

## Heritage Citation – Precinct

**Heritage Place:** Bailey Avenue and Valentine Grove  
Precinct

**Address:** 5–17 and 10–24 Bailey Avenue, and  
1–35 and 2–18 Valentine Grove, Armadale

**Designer:** Unknown

**Builder:** William Valentine Bailey

**HO Reference:** HO759

**Citation status:** Final

**Date Updated:** 11 April 2022

**Year of Construction:** c.1901-c.1907



Photograph of 24 Bailey Avenue (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of Bailey Avenue and Valentine Grove Precinct.

**Heritage Group:** Residential buildings

**Heritage Type:** Residential precinct

**Key Theme:** Building suburbs

**Key Sub-theme:** Middle class suburbs and the suburban ideal

**Significance Level:** Local

**Recommendation:** Recommended for the Heritage Overlay as a new precinct; tree controls are recommended in relation to the mature London plane (*Platanus × acerifolia*) street trees along Bailey Avenue and Valentine Grove; Neighborhood Character Overlay 5 recommended for removal.

<b>Controls:</b>	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input checked="" type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

## Statement of Significance

### *What is significant?*

The Bailey Avenue and Valentine Grove Precinct, comprising properties on Bailey Avenue and Valentine Grove, as well as the mature London plane (*Platanus × acerifolia*) street trees along Bailey Avenue and Valentine Grove, is locally significant.

The precinct is predominantly characterised by contributory graded buildings, with a small number of non-contributory graded buildings. Refer to grading maps for designations.

Character elements that contribute to the significance of the precinct include:

- The distinctive pattern of the early 20th century subdivision and subsequent development created by groups of Federation and Edwardian era buildings;
- A high degree of intactness arising from the same construction period and relative absence of modern infill;
- The regularity and harmony of the single-storey, freestanding Federation and Edwardian era housing stock primarily characterised by hipped roofs with projecting gables, profiled brick chimneys, Marseilles terracotta tiles and slate, stucco render, face brick, bay windows, open front verandahs, and original decorative timber joinery to verandahs, gable ends, windows and doors.
- The uniformity of front setbacks, allotments and building heights across the precinct;
- Original front fences of timber, cast iron, stone and brick; and
- Landscape setting established by the mature London plane (*Platanus × acerifolia*) street trees.

Later alterations and additions to the properties are not significant.

### *How is it significant?*

The Bailey Avenue and Valentine Grove Precinct is of local historical, representative and aesthetic significance to the City of Stonnington. It also has associative significance as a precinct predominantly developed by William Valentine Bailey, a prolific local builder, developer and the Mayor of Malvern between 1903 and 1904.

### *Why is it significant?*

The Bailey Avenue and Valentine Grove Precinct is historically significant as an area that was rapidly developed in the 1900s following Melbourne's 1880s boom period, which saw the subdivision of the c.1854 Victorian mansion Garden House Estate and the creation of allotments fronting Bailey Avenue and Valentine Grove. This subdivision reflected the wider pattern of subdivision and development taking place on grand mansion estates across Armadale at the time, which subsequently transformed this area of the City of Stonnington into an upper-middle class suburban area. The precinct forms a tangible link to the late Victorian and Federation subdivision story of Armadale and illustrates the key urban character changes taking place by the early 20th century. (Criterion A)

The Bailey Avenue and Valentine Grove Precinct contains a good representative collection of single-storey, upper middle-class Federation and Edwardian era dwellings. (Criterion D)

The Bailey Avenue Precinct is aesthetically significant as a highly intact and visually cohesive area characterised by Federation and Edwardian era dwellings. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, setbacks and heights. Its unified character is further enhanced by the mature London plane (*Platanus x acerifolia*) street trees. Combined, these elements create a harmonious and attractive streetscape that is largely free of intrusions and modern development. (Criterion E)

The Bailey Avenue Precinct is of associative significance as a residential area primarily developed by William Valentine Bailey, a prolific local builder, developer and the Mayor of Malvern between 1903 and 1904. (Criterion H)

#### HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Bailey Avenue and Valentine Grove Precinct is historically significant as an area that was rapidly developed in the 1900s following Melbourne's 1880s boom period, which saw the subdivision of the c.1854 Victorian mansion Garden House Estate and the creation of allotments fronting Bailey Avenue and Valentine Grove. This subdivision reflected the wider pattern of subdivision and development taking place on grand mansion estates across Armadale at the time, which subsequently transformed this area of the City of Stonnington into an upper-middle class suburban area. The precinct forms a tangible link to the late Victorian and Federation subdivision story of Armadale and illustrates the key urban character changes taking place by the early 20th century.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	This place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	The Bailey Avenue and Valentine Grove Precinct contains a good representative collection of single-storey, upper middle-class Federation and Edwardian era dwellings.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Bailey Avenue and Valentine Grove Precinct is aesthetically significant as a highly intact and visually cohesive area characterised

		by Federation and Edwardian era dwellings. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, setbacks and heights. Its unified character is further enhanced by the mature London plane ( <i>Platanus x acerifolia</i> ) street trees. Combined, these elements create a harmonious and attractive streetscape that is largely free of intrusions and modern development.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions</i>	This place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The Bailey Avenue and Valentine Grove Precinct is of associative significance as a residential area primarily developed by William Valentine Bailey, a prolific local builder, developer and the Mayor of Malvern between 1903 and 1904.

## Description

### • Physical Analysis

The precinct consists of properties on Bailey Avenue and Valentine Grove. The two streets extend north from Dandenong Road. Valentine Grove changes direction to run parallel to the railway line before joining Bailey Avenue at the northern extent of the precinct. Bailey Avenue then continues north to meet Wattletree Road. Bailey Avenue consists of an asphalt laid two-lane road with parking on both sides, concrete crossovers, gutters and footpaths. The right side of the avenue heading north includes pocket verges between single car parking lots planted with mature London Plane (*Platanus x acerifolia*) trees. The left side of the road includes a narrow verge with projecting pockets where single London Plane (*Platanus x acerifolia*) trees are planted. Both sides of Bailey Avenue have contemporary bluestone kerbing and guttering. Valentine Grove presents a similar road layout with pocket verges with London Plane trees and side parking with contemporary bluestone kerbing and guttering. However, unlike Bailey Avenue, the grass verges and projecting pockets are wider and evenly interspaced along entire length of Valentine Grove.

## **Bailey Avenue**

The residences along Bailey Avenue consist of single-storey Edwardian and Federation style houses. This includes a group of houses showcasing the characteristic open face brickwork, double fronted half-timber gable projection, turned timber verandah post and fretwork detailing and original face brick chimneys amongst other characteristic features along the west side of Bailey Avenue. A number of houses on the east side also include Art Nouveau inspired front verandah timber posts and fretwork detailing, a slightly smaller massing and render finish. The residences along Bailey Avenue have a consistent setback from the street and, in most cases, a similar height timber paling front fence. Some fences along the western side are of brick and render. The houses present a variety of hipped roof forms and most retain the original Marseilles terracotta tile or slate tiles. Where modifications have taken place, they have generally been sympathetic with the built form and style of the residences. Most properties have a rear extension.

High-quality examples on Bailey Avenue include number 22 and 24. With the exception of 20 Bailey Avenue, there are no contemporary properties included within the precinct boundary along Bailey Avenue.

## **Valentine Grove**

The residences along Valentine Grove also consists of single-storey Federation and Edwardian era houses with key characteristics including open face brickwork, hipped roofs (some with a half-timber gable projection), decorative timber joinery, and original face brick chimneys amongst other characteristic features. Several residences, such as those at 31-35 Valentine Grove, appear to include Art Nouveau inspired timber detailing. The setbacks along Valentine Avenue are less consistent than Bailey Avenue, however this is not detrimental to the streetscape pattern of residences. Fence styles and materials vary, however, many are in a traditional timber picket style appropriate to the era. Where modifications have taken place, they have generally been sympathetic with the built form and style of the residences. Most properties have a rear extension.

