City of
STONNINGTON

Caroline Street Precinct

Prepared by: GJM Heritage (March 2025)

Address: Avoca Street, Caroline Street, Domain Road, Gordon Grove and Punt Road, South Yarra

Name:	Caroline Street Precinct	**Review Date:**	June 2024
Place Type:	Residential Precinct	**Architect/Designer:**	Marcus W Martin – 70-72, 78, 102 & 104 Caroline Street; 269 Domain Road; 69 Avoca Street; Leighton Irwin – 58 Caroline Street
Grading:	See grading table	**Builder:**	Not known
Extent of the Overlay:	See Figure 5	**Construction Date(s):**	1880s-c1940



Figure 1. 52 Avoca Street



Figure 2. 74 Caroline Street



Figure 3. 6 Gordon Grove



Figure 4. 15 Gordon Grove



Figure 5. Caroline Street Precinct, South Yarra (GJM Heritage, March 2025)

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Statement of Significance

What is significant?

The Caroline Street Precinct, South Yarra, a residential precinct containing houses, duplexes and flats dating from the Victorian to the interwar period.

The precinct includes:
- Avoca Street (nos. 35-69 odd, 52 and 70 even)
- Caroline Street (nos. 63-75, 81-83, 97-101 and 105-109 odd, 58-82 and 86-120 even)
- Domain Road (nos. 269-273 odd, 262-272 even)
- Gordon Grove (nos. 1-15 odd, 2-6 even)
- Punt Road (nos. 480-502 even)

Elements that contribute to the significance of the place include:
- Two-storey brick residential buildings, predominantly from the Victorian and interwar periods
- Single-storey houses from the Victorian and Edwardian periods
- Rectilinear plan forms, typically detached
- Hipped roof forms clad with slate or tile
- Original or early fences at the street boundaries, include those at 35, 52, 59 and 61 Avoca Street, 70, 72 and 120 Caroline Street, 264, 266 and 268 Domain Road and 6 and 15 Gordon Grove, and brick piers and iron gates at 9 Gordon Grove

Victorian-era residences
- Bracketed eaves
- Verandahs to principal elevations typically supported on cast-iron columns and decorated with cast-iron friezes and brackets
- Some decorative parapets
- Polychromatic or rendered brick elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows

Edwardian-era residences
- Asymmetrical plan forms and street elevations
- Red brick and roughcast render finishes
- Dominant gable ends with half-timbering effect
- Bay windows
- Verandahs with turned timber posts and fretwork decoration

Interwar residences
- Houses, duplexes and flats with rendered or face brick walls
- Stylistic variations with designs drawing on a diverse range of styles, including the English Domestic Revival, Georgian Revival, Spanish Mission and Moderne
- Symmetrical and asymmetrical forms
- Steep roofs, half-timbering effect and paned windows (English Domestic Revival)
- Prominent central classical entrances and shuttered paned windows (Georgian Revival)
- Rough render and render surfaces, curved roof tiles, shuttered paned windows and gabled chimney tops (Spanish Mission)
- Flat roofs, curved walls and balustrading, projecting horizontal hoods and steel-framed paned windows (Moderne).

Rear additions, non-original vehicle accommodation and non-original taller fencing does not contribute the precinct. The properties at 55 Avoca Street, 67-71, 82, 86, 96, 97-101, 106A/B, 108/108A and 110 Caroline Street, 262 and 268A Domain Road, 2/2A, 3 and 4/4A Gordon Grove and 480A and 504A Punt Road, South Yarra are non-contributory places within the precinct.

How is it significant?

The Caroline Street Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Caroline Street Precinct, South Yarra has strong associations with the early European development phase of South Yarra, when land was first made available in the Crown land sales of the 1840s and the large estates of 'Avoca' (HO45) and 'Yarra Bank' were constructed. The subsequent subdivision of these estates for high-quality, higher density residential development – largely as a result of changing social structures and rising land and labour costs, which made maintaining grand Victorian-era mansions increasingly unviable – transformed the built environment and social character of the area. As a substantially intact precinct of residences dating from the Victorian to the interwar periods, the Caroline Street Precinct clearly illustrates the key development phases of South Yarra from the earliest land sales through to the interwar period (Criterion A).

