Stonnington Heritage Review Summary Report

Part 2B Armadale

Volume 1 – Findings

Prepared for City of Stonnington

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Executive summary

Project Overview

Extent Heritage Pty Ltd (Extent Heritage) was commissioned by the City of Stonnington to prepare a Heritage Review of the suburb of Armadale. The Heritage Review is split into two parts; a review of existing individual places and precincts on the Heritage Overlay, and a heritage gap study of potential new places and precincts.

The first component of the Heritage Review involved the review and update of citations and statements of significance related to twenty (20) individual places and three (3) precincts on the Heritage Overlay, and provision of recommendations for changes to curtilages, Schedule to the Heritage Overlay controls, and heritage gradings. The second component of the Heritage Review involved a comprehensive gap study assessment of all places outside of the Heritage Overlay to determine if any properties warrant inclusion on the Heritage Overlay, with aim of providing Council with the confidence that all places which warrant protection at this point in time have been identified.

Volume 1 of this report provides an explanation of the key findings and recommendations of the heritage review, as well as the approach and methodology used in its preparation. Volume 2 of this report provides a copy of all the citations prepared for this study.

Key Findings

Review of existing Heritage Overlay places and precincts

Apart from a broader update of the citation content, the following key changes have been recommended in relation to existing Heritage Overlay places and precinct:

- Change the name of ten (10) individual places;

- Change the address of one (1) individual place;

- Include tree controls for two (2) individual places and two (2) precincts;

- Include external paint controls for one (1) precinct;

- Include internal controls for one (1) individual place;

- Nominate one (1) individual place for the Victorian Heritage Register; and

- Extend two (2) precincts to include additional properties.

Gap study

The following number of places and precincts are recommended for the Heritage Overlay:

- Three (3) new individual places; and

- Four (4) new precincts.

Recommendations

It is recommended that Stonnington City Council implements the findings of this study by preparing and exhibiting an amendment to the Stonnington Planning Scheme that would:

- Retain the twenty (20) individual places and five (5) precincts on the Heritage Overlay, with their relevant boundary and Schedule to the Heritage Overlay control changes;

- Remove 819-821 High Street from the Heritage Overlay in relation to HO123;

- Remove the Neighbourhood Character Overlay in relation to 5-15 and 10-24 Bailey Avenue, and 1-34 and 2-18 Valentine Grove, Armadale.

- Add the three (3) new individual places that meet the threshold for local heritage significance as individual heritage places on the Heritage Overlay;

- Add the four (4) new precincts that meet the threshold for local heritage significance as precincts on the Heritage Overlay;

- Amend the relevant Stonnington Planning Scheme Heritage Overlay maps, as required— the extent of registration for the individual place, serial listings and precincts are the curtilages defined by the mapping included in the citations and provided as GIS polygon data to Council.

In addition, the following other items are recommended:

- Nominate Hampden Villa (former Duncraig) at 31 Hampden Road, Armadale (HO48) to the Victorian Heritage Register;

- Update or create Hermes entries for all places assessed as part of this heritage review, inclusive of those places identified in the preliminary and detailed gap analyses which do not meet the threshold for local heritage significance.

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1. Introduction

1.1 Project brief

Extent Heritage Pty Ltd (Extent Heritage) was commissioned by the City of Stonnington (the Council) to prepare a Heritage Review of the suburb of Armadale. The City of Stonnington is undertaking a comprehensive suburb-by-suburb post-contact Heritage Review program to ensure that appropriate heritage controls are applied through the planning scheme. The program commenced in 2020 with the commissioning of the Part 1 study of the suburb of Malvern, followed by the Part 2A study of the suburbs of Toorak and Kooyong. The study of Armadale forms Part 2B of the program. The Heritage Review is split into two parts; a review of existing individual places and precincts on the Heritage Overlay (HO), and a heritage gap study.

The first component of the Heritage Review involved the review and update of citations and statements of significance related to twenty (20) individual places and three (3) precincts on the HO, and provision of recommendations for changes to curtilages, Schedule to the Heritage Overlay controls, and heritage gradings. The primary goal of the review process was to revise the content of each citation to meet current expectations and standards for heritage citations, as well as to review the format of each statement of significance in alignment with *Practice Note 1: Applying the Heritage Overlay* (DELWP 2018).

The second component of the Heritage Review involved a comprehensive gap study assessment of all places outside of the HO to determine if any properties warrant inclusion on the HO, with the aim of providing Council with the confidence that all places which warrant protection at this point in time have been identified. The gap study considered every street within the study area and was split into three parts:

▪ Preliminary gap study of 2,639 properties that are not protected by a HO. This process involved a comprehensive fieldwork program of every street in both suburbs, as well as a desktop assessment. Refer to *Stonnington Heritage Review – Armadale: Part 2B Preliminary Gap Analysis*, prepared by Extent Heritage (June 2021), for a detailed record of the preliminary gap study.

▪ Detailed gap study of the six (6) new individual places, seven (7) new precincts, five (5) precinct extensions, tree controls for one (1) existing individual Heritage Overlay property and tree controls for two (2) existing precinct Heritage Overlays. Refer to *Stonnington Heritage Review – Armadale: Part 2B Detailed Gap Analysis*, prepared by Extent Heritage (November 2021), for a detailed record of the detailed gap study.

▪ Preparation of citations and statements of significance for all places, serial listings and precincts where heritage protection was recommended as part of the detailed gap study.

