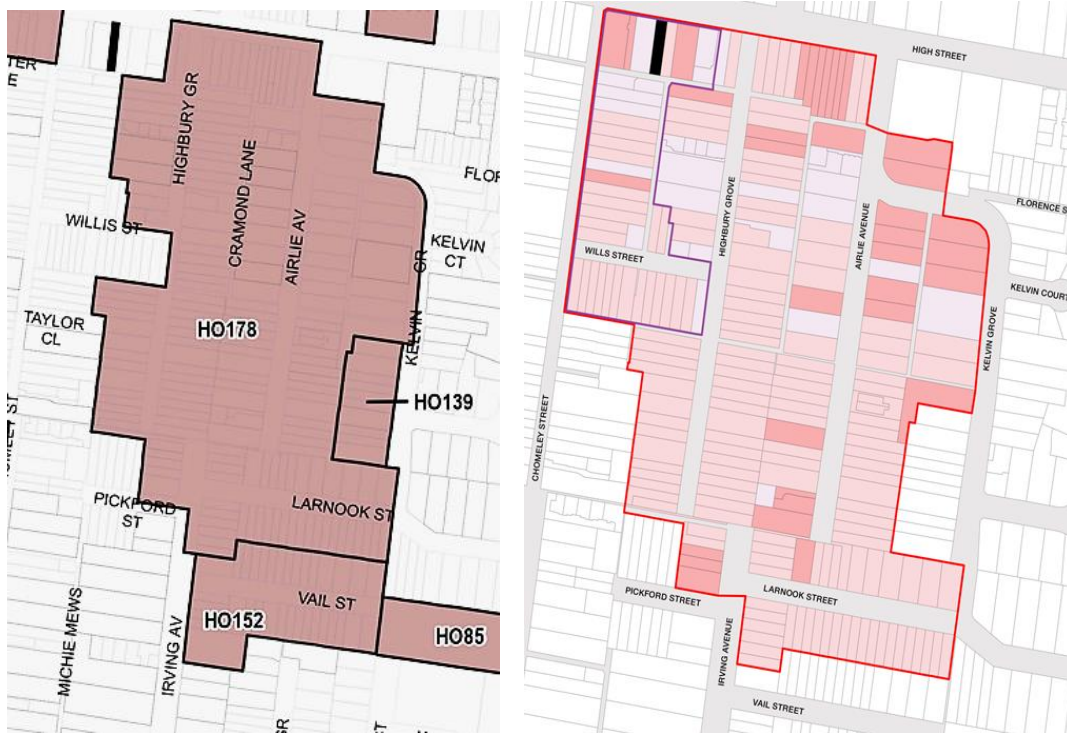


Figure 4 (L) [Detail] Map no. 5HO showing the existing extent of HO178; (R) Proposed extent of HO178; the subject building is indicated in black

Sources:(L) Browse Planning Schemes, <https://www.planning.vic.gov.au/schemes-and-amendments/>, (R) Precinct Information sheet, Airlie Avenue Precinct, https://www.stonnington.vic.gov.au/files/assets/public/planning-and-building/planning/strategic-planning/amendments/c304ston/c_precinct-info-sheet.pdf

2.0 PREVIOUS HERITAGE STUDIES

Heritage controls in the former City of Prahran were typically implemented on the basis of research undertaken in the following three general heritage studies:

- The Prahran Conservation Study for the City of Prahran/Historic Buildings Council (Nigel Lewis and Associates, 1983);
- The Prahran Character and Conservation Study (Nigel Lewis and Associates 1992);
- Prahran Heritage Review (Context Pty Ltd, 1993).

The Airlie Avenue Area (HO178) was implemented on the basis of the following area-specific Study:

- Airlie Avenue Prahran, (Bryce Raworth Pty Ltd, 1999)

These studies are discussed below.

2.1 The Prahran Conservation Study, 1983.

The Prahran Conservation Study was the first heritage study in the former City of Prahran and among the first in the State. It set out to identify the most important heritage buildings and precincts in the former Municipality. In each case, buildings/areas were ranked as A1 and A2.

Category A1 areas were described as follows:

An area of State significance. It is included or recommended for inclusion on the Register of the National Estate (RNE).