The Caroline Street Precinct forms a collection of high quality, finely detailed examples of Victorian, Edwardian and interwar period residences, which together form a series of streetscapes with a distinctive architectural character. The grand villas, two-storey terraces, flats and duplexes throughout the precinct adopt a refined architectural character, while the undulating topography contributes to the aesthetic quality of the precinct. Despite the variation in architectural styles, the consistent scale, form, setbacks and materiality of the buildings presents as a high-quality and aesthetically cohesive precinct (Criterion E).

Historical Context

This place is associated with the following historic theme(s) taken from the *Stonnington Thematic Environmental History* (2009):

3 Settling the land

- 3.3.1 Crown land sales

8 Building suburbs

- 8.2.1 Mansion estates and the high ground – middle-class estates in Prahran
- 8.2.3 The end of an era - mansion estate subdivisions in the twentieth century
- 8.6.3 Architect designed apartments

Place History

The following history is drawn from John Statham's Citation for the Caroline Street Precinct, South Yarra, 2011 (updated 2013), with additional information as cited.

The area bounded by Punt Road, the Yarra River, Gardiner's Creek Road (now Toorak Road) and the Sandringham Railway Line comprises four of the six lots sold in the first sale of Crown lands in 1840 (Figure 6). These large allotments originally extended from Gardiner's Creek (Toorak) Road to the Yarra River. River frontages were valued and prices for the lots were high.

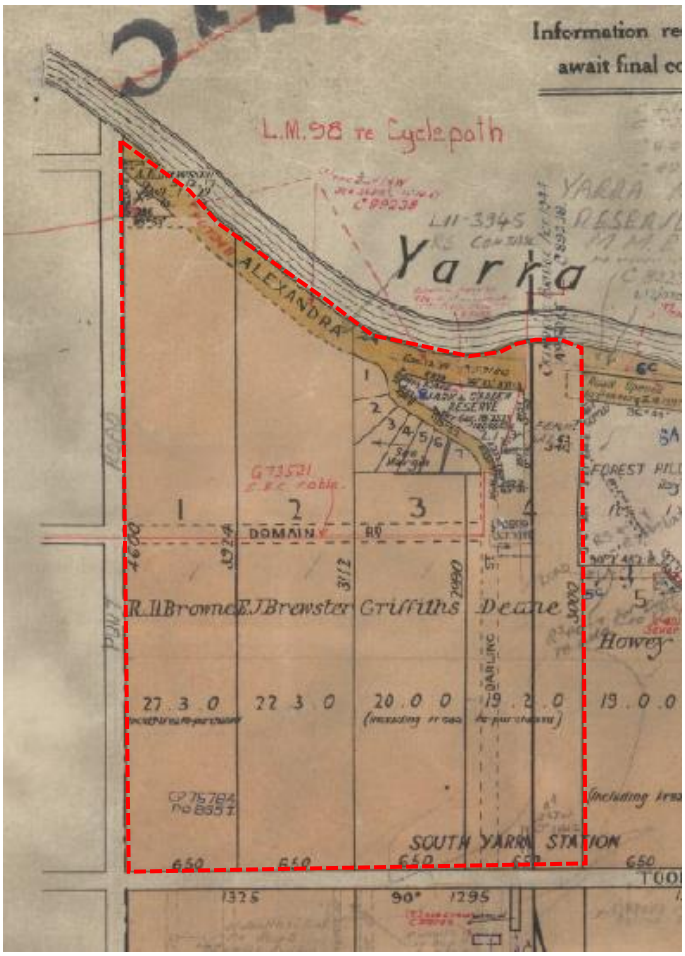


Figure 6. Detail of parish plan showing Lots 1-4 (indicated) with later notations; plan dates to c1880 (Source: Public Record Office Victoria)

Several houses were constructed on elevated sites to the north of the present-day alignment of Domain Road following the Crown land sales. This included *Yarra Bank*, the 1843 home of Major Alexander Davidson (since demolished) and *Avoca*, the c1848 residence of William Montgomery Bell, a wealthy merchant, which remains in Gordon Grove. Lot 3 was purchased by GR Griffiths but remained undeveloped for some years. It was subsequently sold to wine merchant John Robert Murphy who planted a vineyard along the northern slopes above the river. Lot 4 (to the east of present-day Darling Street) was less readily developed, terminating in a steep escarpment above swampy land adjacent to the Yarra River.