1.2   Study area

Armadale is bounded by Malvern Road to the north, Orrong Road to the west, Dandenong Road to the south and Glenferrie Road to the east. It includes approximately 3,000 properties. There are currently fifty-eight individual heritage places (including three places on the Victorian Heritage Register) within the study area and eleven heritage precincts This includes one precinct that is partially within the study area.
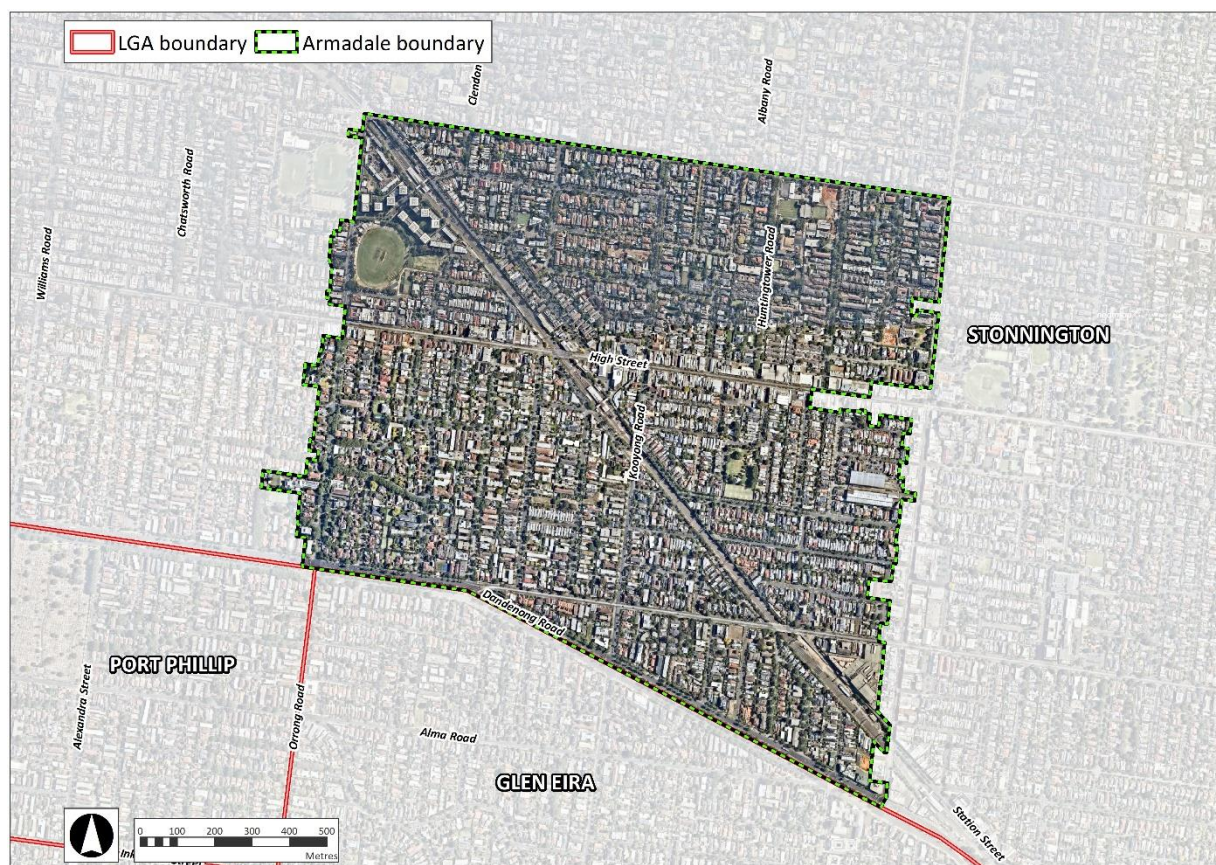
Figure 1. Aerial view showing the boundaries of Armadale. Base map source: NearMap.

1.3   Project objectives

As per the tender brief, the purpose of the heritage review is to provide:

▪ The strategic justification for heritage controls for all places within the study areas that warrant heritage protection, representative of and consistent with the municipality's Thematic Environmental History;

▪ A high level of confidence to the Council and the community that the study area has been comprehensively assessed for any places of potential heritage significance;

▪ Best practice guidance to decision-makers; and

▪ Preliminary heritage assessment information to input to Council's property database for future reference.

1.4 Limitations

The study was subject to the following limitations:

- 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;

- Condition and site modification assessment for each place was limited to a visual inspection undertaken from the public domain; and

- The historical information provided in the citations are provided only to the extent necessary to enable assessment and should not be considered an exhaustive history of each place.

1.5 Authorship

The consultants at Extent Heritage involved in the preparation of the heritage review and their respective roles are outlined below.

Staff	Role
Corinne Softley, Senior Associate	Project management, heritage assessment, drafting heritage review report and quality assurance review
Dr. Luke James, Senior Associate	Heritage assessment and quality assurance review
Benjamin Petkov, Heritage Advisor	Research and heritage assessment
Vivian Lu, Research Assistant	Research and heritage assessment
Reuel Balmadres, Graduate Architect	Physical analysis
Alexander Murphy, GIS Specialist	Mapping

1.6 Terminology

The terminology in this report follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

▪ DELWP (Department of Environment, Land, Water and Planning). 2018. *Practice Note 1: Applying the Heritage Overlay.* Melbourne: DELWP.

   Contributory Element: Contributory Elements are those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study. Note that some Heritage Places covered by an Individual HO surrounded by an Area HO may be Contributory Elements, while others might not.

   Serial Listing: Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

▪ Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

   Heritage Overlay: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

Heritage Place: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

Heritage Study: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

Individual HO: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

Non-contributory Element: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

Statement of Significance: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

- DELWP (Department of Environment, Land, Water and Planning). August 2017. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The Way Forward for Heritage. Melbourne: DELWP.

Threshold: The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

1.7 Abbreviations

A number of abbreviations have been used for the Heritage Review. These are outlined below.

Table 1. Summary of abbreviations.

Abbreviation	Full term
C	Contributory
HERCON	National Heritage Convention
HO	Heritage Overlay
NC	Non-contributory
S	Significant
VHD	Victorian Heritage Database

Abbreviation	Full term
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

2. Methodology

This Part provides an explanation of the methodology used in the various stages of the project, including the revision of existing Heritage Overlay places and precincts, preliminary gap analysis, detailed gap analysis and eventual preparation of new citations to support a planning amendment.