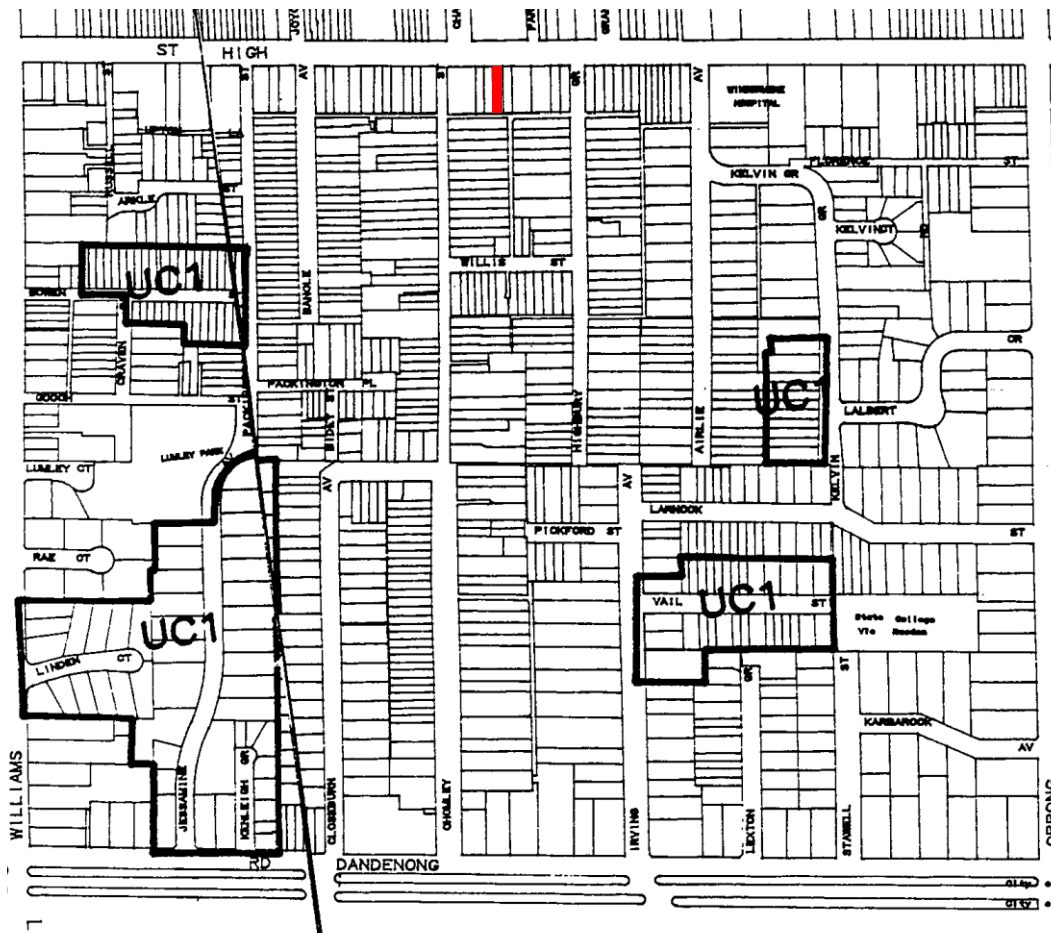
Category A2 areas were described as follows:

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

No parts of the block bounded by High Street, Williams Road, Orrong Road and Dandenong Roads were identified in a Category A1 or A2 area. Other recommendations of the Study were incorporated into the Planning Scheme in 1985 and 1986.

2.2 The Prahran Character and Conservation Study, 1992

The 1992 Study built on the previous Study of almost a decade earlier. It undertook additional research particularly into heritage streetscapes and precincts and proposed a new set of heritage controls in these areas. The Study identified four potential Urban Conservation (HO) areas south of High Street in the general vicinity of the subject dwelling (identified as Precinct 12). These are indicated at Figure 5. None of these areas included the subject building.



PRECINCT 12 1992 URBAN CONSERVATION AREAS

Figure 5 Precinct 12 showing four proposed Urban Conservation (HO) Areas, the subject building is indicated in red

Source: The Prahran Character and Conservation Study (Nigel Lewis and Associates 1992)



Additionally, The Prahran Character and Conservation Study produced a Building and Streetscape Grading Register. This included a building grading for every building in the former Municipality. The subject building was graded C. These buildings were described in the Study as follows:

C buildings are either reasonably intact representatives of particular period [sic.] or styles, or they have been substantially altered but stand in a row or street which retains much of its original character. These buildings are considered to have amenity or streetscape value.