Subdivision of these extensive properties occurred from the 1850s, resulting in the creation of residential allotments between Domain Road and Toorak Road. The early residences were separately retained on large sites set close to the river. Caroline Street was created as a result of Davison's 1853 subdivision of Lot 1, with the street named after his daughter. Following the subdivision, *Yarra Bank* was retained on the south side of Davison Street and was later used as a school. At the same time, Bell's subdivision of *Avoca* (Lot 2) created Avoca Street (Figure 7). Kearney's map of 1855 shows *Yarra Bank* and *Avoca* with their grounds and vineyards extending to the river (Figure 8). South of the line of Domain Road, the new subdivisions featured wide streets and large allotments reflecting the area's affluence. Some of South Yarra's earliest houses remain in this area. Construction of the original South Yarra Railway Station in c1862 was a further impetus to development of the area.

Swampy ground and difficult terrain proved a challenge to construction and impeded development to the north of Domain Road. An 1895 Melbourne and Metropolitan Board of Works (MMBW) plan shows the lack of development to the north of Domain Road with land along the escarpment dominated by the early residence, *Avoca* (Figure 9). In contrast, land to the south of Domain Road commenced more intensive development by this time.

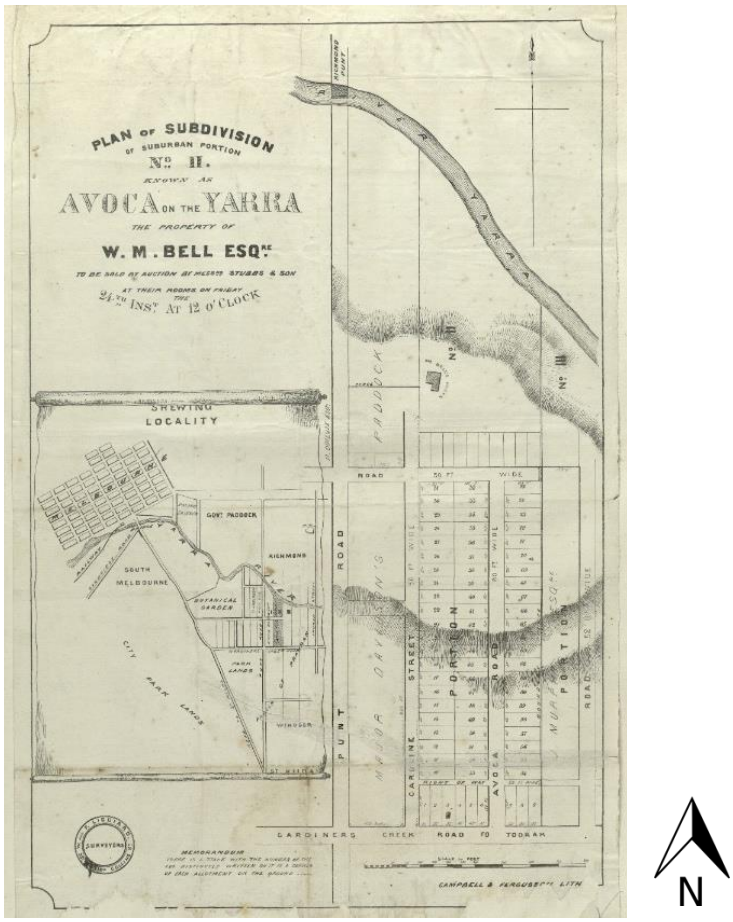


Figure 7. Plan of subdivision of 'Avoca on the Yarra', c1850s (Source: State Library of Victoria)