2.1   Best practice resources

This heritage review was prepared by consulting with best practice documentary resources, including the following:

- Australia ICOMOS. 2013. The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance. Burwood, Vic.: Australia ICOMOS.

- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.

- Heritage Victoria. 2010. Heritage Victoria Model Consultants Brief for Heritage Studies. Melbourne: DELWP.

- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms.* Melbourne: Department of Sustainability and Environment.

2.2   Review of existing citations

The review of existing HO citations involved a number of key steps which are outlined in this section.

2.2.1 Review of existing content

A desktop review of the content in each citation was undertaken to ascertain what aspects of the citations require further inputs and updates. The assessment and associated recommendations were collated in a Microsoft Excel spreadsheet to demonstrate to Council what aspects would be updated throughout the project.

2.2.2 Research

A substantial amount of desktop and archival research was undertaken to clarify the history and context of each place or precinct. This research was critical for identifying recommended changes as well as refining and updating the information already provided in each citation.

Primary and secondary sources were reviewed from organisations such as the Stonnington Council History Centre, Stonnington Building Department, State Library of Victoria, Public Records Office Victoria, and National Trust of Australia (Victoria). The HERMES database was also utilised for site records and sourcing comparative examples. Information that was unearthed from these resources included previous assessments and research, histories, early

maps, architectural plans, newspaper articles, and other documentary evidence such as the rate books and Sands & McDougall Directory. Where items were only found to remain in hard copy at Public Record Office Victoria and State Library of Victoria, archival research was undertaken on site.

To assist with the description and identification of architectural styles and materials, generalist architectural resources available online and in the Extent Heritage office library were utilised as needed to inform the physical and comparative analyses.

2.2.3 Comparative analysis

A common gap in the existing citations was a comparative analysis. Comparative analysis is an important part of the heritage assessment process, allowing one to properly benchmark the place against similar examples to establish its relative significance.

The key resources utilised for the comparative analysis included:

- Heritage Victoria database, HERMES;

- Stonnington Planning Scheme – Schedule to the Heritage Overlay;

- Previous heritage studies prepared for City of Stonnington;

- Victorian Heritage Database (VHD); and

- Generalist architectural resources available online and in the Extent Heritage office library, in particular *The Encyclopedia of Australian Architecture* (Goad & Willis 2012).

The existing Schedule to the Heritage Overlay in the Stonnington Planning Scheme includes a large number of places listed for their local and state heritage value. A comparative analysis of the existing places and precincts against other sites on the HO provided a clear indication of their comparative value. In most cases, it was unnecessary for the comparative analysis to go beyond a review of the HO and associated documentation on the Victorian Heritage Database (VHD), HERMES database and/or previous heritage studies. Where necessary, and if no appropriate comparative places could otherwise be located in the HO, places on the HO under an interim control were referenced. Where no comparative examples were identified on the HO, this was noted in the assessment and then followed up with further research outside of the municipality. This strategy aimed to assess the comparative value of heritage places in other council areas.

The HERMES database in particular formed a primary component of the comparative analysis methodology, allowing one to search specific criteria of interest such as architectural style/era, architect name, builder and heritage study name. This allowed for a more focused comparative assessment in many cases.

The comparative analysis considered four broad categories for assessment, as follows:

▪ Comparison by type (HERCON criteria A, B, and D): This compares places based on their specific class or typology and the importance of that factor in their historical, rarity or representative value.

▪ Comparison by style/design (HERCON criteria B, E, and F): This compares places based on architectural style and detailing, including consideration of the integrity.

▪ Comparison by architect/designer (HERCON criteria B and H): This compares places to other places of the same type (ideally) of place by the same architect.

▪ Comparison by historical narrative (HERCON criteria A): This compares places to other places with the same thematic context.

2.2.4 Re-assessment of each place against the HERCON criteria

Each existing place and precinct was re-assessed for its potential to meet the one or more of the HERCON criteria. The Heritage Victoria standard brief for heritage studies states that 'It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected' (DELWP 2010, 2). The National Heritage Convention (HERCON) criteria are defined as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (*historical significance*).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (*rarity*).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (*research potential*).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (*representativeness*).

Criterion E: Importance in exhibiting particular aesthetic characteristics (*aesthetic significance*).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (*technical significance*).

Criterion G: 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 their continuing and developing cultural traditions (*social significance*).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Where a criterion was met, the reasons for this were provided as relevant to the specific criterion being addressed. The results of the tabulated assessment were used to formulate the full Statement of Significance and to confirm the level of significance.

2.2.5 Revised statements of significance

Following an assessment of each place against the HERCON criteria, an updated Statement of Significance was developed following guidelines of Planning Practice Note 1 which states:

> What is significant?
>
> This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.
>
> How is it significant?
>
> Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.
>
> Why is it significant?
>
> The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example '(Criterion G)'. (DELWP 2018, 2)

2.2.6 Assessment of Schedule to the Heritage Overlay controls

Fence controls

In some cases, fences on heritage sites were deemed to be significant in relation to the wider site through archival research and physical analysis. In this scenario, the fence was usually identified as contemporary with the original building and of high integrity. Where fence controls were applied, the statement of significance clearly identified the particular fence under "What is significant?" and why it is important under "Why is it significant?" (DELWP 2018, 4).

Tree controls

Where tree controls were applied to a heritage place, an individual tree, collection of trees or a garden was deemed to be significant in relation to the wider site through archival research and physical analysis. The plantings were generally contemporary with the structures on site, pre-dated the structures and were representative of an earlier phase of development, or contributed to the heritage setting of the place. Where tree controls were applied, the statement of

significance clearly identified the particular tree or trees under "What is significant?" and why they are important under "Why is it significant?" (DELWP 2018, 4).