2 Valentine Grove is an exemplar Edwardian style residence located on a prominent corner lot that has remained highly intact. 11 Valentine Grove is also of interest as a structure that has typical massing, form and detailing of the Federation era. However, the structure is constructed out of regularly cut stone with a natural finish. 21 and 23 Valentine Grove are also of interest owing to their strong ties to the Victorian era style, however research has confirmed that they were built in the Federation period and this can be reflected in the chimney style.

Although 12 Valentine Grove sits comfortably within the streetscape owing to its height, setback and materiality, the building was established in the interwar era and has Spanish Mission influences.

There have been some contemporary developments along the north end of Valentine Grove close to the railway line. This includes 10, 13, 19 and 19A Valentine Grove.

## **Precinct**

While the residences within the precinct display a variety of structural forms, the overall streetscape pattern, massing and finishes contribute to a visually cohesive group of Federation and Edwardian era

residences. The streetscape is reinforced with the low timber paling fencing, consistent pocket verges and mature London Plane (*Platanus x acerifolia*) trees. The properties within the Bailey Avenue and Valentine Grove precinct are considered to be in good condition. Rear extensions are generally well recessed from the street and where they are visible the works are generally sympathetic with the original style of the dwelling on site. Other modifications visible from the street front typically include new roofing material or front fences. Several contemporary developments have some impact on the cohesivity of the precinct, however this is not adverse. The precinct would be considered with overall high integrity overall.

- **Alterations and Additions**

- Post-war and contemporary infill development at 10, 13, 19 and 19A Valentine Grove and 20 Bailey Avenue.
- Sympathetic rear additions to most dwellings.
- Visible two-storey additions to including 3 and 17 Valentine Grove.
- Dormers added to 11 Bailey Avenue and 18 Valentine Grove.
- Contemporary colour schemes to previously painted elements, for example at 12 Bailey Avenue.
- Some fences replaced over time.

## History

- **Historical Context**

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

The first land sales in what would become Armadale began in 1854 following the surveying of Glenferrie Road and High Street. The suburb of Armadale was formally included in the City of Prahran and, as is the case with many of the suburbs in Stonnington and surrounds, it received its name from a lone but notable property. Armadale House was built by one James Munro, son of the first keeper of the Prahran pound. On arriving in Australia from his home in Sutherland, Scotland, Munro worked for the stationer business Fergusson and Moore—Fergusson being James Fergusson of Kooyong. Armadale House, built in c.1887, was the first of many grand houses constructed in the suburb in the late 19th century. Munro went on to become Premier of Victoria and, later, Attorney General, before losing all in the economic crash of the 1890s. Following the turn of the century, many of the original 19th century properties faced demolition and subdivision, encouraging growth in early 20th century and the interwar period. While Armadale today enjoys an affluent reputation for its association with the surrounding suburbs of Toorak, Malvern and Kooyong, traces of remnant working class houses can be seen at the small timber workers cottages present in some parts off High Street and near the border with Malvern (Cooper 1924, 268).



- **Place History**

The land and surrounds of the subject area were sold in 1854 as an allotment of thirteen acres that comprised Crown Portion 55 (Surveyor General's Office 1855; Stonnington History Centre n.d.). First purchased by William Smith, a brick house comprising six rooms, cellar, kitchen, stable, coach house and wood cottage was soon erected on the grounds in Dandenong Road between Glenferrie Road and Kooyong Road (Malvern Rate Books 1856). Known as the Garden House Estate, the property saw several owners and expansions over the subsequent decades, and by the 1890s, Garden House Estate was owned by Joseph Hobday and comprised a brick house of twelve rooms (Malvern Rate Books 1890).