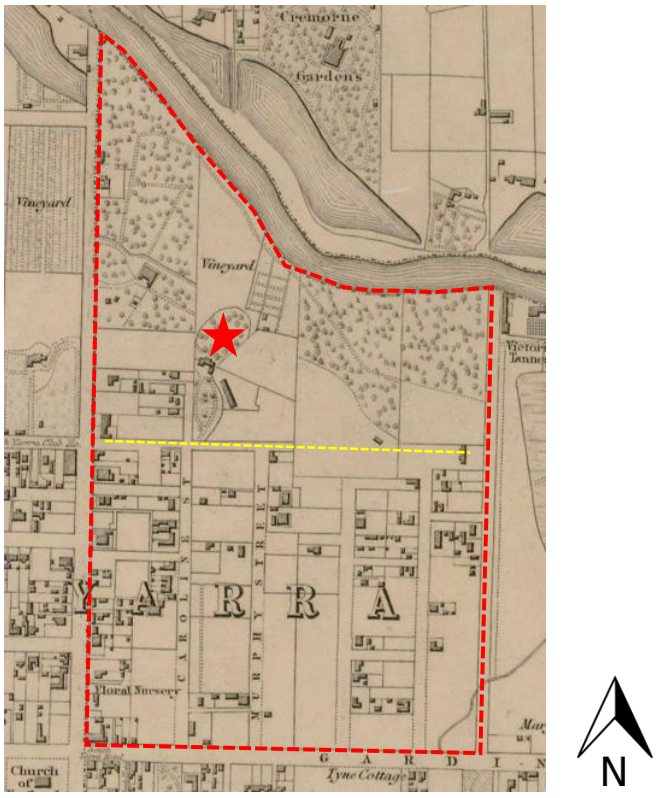


Figure 8. Detail of plan of Melbourne and its suburbs, compiled by James Kearney, 1855 showing subdivision to the south of present-day Domain Road (indicated by yellow dashed line) and the large land holdings to the north. The mansion 'Avoca' is indicated by the red star (Source: State Library of Victoria)