Internal controls

Internal controls were applied sparingly and on a selective basis to special interiors of high interest. Where interiors were accessible, these were inspected by the project team and the photos included in the citations. Where interiors were not accessible, recent desktop-based information such as video footage was utilised to make a determination on the suitability of internal controls. Where internal controls were applied, the statement of significance clearly identified the particular interior elements under "What is significant?" and why they are important under "Why is it significant?" (DELWP 2018, 4).

Paint controls

Paint controls were applied in instances where an original colour scheme was identified as extant through archival research or if unpainted surfaces of high heritage value should be protected from future overpainting works, such as polychrome brickwork. Where paint controls were applied, the statement of significance clearly identified the relevant element – either the colour scheme or material to be protected – under "What is significant?" and why it is important under "Why is it significant?" (DELWP 2018, 4).

2.2.7 Curtilage assessment

Heritage curtilages were dictated by the legal property boundary for individual places. This is particularly the case for residential sites where it is more practical from a planning perspective to nominate the whole parcel of land. For larger, more complex sites with various buildings, the curtilage plans were updated to include a grading of key elements on the site, either as 'contributory' or 'non-contributory'.

2.2.8 Revised precinct designations

The precincts were analysed to be given a putative common theme and then assessed against the HERCON criteria. To support this analysis, particularly with regards to Criterion D: Representativeness and Criterion E: Aesthetic significance, a precinct designation assessment was undertaken to understand the relative contribution of individual properties towards the significance of the precinct as a whole.

These precincts were originally graded using the former heritage grading system used in Stonnington and the former cities of Malvern and Prahran. The Stonnington Heritage Design Guidelines glossary of terms provides a clear definition for each grading:

- *A1 buildings*: Buildings of national or state significance or extraordinarily high local significance which are either individually significant or form part of a heritage precinct.

- *A2 buildings*: Buildings of high local significance which are either individually significant or which gain their significance from their location within a largely intact heritage precinct of comparable buildings.

- *B buildings*: Buildings which are substantially intact representatives of particular periods or styles which either gain their significance from their location within a largely intact heritage precinct or would otherwise have been graded A1 or A2 if they had not been significantly altered.

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

- *Ungraded buildings*: Buildings which contain no built form which contributes to the character or significance of a heritage precinct.

The designation of properties within precincts was reviewed in line with Council's local heritage policy at Clause 22.04 of the Stonnington Planning Scheme:

- *Significant places*: means places of either state or local significance including individually listed places graded A1, A2 or B.

- *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.

As a general approach, places previously graded A1 and A2 were graded Significant, places previously graded B were graded Contributory, and places previously graded C or without a grading were graded Contributory or Non-Contributory, in line with Council's local heritage policy. In addition to the former grading allocation, the new designations took into consideration the aesthetic and representative attributes of the place (similar fabric, construction era, intactness etc.), relative to the common theme upon which the precinct was nominated. Most places were either found to be contributory or non-contributory. Where properties were identified as significant, it was determined that the site contributed towards the common theme of the precinct but was also of cultural significance in its own right.

2.2.9 Mapping

Revised curtilage maps were prepared using ArcGIS mapping software. This included precinct designation maps.

2.3   Preliminary heritage gap study

2.3.1 Review of previous heritage studies, registers and databases

The preliminary gap analysis involved a review of a range of heritage studies, registers, and databases. These resources were consulted to identify potential places and precincts, as well as to further understand places or precincts that had been identified through other means.

Heritage studies and assessments previously undertaken for the City of Stonington (and former municipalities) were collated to record and understand any heritage places or precincts that have been recommended for further assessment and the rationale for this nomination.

In addition to a review of heritage studies, the following registers were reviewed where relevant:

- Register of the National Estate;

- National Trust Register Australia (Victoria);

- RAIA Register of 20th Century Buildings; and

- Miles Lewis Melbourne Mansions Database.

To further understand previous research and assessment that may have been undertaken on the potential places and precincts, Extent Heritage reviewed HERMES database records. While most previous studies were provided by Council, further relevant material can occasionally be found on the HERMES database regarding places that have been researched previously.

2.3.2 Review of current and 1951 aerial imagery

Utilising historical aerial imagery from 1951 and a modern aerial from November 2020, Extent Heritage georeferenced the historical aerial with a modern aerial to assess the intactness of roof forms across Toorak and Kooyong. This overlay was prepared using ESRI ArcGIS software. Existing HO places and precincts were excluded from the assessment. Where a 2020 roof form of a building appeared to be the same, or similar, to the 1951 roof form, this property was flagged as a potential historical building and added to the fieldwork mapping as a flag for assessment during the physical survey.

2.3.3 Review of Council record of places for further investigation

As part of this Preliminary Gap Analysis, City of Stonnington provided a spreadsheet of places and areas that required assessment. This list was formulated from nominations in previous heritage studies, as well as council and community nominations over the years. Extent Heritage undertook a comprehensive review of these places, including a fieldwork visit, a Google Street View review, a review of existing information on databases such as HERMES, and a review of the heritage study nomination and other miscellaneous documentation provided by Council in relation to specific places. This information provided evidence of potential heritage values of the property and was used to formulate a brief response to each place.

2.3.4 Fieldwork

A comprehensive fieldwork program was planned, drawing on findings from the background documentation and database review, aerial imagery assessment, and Council's list of potential places and precincts as targeted sites for inspection. To accommodate other places that may not have been identified using these research tools, such as post-war buildings, every street in Armadale was physically inspected. All inspections were undertaken from the public domain, via vehicle and on foot. This component of the project provided Extent Heritage with an

opportunity to ground-truth any existing data on the nominations and to capture new, previously unrecorded information.

During fieldwork, each place or precinct of potential heritage value was recorded digitally on 'Konect', a data collection application used by the council. Konect includes a series of customised dropdown menus and an open field text. The menus are outlined in Table 2 below.