An independent Panel was appointed to hear submissions in relation to the study and the associated Planning Scheme Amendments that would have given the recommendations of the study statutory force. The Panel reported in April 1993 and was critical of a number of the proposed controls. The Panel expressed concerns about an apparent lack of rigour in the assessments and the lack of detailed documentation in support of the recommendations.

2.3 Prahran Heritage Review (Context Pty Ltd, 1993)

In response to the Panel report on Council's exhibited Planning Scheme amendments, Council commissioned heritage consultants, Context Pty Ltd, to undertake an independent review of the findings of the Prahran Character and Conservation Study.

The Prahran Heritage Review (the Review) concentrated its efforts on A1 grade buildings and A1 (previously UC1) Urban Conservation areas. Its aim was to provide thorough assessments of the buildings and areas that would be included in future planning scheme amendments. The Review accepted the building gradings of the 1992 study and used the same grading definitions.

The four UC1 (later HO) Areas identified by the 1992 Study were reconsidered as part of the Review. It recommended the following:

- The review supported the Vail Street Urban Conservation area identified in the 1992 Study
- The review supported the Kelvin Grove Urban Conservation Area identified in the 1992 Study and identified a potential future extension into Larnook Street to the north
- The review supported the Bowen Urban Conservation area identified in the 1992 Study
- The review supported the Jessamine Urban Conservation area identified in the 1992 Study

Heritage controls were subsequently implemented over these areas.

2.4 Airlie Avenue, Prahran, (1999, Bryce Raworth Pty Ltd)

In 1999, Bryce Raworth Pty Ltd undertook a review of the Kelvin Grove Urban Conservation Area, as identified in the Prahran Heritage Review of 1993. The report, *Airlie Avenue, Prahran* recommended that the pre-existing Kelvin Grove area should be expanded to include Airlie Avenue with the expanded area included as an Urban Conservation Area (HO) under the Stonnington Planning Scheme. It also recommended nomination to the (since archived) Register of the National Estate.

The proposed area was substantially larger than the area identified in the 1993 Study, including all addresses in Airlie Avenue (Figure 6). Additionally, the report recommended a future extension of the precinct to include sections of High Street. Neither the HO area identified at that time nor the area recommended for future consideration included the subject site at 554A High Street, Prahran.

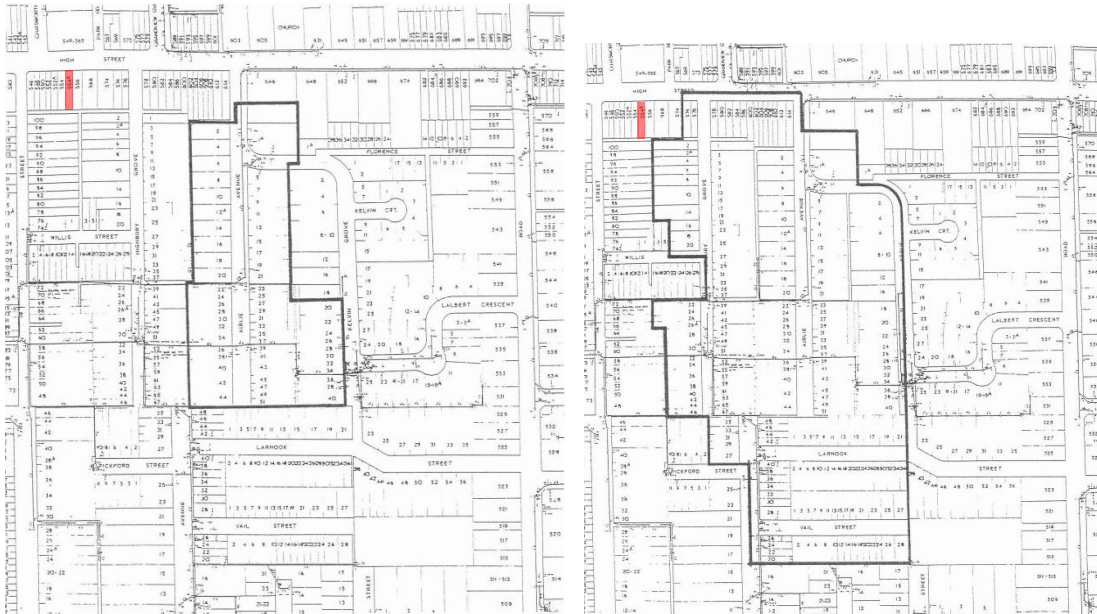


Figure 6 (L) Area identified as the Airlie Avenue Precinct (HO178), (R) Airlie Avenue Precinct including an area identified for a potential future extension
Source: Airlie Avenue, Prahran, 1999 (Bryce Raworth Pty Ltd)