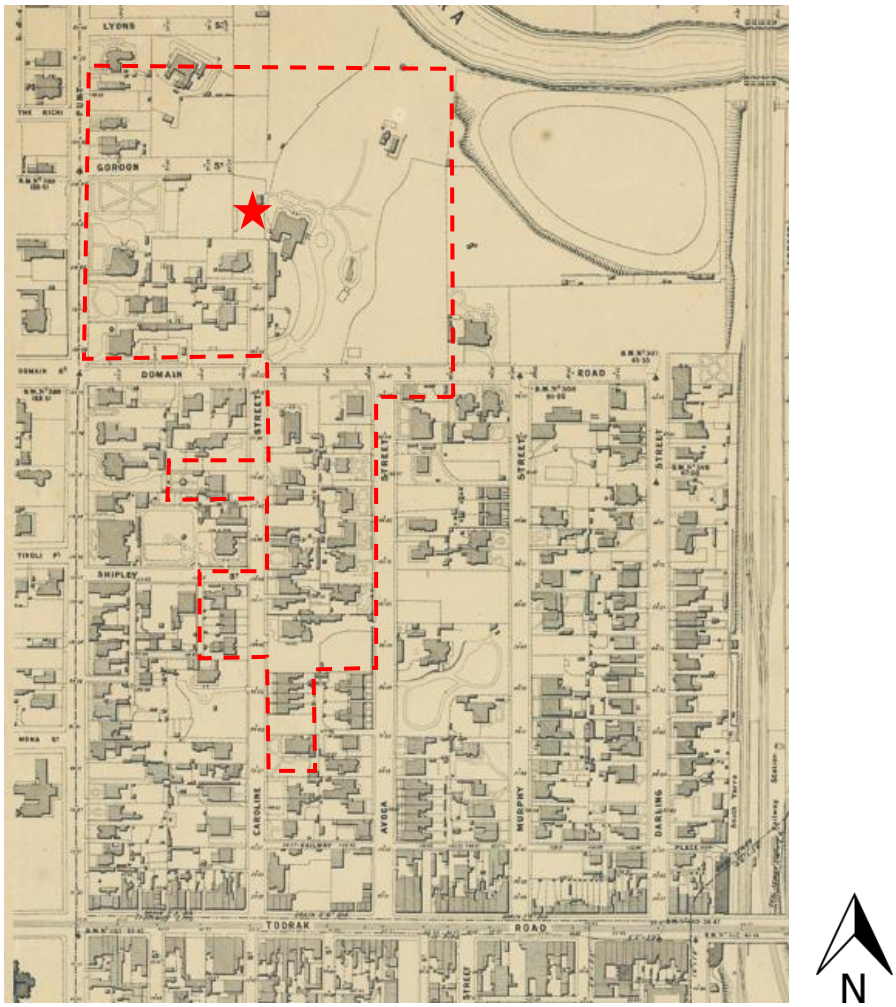


Figure 9. Detail from Melbourne and Metropolitan Board of Works (MMBW) Plan 37, City of Prahran, 1895; 'Avoca' is indicated by the red star, approximate precinct boundary outlined (Source: State Library of Victoria)

From 1896, the Yarra Improvement Act empowered the MMBW to undertake major widening and realignment works of the Yarra River (Context 2006, revised 2009:20). The first section of Alexandra Avenue, comprising land on the south bank of the river adjacent to Princes Bridge, was opened by the Duke of Cornwall and York in 1901 (*Age*, 29 November 1901:1). In the ensuing years the Avenue was extended east through to Anderson Street to create a picturesque boulevard alongside the Botanic Gardens. Extension of the Avenue east to Darling Street had been partially formed by 1906 (*Age,* 27 June 1906:10). Despite an agreement between the Government and Prahran Council stating that the Public Works Department would 'complete, metal and channel the avenue from Anderson-street bridge to Darling-street, adjacent to the South Yarra railway line', funds for improvements were withdrawn and no further works subsequently undertaken (*Age,* 27 June 1906:10). The stretch of Alexandra Avenue between Anderson Street to Darling Street and extending under the South Yarra railway bridge to Chapel Street remained neglected into the early 1910s (*Leader,* 4 May 1912:26; Figure 10).

In 1916, the Prahan Council's public works committee recommended that 'the work of constructing the Alexandra Avenue between Punt Road and Chapel Street be proceeded with' (*Prahran Chronicle,* 15 July 1915:5). This provided the impetus to extend Caroline and Darling Streets through to Alexandra Avenue and land in these streets and along the riverside thoroughfare was subsequently subdivided for sale.