Table 2. Konect application dropdown menus customised for the gap study.

Level 1 menu	Level 2 menu	
Building Era	Victorian Victorian/Federation Federation Federation/Interwar	Interwar/Post War Post War Contemporary
Potential heritage value: Yes	Individual Precinct	Tree or garden Other
Potential heritage value: No	Generic Altered Overpainted Prominent addition	Demolished Contemporary Other
Condition	Good Fair Poor	
Integrity	High Moderate Low	
Contributory status (for precincts)	Significant Contributory Non-contributory	

The digital recording was coupled with a written field note on each place and precinct, utilised to capture any additional information outside of the above criteria.

During fieldwork, a streetscape assessment of each street that sits wholly or primarily outside of an existing HO precinct was also prepared to assist in understanding the current heritage context of each street. The information on the assessment included the architectural styles, fence styles, and plantings. The analysis will provide context as to why certain streets did not warrant investigation as part of this gap study.

2.3.5 Establishing a preliminary understanding of significance

For the Preliminary Gap Analysis, the HERCON criteria (outlined in Part 2.2.4 above) were considered at a high level for each of the nominated places or precincts. This assessment was undertaken using the information gathered using the tools set out in the methodology for the Preliminary Gap Analysis.

Potential for state heritage significance was not considered as part of this initial analysis.

2.4 Detailed heritage gap study

2.4.1 Research

Extent Heritage carried out considered research of each place and precinct utilising a range of resources and research avenues, as outlined below.

Archival research

Primary and secondary sources were reviewed from organisations such as the Stonnington Council History Centre, Stonnington Building Department, State Library of Victoria, Public Records Office Victoria, and National Trust of Australia (Victoria). Information gained from these resources included previous assessments and research, histories, early maps, architectural plans, newspaper articles, and other documentary evidence such as the rate books and Sands & McDougall Directory.

Registers and databases

Although this was also undertaken as part of the Preliminary Gap Study, Extent Heritage further reviewed registers and databases as part of the Detailed Gap Analysis to extract information about specific places or precincts that would contribute to the detailed assessment.

The following registers were reviewed where relevant:

- Register of the National Estate;

- National Trust Register Australia (Victoria);

- RAIA Register of 20th Century Buildings; and

- Miles Lewis Melbourne Mansions Database.

Previous heritage studies and consultant reports

Key heritage studies include:

- 'City of Malvern Heritage Study' (Nigel Lewis and Richard Aitken Pty Ltd, 1992);

- 'Toorak Residential Character Study' (John Curtis Pty Ltd in association with Graeme Butler and Associates, 1991);

- 'Victorian Houses Heritage Study Stage 2' (Context Pty Ltd, 2016);

- 'Victorian Houses Heritage Study Stage 3' (Context Pty Ltd, 2017);

- 'Federation Houses Study Stage 2' (GML Heritage and Purcell, 2017);

- 'Federation Houses Study Stage 3' (GML Heritage and Purcell, 2017);

- 'Residential flats in the City of Stonnington—Stage 2 Assessment' (Context Pty Ltd, 2012);

- 'Residential flats in the City of Stonnington—Stage 3 Heritage Citations Project' (Context Pty Ltd, 2012);

- 'City of Stonnington Interwar Houses Study—Stage 2 Interim Report' (Bryce Raworth Pty Ltd. 2012);

- 'City of Stonnington Interwar Houses Study—Stage 3 Background Report' (Bryce Raworth Pty Ltd, 2015); and

- 'Survey of Post-War Built Heritage in Victoria' (Heritage Alliance, 2008).

HERMES

To further understand previous research and assessment that may have been undertaken on the identified places and precincts, Extent Heritage reviewed HERMES database records. While most previous studies were provided by Council, further relevant material can occasionally be found on the HERMES database.

Thematic Environmental History

Extent Heritage reviewed the contents of the *Stonnington Thematic Environmental History* (Context Pty Ltd 2009) to understand where places and precincts were placed within the historical narrative of the municipality.

2.4.2 Targeted fieldwork

As required, targeted fieldwork was undertaken of places and precincts where existing fieldwork photos or information was not considered adequate to undertake a detailed assessment. This component of the project therefore provided us with an opportunity to ground-truth any existing data and to capture new, previously unrecorded information. All inspections were undertaken from the public domain, via vehicle and on foot.

2.4.3 Comparative analysis

A high-level comparative analysis was undertaken for each place and precinct to establish whether it met the threshold for significance, and to understand its representative and rarity value.

The existing Schedule to the Heritage Overlay in the Stonnington Planning Scheme includes a large number of precincts and individual places listed mostly for their local heritage value. In

most cases, a high-level comparative analysis of the nominated places against those already captured on the HO and associated documentation on HERMES, the Victorian Heritage Database (VHR) and/or previous heritage studies provided an indication of comparative value. Where necessary, and if no appropriate comparative places could otherwise be located in the HO, places on the HO under an interim control were referenced.

Where no comparative examples were identified on the HO, this was noted in the assessment and then followed up with further research outside of the municipality. This strategy aimed to assess the comparative value of heritage places in other council areas and, in a case where it was a new type of listing, to assess any precedents for listing places of a particular type.

In some instances, comparative examples emerged from within the detailed gap study itself. These were noted and their inclusion clarified as needed.

The categories for assessment and the resources utilised were the same as those outlined in Part 2.2.3.

2.4.4 Assessment of significance

Establishing an understanding of significance

For the detailed gap analysis, each nomination was further assessed against the HERCON criteria (outlined in Part 2.2.4 above) after the research and fieldwork data had been gathered. The place or precinct needed to strongly meet at least one criterion to meet the threshold for local significance to Stonnington. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Places that did not meet all of the criterion were generally of:

- no cultural or natural historic value;

- no rarity value;

- no research or archaeological value;

- low integrity, such that it did not represent a class of place or retain aesthetic value;

- no technical value for a particular period of time;

- no social, cultural or spiritual value to a community or group; and/or

- no special association with a person or groups of persons of importance.