3.0 SIGNIFICANCE

The following statements of significance are relevant to the current considerations. The first from Airlie Avenue, Prahran, (1999, Bryce Raworth Pty Ltd) underpinned the implementation of the HO. The second would replace the earlier version reflecting the expanded precinct as currently proposed. It is noted that the document Airlie Avenue, Prahran, (1999, Bryce Raworth Pty) only included residential buildings. The expanded precinct would also include commercial buildings.

3.1 Airlie Avenue, Prahran, (1999 Bryce Raworth Pty Ltd)

As noted above, the document, Airlie Avenue Prahran underpinned one of a number of amendments undertaken to implement the recommendations of the 1993 Review. The statement of significance prepared in support of the amendment noted:

The proposed Airlie Avenue Urban Conservation Area, incorporating the existing UCA to Kelvin Grove, is of high local importance for the integrity and interest of its surviving 1890s and 1900s building stock. In particular, the rhythm of structures is of note and the extent to which the development of the area in two distinct eras is readily apparent.

The proposed future extension of the area into Highbury Grove and Larnook Street, and incorporating the existing UCA at Vail Street. brings together a fine collection of structures from the turn of the century and a complementary range of substantially intact streetscapes, notable for the repetitive character of their building stock and the regularity of rhythm of their built form.



3.2 Citation Airlie Avenue Precinct, extended, (Landmark 2020)

The following Statement of Significance is provided as part of Council's proposed citation for the area.

What is significant

The Airlie Avenue Precinct, comprising 1-51 & 2-44 Airlie Avenue, 74-100A Chomley Street, 546-614 High Street, 1-67 & 2-46 Highbury Grove, 27-35 & 30-48 Irving Avenue, 2-18 Kelvin Grove, 1-21 & 2-36 Larnook Street, and 1-5 & 2-28 Willis Street, Prahran, is significant.

Streets and allotments in the precinct were created by successive subdivisions of the Merville Estate and Victoria Estate from 1879 to 1910. The earliest house in the precinct is the bichrome brick villa 'Cathcart' at 568 High Street of 1880. Residential development dating from 1880-90 characterises the northern half of the precinct, as well as two rows of shops of this era on High Street. Federation/Edwardian era residential predominates in the southern half, in keeping with its later subdivision dates.

Elements which contribute to the significance of the precinct include:

- The high degree of intactness of the precinct to its c1930 state, due to the low level of later redevelopment;
- The intactness of the buildings to their original state, with buildings typically retaining with their street presentation largely unaltered, apart from some changes to verandahs and windows;
- The single-storey scale of the residential streets, and the mixed single- and double-storey scale of the High Street section;
- The use of hipped roofs, timber, bichrome face brick or cement-render cladding to Victorian era buildings, with a shift to gable-fronts and red face brick in the Federation and early interwar periods;
- The irregular subdivision pattern which demonstrates the piecemeal creation and extension of streets over a 30 year period, and whose boundaries are often indicated by east-west running laneways;
- The presence of laneways, many of them retaining their bluestone pitches, which not only provided access to nightsoil carts prior to the introduction of sewers c1900, but also provided pedestrian access between the cul-de-sacs;
- Mature street trees, particularly the London Planes in Larnook Street.

How it is significant

The Airlie Avenue Precinct, Prahran, is of local historical and aesthetic significance to the City of Stonnington.