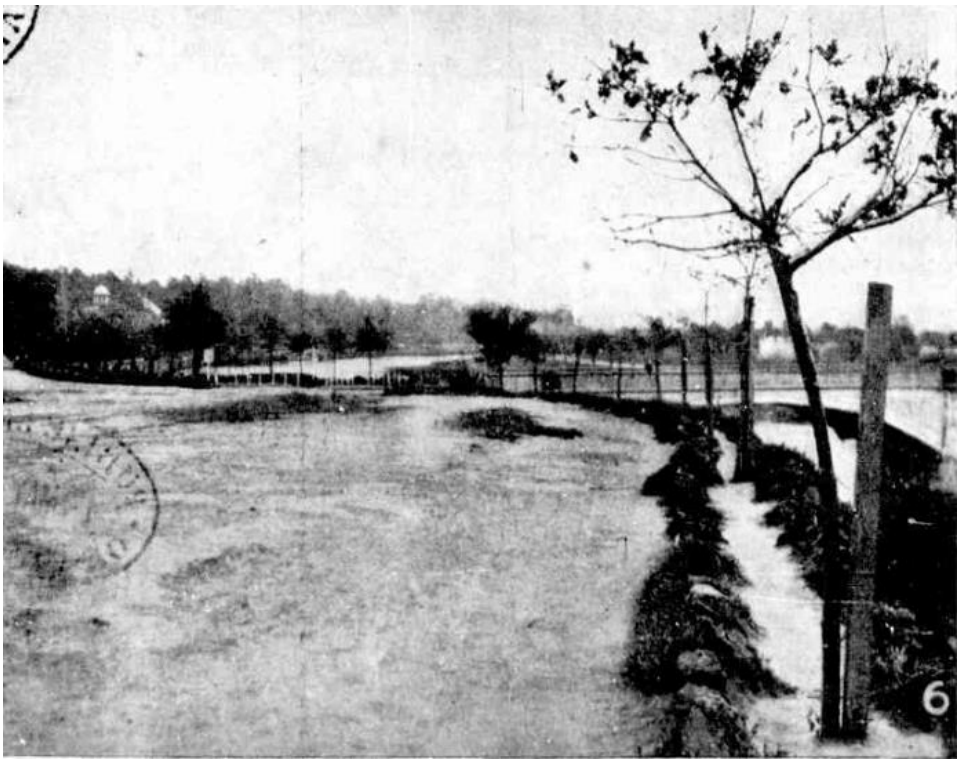


Figure 10. The Anderson Street end of Alexandra Avenue, with view of the Temple of the Wings in the Botanic Gardens. In the foreground the stunted oaks represent the beginning of the neglected section, which extends under the South Yarra railway bridge to Chapel Street' (Source: Leader, 4 May 1912:26)

Further subdivision of the *Avoca* estate occurred in 1922 (Figure 11). The grand residence at 9 Gordon Grove, originally known as 'Lady Scott' and designed by architects Blackett and Forster, was constructed in 1927 (*Australian Home Beautiful*, 1 May 1928:20, Figure 12) and development of the area continued into the 1930s with the construction of maisonettes and residences in a range of architectural styles, including Georgian and Spanish Mission. Several maisonettes and houses in the area were designed by architect, Marcus W Martin, who was a prominent and prolific domestic architect in the Toorak and South Yarra areas during the 1930s. These include 70-72, 78, 102 and 104 Caroline Street; 269 Domain Road; and 69 Avoca Street. The precinct was largely developed by the mid-twentieth century, as evidenced by a 1945 aerial photograph of the area (Figure 13).

Several older residences were replaced with modern flats in the post-World War II years and in 1957, Melbourne Girls' Grammar School's junior school, *Morris Hall*, was transferred to a large property on Domain Road with frontages to both Avoca and Caroline Streets.