Where merited, it was considered whether places that easily surpassed the threshold for local significance might be of State significance such as to be considered for nomination to the Victorian Heritage Register. In this regard, the *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Victoria 2019) was consulted to establish the prima facie case to claim potential state significance. The comparative assessment was not extended beyond

the municipality, as would be required to establish state-level significance, and such a recommendation would be subject to a full evaluation for potential nomination to the Victorian Heritage Register.

Assessment of intactness and integrity

The 'intactness' and 'integrity' of a building are often used as a threshold indicator. While interpretations of these terms in heritage assessments do vary, for the purposes of this study the following definitions set out on pp.16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14 have been adopted:

> For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.
>
> **Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.
>
> **Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).
>
> Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place's integrity to such a degree that it loses its significance.

It is important to note that integrity and intactness is not the only factor taken into consideration when assessing the overall significance of a place. There may be instances where a place that is deemed to be 'individually significant' is of moderate or even low integrity. An example may be a site which has retained a significant use over time but has been heavily changed. The gradings are a guide only and must be subject to consideration on a site-by-site basis.

For the purposes of this study, the following gradings of integrity were applied:

Table 3. Gradings of integrity.

Integrity	Description	Significance level guide
High	The building appears to be very intact externally with little change to the principal elevations (i.e., façade, visible roof form, and side walls). Most, if not all, of the other original detailing is intact. Other features that contribute to the setting of the place, such as fences and garden plantings, may be intact.	Contributory or Individually Significant

Integrity	Description	Significance level guide
Moderate	Minor alterations have been made, but much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or 'like-for-like' materials have often been used. Where changes have been made, they are often reversible. Where additions have been made, they are designed to respect and not overwhelm the original building.	Contributory
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Many of the changes are not readily reversible.	Non-contributory

Assessment of condition

Another important aspect in assessing the significance of a property is a consideration of overall condition. Condition assessments can assist in identifying significant fabric and what maintenance or repair work may be required to maintain that significance. Condition assessments were undertaken through public domain inspections, assessment of photographs and reviews of previous relevant reports, if available. A condition grading was provided for each place or precinct based on the definitions outlined below.

Table 4. Grading of condition.

Condition	Description
Good	Little to no maintenance and repair works required
Fair	Some maintenance and repair works required
Poor	Significant maintenance and repair works required

Precinct designations

To support the analysis of precincts, particularly with regards to Criterion D: Representativeness and Criterion E: Aesthetic significance, a precinct designation assessment was undertaken to understand the relative contribution of individual properties towards the significance of the proposed precinct as a whole.

The following gradings were allocated to individual properties, as relevant:

▪ Significant (S): a place that is both significant in its own right, independent of its context within the precinct, and contributes to the broader significance of the precinct (DEWLP 2010, 6).

▪ Contributory (C): elements that that contribute to the significance of the precinct;

- Non-contributory (NC): elements that do not make a contribution to the significance of the precinct; and

The designations took into consideration the aesthetic and representative attributes of the place (similar fabric, construction era, intactness etc.), relative to the common theme upon which the precinct was nominated. Most places were either found to be contributory or non-contributory. Where properties were identified as significant, it was found that the site contributed towards the common theme of the precinct but was also of cultural significance in its own right.

For the purposes of this study, 'intactness' within precincts was measured as percentage of contributory places with 'low' being less than 60 per cent, 'moderate' being 60–80 per cent, and 'high' being 80–100 per cent. Generally speaking, a potential precinct would be expected to have at least 'moderate' intactness but preferably 'high' intactness. In some cases, this assessment helped to identify which portion of a nominated precinct should be recommended for the HO and which parts should be excluded from the curtilage.

2.5   Preparation of heritage gap study citations

Preparation of citations in relation to the gap study aligned with the methodology and key steps undertaken for the preparation of updated citations for existing places and precincts (refer to Part 2.2).

3. Brief history of Armadale

3.1 Aboriginal history

For thousands of years preceding European colonisation, 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 colonisation—it has a rich presence to this day (DELWP).

3.2 Armadale

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).

4. Key findings of the review of existing Heritage Overlay places and precincts

The following chapter provides a summary of the key findings for the review of existing HO places and precincts. For a copy of the updated citations, refer to Volume 2.

Table 5. Individual place recommendations.

HO number	Place Name	Address	Citation date	Recommended changes (other than general citation update)
HO1	Stokell	49-51 Adelaide Street, Armadale	1992	No changes.
HO4	Thurla	1 Avalon Road, Armadale	1992	No changes.
HO27	Pensford	528 Orrong Road, Armadale	n/a	Tree controls recommended.
HO36	R. C. Church Seminary & Offices	21 Elgin Avenue, Armadale	1993	Rename item to 'Former Elgin Hall Guest House'
HO38	Flete	10 Flete Avenue, Armadale (formerly 2 Flete Street)	1992	No changes
HO48	Hampden Villa (former Duncraig)	31 Hampden Road, Armadale	1983	Nominate property for the Victorian Heritage Register.
HO57	Kings Arcade	974-976 High Street, Armadale	2011	No changes.
HO82	Residence	34 Mercer Road, Armadale	1998	No changes.
HO84	Former Sebrof House	514 Orrong Road, Armadale	1983	No changes.