Substantial changes to the property took place when noted developer and builder William Valentine Bailey purchased the estate in the 1890s. Born in Sussex, Bailey arrived in Melbourne in 1860. He went on to become the Managing Director of the Australian Frozen Rabbit, Poultry and Produce Syndicate Ltd and was a prominent figure in the development of the export trade of rabbits (Weekly Times 1897). He was most noted, however, for his role as a land speculator, local builder and developer across Malvern, and his time as the Mayor of Malvern between 1904 and 1904 (Stonnington History Centre, n.d.).

Bailey's ownership of the estate saw its eventual subdivision in 1901, which created the streets Valentine Grove and Bailey Avenue, as well as the subsequent construction of numbers 10, 12, 18, 20, 22 and 24 on the west side of Bailey Avenue, and numbers 25-35 on the east side of Valentine Grove by 1902 (MMBW 1902). These buildings, as depicted on a 1902 MMBW map, comprised a series of Federation and Edwardian era buildings with verandahs, some with projecting bay windows (MMBW 1902). Interestingly, the building at 23 Valentine Grove was built in the late Victorian style.

Both the gold rush era and subsequent 1880s land boom saw a period of subdivision and rapid expansion on former grand estates in Armadale. As Melbourne experienced a period of unprecedented prosperity, growth and development, urban boundaries were pushed out as people, sharing in the ideals of home ownership, sought new residential lands (Context Pty Ltd 2009, 41). Within this context, the sale of newly available dwellings across Valentine Grove and Bailey Avenue were overseen by noted Malvern auctioneer firm Hodges and Co and readily bought up by the middle classes (Context 2009, 127-128; The Prahan Telegraph 190, 5).

Development across Bailey Avenue and Valentine Grove continued to expand over the subsequent years, with 14 and 16 Bailey Avenue erected soon after this initial 1901 development phase. In 1907, Garden House Estate was further subdivided, paving way for the construction of numbers 5-17 on the east side of Bailey Avenue and numbers 2-18 on the west side of Valentine Grove (Porter 2014). While existing research suggests that 5-17 Bailey Avenue was also developed by William Valentine Bailey, no evidence exists to substantiate whether 4-18 Valentine Grove was also developed by Bailey (Porter 2014). While of the same era and style, both the dwellings and allotments differ in sitting and scale, raising the possibility that they may have been developed separately around the same time.

The pattern of subdivision and development established during this early 20th century period is still exceptionally intact today, with the exception of areas of land not built upon and the demolition of some properties. For instance, the interwar period that followed saw the demolition of a Federation era residence at 12 Valentine Grove and the subsequent erection of a Spanish Mission style dwelling, while

developments in the post-war period precipitated the demolition of 20 Bailey Avenue and the erection of three storey flat building.

### Comparative Analysis

The Bailey Avenue and Valentine Grove Precinct comprises a substantially intact series of Federation and Edwardian era style dwellings, the majority of which were developed by a single developer, William Valentine Bailey. This development history has resulted in a visual cohesiveness stemming from consistencies in allotment size, siting, scale, materiality and architectural style across the precinct. While there are several stylistically cohesive comparable examples in the City of Stonnington that also illustrate the area's development into a suburban upper middle-class area during the late 19th and early 20th century, few have been noted for being mainly attributed to a single developer.

Comparative examples include:

- **Inverness Avenue Precinct, Armadale (HO179).** Built between 1901-1903, the Inverness Avenue Precinct consists of a collection of single-storey, intact and visually cohesive Federation era dwellings that were also developed by a prominent local developer and builder William Maben. The precinct draws similarities with Bailey Avenue Precinct with respect to architectural style and historical significance. Primarily lacking in modern infill, it is exceptionally intact and sets a high standard of integrity. The Bailey Avenue and Valentine Grove Precinct retains a reasonable level of integrity in comparison.
- **Union Street Precinct, Armadale (HO377).** The Union Street Precinct comprises a substantially intact and cohesive collection of late 19th and early 20th century houses from the Victorian and Federation eras, as well as some interwar dwellings. Although it is without modern infill and consists of properties across two stylistic eras, the precinct nevertheless compares well with Bailey Avenue and Valentine Grove Precinct in terms of its historical setting, architectural quality, streetscape rhythm and intactness. Unlike Bailey Avenue Precinct however, there is not one key developer associated with the area, resulting in differences in building forms and styles across the precinct.
- **Claremont Avenue Precinct, Malvern (HO156).** Situated in the neighbouring suburb of Malvern, the Claremont Avenue Precinct is an intact collection of Federation era dwellings that were developed following Melbourne's 1880s land boom. While the precinct also retains housing stock from the Victorian era and is therefore not as stylistically cohesive when compared to Bailey Avenue Precinct, it still maintains several noted visual similarities. These include the consistency in setbacks in some areas, streetscape rhythm and intactness, as well as the occasional presence of infill development. Notably, Claremont Avenue Precinct is also associated with William Valentine Bailey, who was responsible for the development of several houses in Claremont Avenue. Unlike the Bailey Avenue and Valentine Grove Precinct however, the majority of dwellings within the precinct are primarily attributed to a range of different builders and developers.

As demonstrated in the above comparative analysis, the Bailey Avenue Precinct compares well to other precincts within the City of Stonnington as a cohesive and clearly definable residential area that not only illustrates suburban development in Armadale following Melbourne's land boom, but also demonstrates a unified and intact collection of Federation and Edwardian era building stock. With the exception of Inverness Avenue Precinct, Bailey Avenue Precinct is also particularly noted for being predominantly the work of a single developer, a detail that has afforded the area high degree of stylistic consistency.



## Precinct Map



## Grading Plan

\* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

*Note: the Style/era column follows architectural style categories set out in Heritage Victoria's HERMES Orion database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.*

Street address	Place type	Style/era	Grading
<b>BAILEY AVENUE</b>			
1 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
3 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
5 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
7 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
9 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
10 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
11 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
12 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
13 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
14 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
15 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
16 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
17 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
18 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
20 Bailey Avenue	Flats	Post-war period (1945-1965)	NC
22 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
24 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
<b>VALENTINE GROVE</b>			
2 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
3 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
4-6 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
5 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
7 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
8 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
9 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
10 Valentine Grove	Flats	Post-war period (1945-1965)	NC
11 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
12-14 Valentine Grove	House	Interwar period (c.1919-c.1940)	NC
13 Valentine Grove	House	Contemporary	NC
15 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
16 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
17 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
18 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
19 Valentine Grove	House	Contemporary	NC
19A Valentine Grove	House	Contemporary	NC
21 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
23 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
25 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
27 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
29 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
31 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
33 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
35 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C

## References

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## Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.



3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

### Further Images



2 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



4-6 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



12 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



18 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



7 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



9 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).





11 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



17 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



23 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



25 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



29 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



31 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).





35 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



33 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



3 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



14 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



10 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



18 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).





22 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



24 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



9 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



11 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



13 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



17 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).





North-east facing street view of 5-9 Valentine Grove (source: Extent Heritage Pty Ltd, 2021).



South facing street view of 2-6 Valentine Grove (source: Extent Heritage Pty Ltd, 2021).



South-east facing street view of 9-11 and 2-6 Valentine Grove, showing mature London plane (*Platanus × acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



South-west facing street view of 23-27 Valentine Grove, showing mature London plane (*Platanus × acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



North facing street view of Bailey Avenue from Dandenong Road, showing mature London plane (*Platanus × acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



North-east facing street view of Bailey Avenue from Dandenong Road, showing mature London plane (*Platanus × acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



South-east facing street view of Bailey Avenue from Valentine Grove intersection showing mature London plane (*Platanus x acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



North-east facing street view of 24 and 22 Bailey Avenue (source: Extent Heritage Pty Ltd, 2021).

## Authors

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