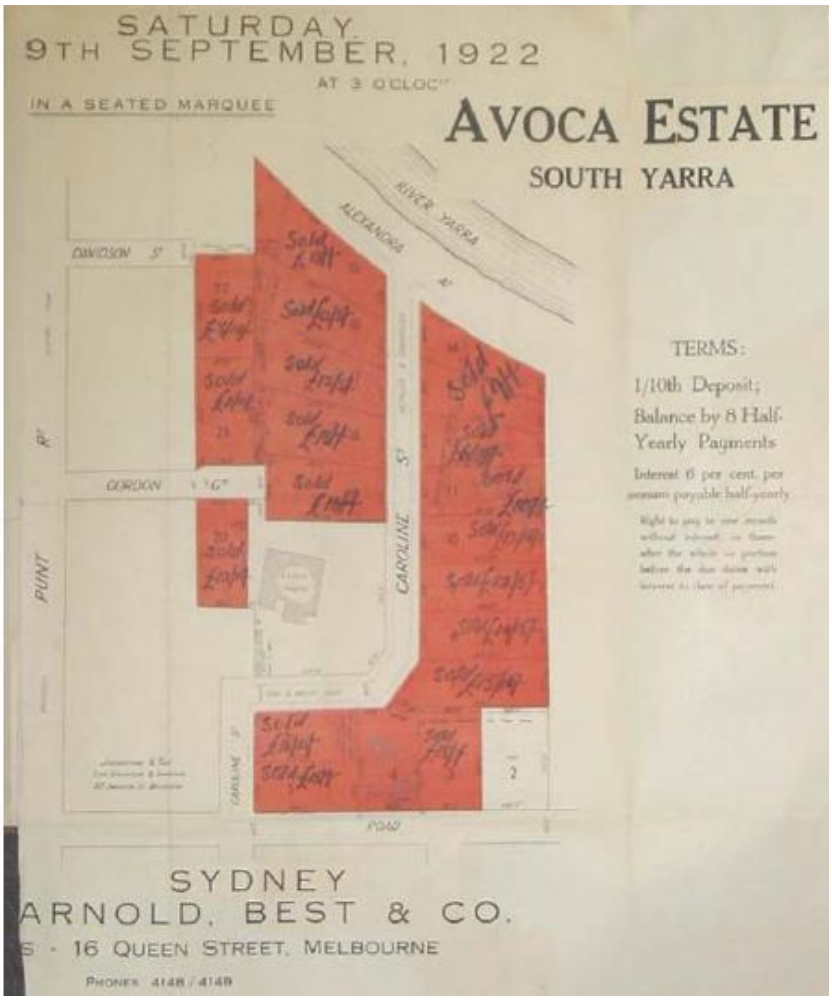


Figure 11. Avoca Estate, South Yarra, 1922 (Source: Stonnington History Centre)

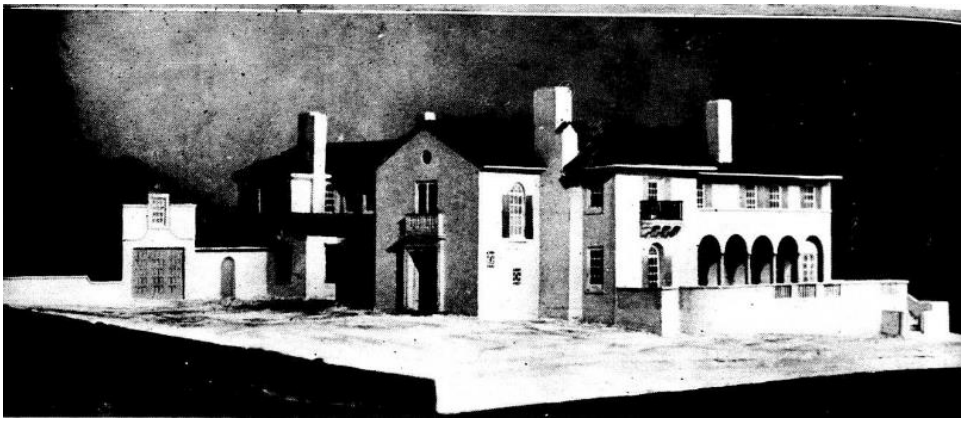


Figure 12. Model of the residence 'Lady Scott' at 9 Gordon Grove designed by Blackett and Forster, as exhibited at the International Exhibition in Melbourne in 1927 (Australian Home Beautiful, 1 May 1928:20)



Figure 13. Aerial photograph of the precinct showing approximate HO boundary, 1945 (Source: Landata Victoria)

Description

The Caroline Street Precinct is located to the east of Punt Road between the main intersections with Toorak Road and Alexandra Avenue, South Yarra and is centred about the intersection of Caroline Street (north-south) and Domain Road (east-west). The precinct comprises residential properties which are predominantly substantial houses and flats which date from the Victorian, Edwardian and Interwar periods and vary in architectural character. Buildings are generally located on rectangular sites – with more irregular lots at the northern end of Caroline Street – and are set back from street boundaries behind small to medium front gardens.

Buildings in the precinct are predominantly two-storey, detached and of brick construction, dating primarily from the Victorian and interwar periods. Victorian-era houses are concentrated at Punt Road and at the southern end of Caroline Street (south of Domain Road) and include two, two-storey terrace rows (Nos. 62-68 & 92-94 Caroline Street) and some single-story houses. Interwar residential buildings are concentrated in Avoca Street, Domain Road and the north end of Caroline Street. A small number of Edwardian-era houses are located to the north of the precinct, in Punt Road and Gordon Grove, and at the southern end of Caroline Street.

The Victorian-era houses in the precinct are of rectangular plan form with hipped roofs, bracketed eaves and verandahs lining the principal elevations. Roofs are typically visible from the street, clad with slate, with a small number of roofs concealed behind decorative parapets. Verandahs are typically supported on cast-iron columns and decorated with cast-iron friezes and brackets. Some houses are of polychromatic or rendered brick, chimneys are of red, dichromatic or rendered brick with corbelled capping, and sash windows are timber-framed. Of particular note is the Victorian-era house with tower at

74 Caroline Street and the collection of grand houses in Punt Road (262A Domain Road, 484-486 & 498 Punt Road and 1A Gordon Grove).