HO number	Place Name	Address	Citation date	Recommended changes (other than general citation update)
HO85	Larnook	519 Orrong Road, Armadale	1993	No changes.
HO86	Trelowarren	543 Orrong Road, Armadale	1993	Tree controls recommended.
HO87	St Alban's Anglican Church and Hall	583 Orrong Road, Armadale	1992	Rename to 'St john & St Verren'a Coptic Orthodox Church'. Internal controls recommended.
HO166	None	506 Orrong Road, Armadale	1998	Rename to 'Redcourt' No changes.
HO318	None	1&2/58 Kooyong Road, Armadale	1992	Rename to 'Carrington'.
HO323	None	1088 Malvern Road, Armadale	1992	Change address to 1088-1090 Malvern Road, Armadale. Re-name item to 'Residence'.
HO327	None	3-5 Mercer Road, Armadale	1992	Re-name item to 'Semi-detached Pair'.
HO328	None	12 Mercer Road, Armadale	1992	Re-name item to 'Residence'.
HO329	None	14 Mercer Road, Armadale	1992	Re-name item to 'Residence'.
HO330	None	16 Mercer Road, Armadale	1992	Re-name item to 'Residence'.
HO331	None	5 Myamyn Street, Armadale	1992	Re-name item to 'Residence'.

Table 6. Precinct recommendations.

HO number	Place Name	Suburb	Citation date	Recommended changes (other than general citation update)
HO123	Auburn Grove Precinct	Armadale	1983	▪ Extend the HO curtilage to include the following properties: • 9 Avalon Road, Armadale; • 17 Avalon Road, Armadale; • 1-13 Hampden Road, Armadale; and • 811 High Street, Armadale. ▪ Remove 819-821 High Street from the HO. ▪ Regrade individual properties (refer to citations for breakdown).
HO125	Cambridge Street Precinct	Armadale	2008	▪ Regrade individual properties (refer to citation for breakdown. ▪ External paint controls recommended.
HO179	Inverness Avenue Precinct	Armadale	2002	▪ No changes.
HO136	Hampden Road Precinct	Armadale	2010	▪ Extent the HO to include 13-17 Avalon Road, Armadale. ▪ Tree controls recommended.
HO377	Union Street Precinct	Armadale	2009	▪ Tree controls recommended in relation to 9 Meryl Street, Armadale

5. Key findings of the heritage gap study

The following chapter provides a summary of the key findings for each stage of the heritage gap study. The findings also cover the historic themes which are represented within the group of places recommended for the Heritage Overlay.

5.1 Preliminary gap study results

Refer to *Stonnington Heritage Review – Armadale: Part 2B Preliminary Gap Analysis*, prepared by Extent Heritage (June 2021), for a detailed record of the preliminary gap study assessment.

The preliminary gap study recommended the detailed assessment of:

▪ Six (6) new individual places in Toorak, including:

- 711 High Street, Armadale;

- 24 Kooyong Road, Armadale;

- Dandenong Road, Armadale (street trees);

- 46–50 Wattletree Road, Armadale;

- 64 Wattletree Road, Armadale; and

- 13–15 Avalon Road, Armadale;

▪ Seven (7) new precincts in Armadale, including:

- 564, 566, 568, and 570 Orrong Road, Armadale;

- 1–7 and 8–14 Horsburgh Grove, and 13 Erskine Street, Armadale;

- 2–14 Murray Street, Armadale;

- 11 and 14–24 St James Road, Armadale;

- 2 St James Road and 36–46 Kooyong Road, Armadale;

- 5–13 and 6–22 Edgerton Road, Armadale; and

- 5–17 and 10–24 Bailey Avenue, 1–35, and 2–18 Valentine Grove, Armadale;

▪ Five (5) precinct extensions in Armadale, including:

- 9 Avondale Road, Armadale (in relation to HO595 and HO123);

- 17 Avondale Road, Armadale (in relation to HO123);

- 811 High Street, Armadale (in relation to HO123);

- 5–13 Inverness Avenue, Armadale (in relation to HO316); and

- 1–13 Hampden Road, Armadale (in relation to HO123 or HO136); and

- Potential tree controls for one (1) existing individual HO property and potential tree controls for two (2) existing precinct HO, including:

  - 575–577 Dandenong Road, Armadale (in relation to HO603);

  - Avalon Road, Armadale (in relation to HO384) (street trees); and

  - 9 Meryl Street, Armadale (in relation to HO377).

5.2 Detailed gap study results

Refer to *Stonnington Heritage Review – Armadale: Part 2A Detailed Gap Analysis*, prepared by Extent Heritage (November 2021), for a detailed record of the detailed gap study assessment.

Heritage citations recommended

Following a review of the list of places and precincts identified for further assessment in the preliminary gap study, the detailed gap analysis identified that the following places, precincts, precinct extensions, and trees have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria and therefore meet the threshold of local heritage significance to the City of Stonnington:

- Three (3) new individual places, including:

  - 711 High Street, Armadale;

  - 46-50 Wattletree Road, Armadale; and

  - Dandenong Road London Plane and Canary Island Palm Trees.

- Four (4) new precincts, including:

  - 5–9 Inverness Avenue, Armadale;

  - 1–7 and 8–14 Horsburgh Grove, and 2–14 Murray Street, and 18 Erskine Street,

  - Armadale;

  - 5–13 and 6–24 Edgerton Road, Armadale; and

  - 5–17 and 10–24 Bailey Avenue, and 1–35 and 2–18 Valentine Grove, Armadale.

- Two (2) precinct extensions, including:

    - Extension of Auburn Grove Precinct HO123 to include 9 Avondale Road, 17 Avondale Road, 811 High Street, Armadale, and 1–13 Hampden Road, Armadale; and

    - Extension of Hampden Road Precinct HO136 to include 13–17 Avalon Road, Armadale.

- Tree controls for one (1) existing precinct HO, including:

    - 9 Meryl Street, Armadale (in relation to HO377)

Places not recommended for the Heritage Overlay

Following a review of the list of places and precincts identified for further assessment in the preliminary gap study, the following places, precincts, precinct extensions and trees do not have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria, and therefore do not meet the threshold of local heritage significance to the City of Stonnington:

- Three (3) new individual places, including:

    - 24 Kooyong Road, Armadale;

    - 64 Wattletree Road, Armadale; and

    - Avalon Road Plane Trees, Armadale.