Why it is significant

The precinct is of historical significance for its illustration of the ad hoc nature of late nineteenth-century and early twentieth-century subdivisions of large estates

into suburban streets and allotments, resulting in an irregular street pattern and a number of cul-de-sacs linked by pedestrian laneways. The successive subdivisions are readily apparent due to the almost complete physical separation of the two principle eras – Victorian and Federation – sometimes at either end of a single street. The relatively modest means of many of Prahran’s residents are illustrated by the many timber Victorian single-fronted cottages, as well as semi-detached Federation dwellings. These are interspersed with a number of more substantial, double-fronted houses of both eras. The need for local shops in pre-automobile residential areas is illustrated by two rows of Victorian shops on High Street. (Criterion A)

The precinct is of aesthetic significance due to the regular rhythms created by identical rows of detached houses – for example Victorian timber cottages on Willis Street and rendered and timber villas on Airlie Avenue – and rows of asymmetrical semi-detached and symmetrical Edwardian and early interwar dwellings – for example on Highbury Grove, Airlie Avenue, Larnook Street and Irving Avenue. This rhythm is supported by the very consistent use of red face brick for both the Federation-era and inter-war era dwellings in the precinct. The aesthetic significance of the precinct is further enhanced by dwellings with unusual forms of ornamentation, such as the row of timber Victorian houses with pedimented front windows at 5-9 & 15 Airlie Avenue, and the single-fronted Victorian house at 84 Chomley Street with highly decorative cast-cement enrichments. The two rows of Victorian shops on High Street are enhanced by their shopfronts: with the original timber shopfronts at 602-610 High Street and Federation-era Brooks & Robinson shopfronts with Art Nouveau leadlights at 546-552 High Street. (Criterion E)3

4.0 HISTORY AND DESCRIPTION

The following provides a brief summary of development on the subject site.

The subject dwelling was constructed in c. 1910s as a two-storey residence with a single storey wing projecting to the street (Figure 7). It adopted a simple gable-ended form with a terracotta tiled hipped roof. Its design incorporated an unusual arrangement at first floor level with a large semi-enclosed balcony presumably providing sleeping accommodation in the fresh air; fashionable at that time. This upper level area was notable for a decorative balustrade incorporating rendered swag details. Wide sliding sash windows incorporated open vents in fretwork above. The projecting wing at ground floor level was also unusual in terms of its design presenting a tripartite arrangement of windows separated by ornamented rendered pilasters.

In c. 1969, the dwelling at 554A High Street was partially demolished to accommodate the construction of a shop/milk bar in the front setback of the dwelling. These alterations included the removal of the single-storey projecting wing, reorientation of the arched entrance porch to allow entry from the east and complete removal of the garden setting and original masonry fence. Alterations to the upper level may date to a different phase of works, but included removal of the original windows and fretwork, substantial removal of portions of the brick balcony and decorative features and the replacement of the strapping to the gable end.

The exterior appearance and location of the shop/milk bar remains largely unchanged although the interior has undergone a series of internal renovations, the latest in 2020. The c. 1969 shop dominates the presentation of the redeveloped site as evident at Figure 8.

³ Landmark Heritage Pty Ltd, *Citation Airlie Avenue Precinct, extended*, 11 June 2020, pp.18-19.



Figure 7 554A High Street, Prahran, c. 1960s
Source: Image provided by the owner



Figure 8 554A High Street, shop in front setback

5.0 ASSESSMENT

5.1 554A High Street

On the basis of the above, the assessment of the subject site at 554A High Street, Prahran as a 'contributory' building does not reflect the qualities of these buildings defined at Clause 22.04 of the Stonnington Planning Scheme. Specifically, the subject site in its current condition does not contribute to the 'built form attributes and significance of a heritage precinct'.

The description of the site provided in *Extended Airlie Avenue Precinct* (Landmark Heritage Pty Ltd, 11 June 2020) includes the following reference to the subject site:

... 554A High Street... like the single-storey dwellings it has a half-timbered gable front and red facebrick walls. A two-storey masonry front porch sits below the front gable, with heavy brick piers to the first floor and brick arcading to the ground floor. This fine house is difficult to see, due to a detached single-storey shop constructed in front of it and a timber screen concealing the first-floor porch, but it appears to be externally intact.⁴

Council's citation describes the subject side as a 'fine house' with 'timber screen concealing the first-floor porch (which) appears to be externally intact'. These assessments are not correct. The single-storey wing evident at Figure 7 was removed to allow the construction of the shop which now abuts the remnant two-storey section of the original dwelling. The upper level screen does not conceal an intact first-floor porch. Rather, it conceals later windows which have replaced the original arrangement. Site inspection has revealed no evidence of the original ornate balustrade, swags or fretwork details to the front elevation. This situation is evident from the street (Figure 3). The modern day presentation is one in which a later shop conceals the very-substantially altered dwelling to its rear.

On this basis, a change to the schedule of gradings provided as part of Council's citation reflecting the current condition of the dwelling and its almost total concealment by modern additions, is warranted. The dwelling to the rear has been altered to the extent that it should, more reasonably, be assessed as 'non-contributory', having lost its ability to contribute in any meaningful way to the significance of the proposed extension to the Airlie Avenue Precinct HO178. The later shop is already identified as a non-contributory element.

5.2 The precinct extension

As noted, the current amendment proposes an extension to the north-west of the existing HO precinct. This would include former dwellings at 96-100/100A Chomley Street and other buildings at 546-554A High Street – including the subject building and the Edwardian-era shop at 546–552 High Street. Notably, the document, *Airlie Avenue, Prahran*, (Bryce Raworth, 1999) which brought about the existing Airlie Avenue HO did not include any of these building either within the precinct, as identified at that time, or within those sections of High Street recommended for further investigation. The subject locale has been assessed by a number of Heritage Studies since 1983. None has recommended a HO for the subject section of High Street or adjacent section of Chomley Street.

As established above, the subject building at 554A should, more reasonably, be considered a non-contributory building.

With respect to the Edwardian-era shop at 546–552 High Street, it has not been possible within the brief memorandum to undertake a detailed investigation of this building. Some assessment of the building is provided in Council's citation with particular focus on its shopfronts noting that the 'shopfronts of the entire group appear to date from about 1910 and feature battered (sloping) stallboards, drawn-metal

⁴ Landmark Heritage Pty Ltd, *HO178 Airlie Avenue Precinct, extended*, 11 June, 2020, p.15.

window framing (with a Brooks & Robinson shopfitters tag), and Art Nouveau influenced leadlight highlights’. The statement of significance for the extended precinct identifies the value of shops generally noting ‘the need for local shops in pre-automobile residential areas is illustrated by two rows of Victorian shops on High Street’. Beyond this, this the motivation to include unrelated groups of shops in a HO implemented to for the conservation of residential stock is unexplained. That said, the Edwardian-era group at 546–552 High Street is plainly one of some heritage interest or significance.

The proposed gradings for buildings around the intersection of Chomley Road and High Street are reproduced below (central column). However, on the basis of the discussions above, the recommended gradings provided in the right hand column appear more consistent with the intactness, character and contribution of these buildings to the proposed HO area.

Address	Proposed grading under Amendment C304	Recommended grading
96 Chomley Street	Non-contributory	Non-contributory
98 Chomley Street	Non-contributory	Non-contributory
100/100A Chomley Street	Non-contributory	Non-contributory
546–552 High Street	Significant	Significant/contributory
552A–554 High Street	Non-contributory	Non-contributory
554A High Street (the subject building)	Contributory dwelling with non-contributory shop	Non-contributory

That is, six buildings to the corner of Chomley and High Streets would be included in the HO as revised by amendment C304. Of these, one may contribute to the identified significance of the extended precinct. On this basis, the inclusion of six buildings to the intersection of Chomley Street, identified in the table above, within the extended precinct appears unwarranted and the boundary should be amended to remove all of these buildings.

While this revision would leave the significant/contributory building at 546-552 without protection under the Stonnington Planning Scheme, this building could, on the basis of further detailed research and assessment, be included in the Schedule to the Heritage Overlay as an individual HO. It is noted that the threshold for ‘significant’ buildings within precincts and those under individual HOs are identical. If, as suggested by Council’s citation, the shop at 546–552 High Street is a ‘significant’ building this could be implemented in a straightforward manner without including adjacent buildings. Generally speaking, this presents as a more appropriate response than the inclusion of unrelated retail premises in a residential precinct.

6.0 CONCLUSION

The subject dwelling was substantially altered to accommodate the construction of a shop in its front setback in c. 1969. It is no longer legible to its early state, partially as a consequence of the shop but primarily because the dwelling is no longer intact to its original appearance. It should, more appropriately, be graded non-contributory. In this light, the dwelling and shop would be included in a section of the extended HO comprised almost entirely of non-contributory buildings. Buildings around the intersection of Chomley and High streets could be removed from the proposed extended HO area without impact on the residential character or significance of the broader precinct. If further research



reveals the shop at 546–552 High Street to be a ‘significant’ building this could be dealt with in a more appropriate manner without impost on its non-contributory neighbours.