- Three (3) new precincts, including:

    - 564, 566, 568, and 570 Orrong Road, Armadale;

    - 11 and 14–24 St James Road, Armadale; and

    - 2 St James Road and 36–46 Kooyong Road, Armadale; and

- Tree controls for one existing individual HO property, including:

    - 575-577 Dandenong Road, Armadale (in relation to HO603).

5.3 Summary of places recommended for the Heritage Overlay

The following places and precincts identified in the table below are recommended for the Heritage Overlay and should form part of a planning scheme amendment. In summary, we recommend the following number of places and precincts:

- Three (3) new individual places.

- Four (4) new precincts.

Table 7. Summary of places recommended for the HO.

Place Name	Address	Individual, Serial or Precinct?	Group Type	*Significance*	Schedule to the HO controls	Image
The Orrong Hotel	711 High Street, Armadale	Individual	Recreation and entertainment	Local	None	
Shops	46-50 Wattletree Road, Armadale	Individual	Retail and wholesale	Local	None	

Place Name	Address	Individual, Serial or Precinct?	Group Type	*Significance*	Schedule to the HO controls	Image
Dandenong Road London Plane and Canary Island Street Trees	Dandenong Road, Armadale	Individual	Parks, gardens and trees	Local	Tree controls	

Table 8. Summary of the precincts recommended for the HO.

Place Name	Address	Individual, Serial or Precinct?	Group Type	*Significance*	Schedule to the HO controls	Image
Inverness Terraces Precinct	5-9 Inverness Avenue, Armadale	Precinct	Residential buildings	Local	None	
Horsburgh Grove and Murray Street Precinct	1-9 and 8-14 Horsburgh Grove, 2-14 Murray Street and 8 Erskine Street, Armadale	Precinct	Residential buildings	Local	None	

Place Name	Address	Individual, Serial or Precinct?	Group Type	*Significance*	Schedule to the HO controls	Image
Egerton Road Precinct	5-13 and 6-24 Egerton Road, Armadale	Precinct	Residential buildings	Local	None	
Bailey Avenue and Valentine Grove Precinct	5-15 and 10-24 Bailey Avenue, and 1-34 and 2-18 Valentine Grove, Armadale	Precinct	Residential buildings	Local	Tree controls	

Thematic context of places recommended for the Heritage Overlay

The nominated individual places, serial listing and precincts were quite cohesive in terms of their thematic representation. Most places related to the residential buildings group type, and are representative of Toorak and Kooyong as one of Australia's most prestigious suburbs with a range of architect designed homes. In addition, there is a strong theme of experimentation and innovation in architecture that shows through the large collection of post-war modern properties.

Table 9. Summary of gap study thematic context.

Nomination Type	Group Type	Place Type / Era	Stonnington Thematic History Sub-Themes
Individual	Recreation and Entertainment	Interwar Streamline Moderne hotel	Providing hospitality and entertainment – early hotels
	Retail and Wholesale	Victorian shop	Serving local communities
	Parks, Gardens and Trees	Mature London Plane (*Platanus x acerifolia*) and Canary Island (*Pinus canariensis*) street trees	Creating leafy suburbs
Precinct	Residential Buildings (private)	Victorian era terraces	Creating Australia's most 'prestigious' suburbs Middle class suburbs and the suburban ideal
		Victorian era cottages	Middle-class suburbs and suburban ideal
		Federation/Edwardian era houses	Middle-class suburbs and suburban ideal
		Interwar Old English residence	Creating Australia's most 'prestigious' suburbs

6. Recommendations

6.1 Implementation of this report

Adoption of study

It is recommended that Stonnington City Council formally adopts the Stonnington Heritage Review Part 2B: Armadale Heritage Review, which comprises the following:

- Volume 1: Findings and Recommendations

- Volume 2: Citations

Stonnington Heritage Overlay

It is recommended that Stonnington City Council implements the findings of this study by preparing and exhibiting an amendment to the Stonnington Planning Scheme that would:

- Retain the twenty (20) individual places and five (5) precincts on the Heritage Overlay, with their relevant boundary and Schedule to the Heritage Overlay control changes;

- Remove 819-821 High Street from the Heritage Overlay in relation to HO123;

- Remove the Neighbourhood Character Overlay in relation to 5-15 and 10-24 Bailey Avenue, and 1-34 and 2-18 Valentine Grove, Armadale.

- Add the three (3) new individual places that meet the threshold for local heritage significance as individual heritage places on the Heritage Overlay;

- Add the four (4) new precincts that meet the threshold for local heritage significance as precincts on the Heritage Overlay;

- Amend the relevant Stonnington Planning Scheme Heritage Overlay maps, as required—the extent of registration for the individual place, serial listings and precincts are the curtilages defined by the mapping included in the citations and provided as GIS polygon data to Council.

Victorian Heritage Register

Hampden Villa (former Duncraig) at 31 Hampden Road, Armadale (HO48) is identified as meeting the threshold for both local and State heritage significance. It has potential State significance under HERCON Criterion B – 'Possession of uncommon, rare or endangered aspects of our cultural or natural history', HERCON Criterion E – 'Importance in exhibiting particular aesthetic characteristics', and HERCON Criterion F – 'Importance in demonstrating a high degree of creative or technical achievement at a particular period' (DELP 2018, 2). To establish this, it is recommended that Stonnington City Council include the citation prepared as part of this study as supporting documentation for a VHR nomination.

6.2 Future investigations and opportunities

The Heritage Review identified one area of further work that would be beneficial for the City of Stonnington to pursue in the future:

- Update or create Hermes entries for all places assessed as part of this heritage review, inclusive of those places identified in the preliminary and detailed gap analyses which do not meet the threshold for local heritage significance.

7. References

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