Edwardian-era houses are one- or two-storey brick buildings which display typical characteristics of the period, including asymmetrical plan forms and street elevations, hipped tile or slate-clad roofs, roughcast render finish, dominant gable ends with half-timbering effect, bay windows and verandahs with turned timber posts and fretwork decoration. Particularly distinctive is the bungalow at 2B Gordon Grove, designed by architects, Beaver and Purnell, which incorporates oriental-influenced elements in the design.

Houses, duplexes and flats from the interwar period are predominantly substantial two-storey buildings of rectangular plan form with rendered or face brick walls and hipped roofs with tile or slate-cladding. Drawing on a range of styles, including the English Domestic Revival (37-39 Avoca Street), Georgian Revival (for example 61 Avoca Steet, 58 and 104 Caroline Street, and 264 Domain Road), Spanish Mission (52 Avoca Street, 102 Caroline Street, 268 Domain Road and 9 Gordon Grove) and Moderne (120 Caroline Street), they display a detailing typical of these diverse styles. Characteristics include asymmetrical street elevations, steep roofs, contrasting brick and render finishes, half-timbering effect and multi-paned windows (English Domestic Revival); symmetrical street elevations, prominent central classical entrances and shuttered six-over-six timber sash windows (Georgian Revival); rendered surfaces, curved roof tiles, shuttered multi-paned windows, gabled chimney tops (Spanish Mission) and flat roofs, curved walls and balustrading, projecting horizontal hoods and steel-framed paned windows (Moderne).

Original or early fences at the street boundaries include those at 35, 52, 59 and 61 Avoca Street, 70, 72 and 120 Caroline Street, 264, 266 and 268 Domain Road and 6 and 15 Gordon Grove, and the brick piers and iron gates at 9 Gordon Grove.

Elements that contribute to the significance of the place include:

- Two-storey brick residential buildings, predominantly from the Victorian and interwar periods
- Single-storey houses from the Victorian and Edwardian periods
- Rectilinear plan forms, typically detached
- Hipped roof forms clad with slate or tile
- Original or early fences at the street boundaries, include those at 35, 52, 59 and 61 Avoca Street, 70, 72 and 120 Caroline Street, 264, 266 and 268 Domain Road and 6 and 15 Gordon Grove, and the brick piers and iron gates at 9 Gordon Grove.

Victorian-era residences

- Bracketed eaves
- Verandahs to principal elevations typically supported on cast-iron columns and decorated with cast-iron friezes and brackets
- Some decorative parapets
- Polychromatic or rendered brick elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows

Edwardian-era residences

- Asymmetrical plan forms and street elevations
- Red brick and roughcast render finishes
- Dominant gable ends with half-timbering effect
- Bay windows
- Verandahs with turned timber posts and fretwork decoration

Interwar residences

- Houses, duplexes and flats with rendered or face brick walls
- Stylistic variations with designs drawing on a diverse range of styles, including the English Domestic Revival, Georgian Revival, Spanish Mission and Moderne

- Symmetrical and asymmetrical forms
- Steep roofs, half-timbering effect and paned windows (English Domestic Revival)
- Prominent central classical entrances and shuttered paned windows (Georgian Revival)
- Rough render and render surfaces, curved roof tiles, shuttered paned windows and gabled chimney tops (Spanish Mission)
- Flat roofs, curved walls and balustrading, projecting horizontal hoods and steel-framed paned windows (Moderne)



Figure 14. 35 Avoca St



Figure 15. 37 Avoca St



Figure 16. 59 Avoca St



Figure 17. 61 Avoca St





Figure 18. 67 Avoca St



Figure 19. 69 Avoca St



Figure 20. 60 Caroline St



Figure 21. 75 Caroline St



Figure 22. 76 Caroline St



Figure 23. 80 Caroline St



Figure 24. 94 Caroline St

Figure 25. 102 Caroline St



Figure 26. 109 Caroline St



Figure 27. 266 Domain Rd



Figure 28. 70 Avoca St / 273A Domain Rd



Figure 29. 2B Gordon Grove



Figure 30. 7 Gordon Grove



Figure 31. 9 Gordon Grove



Figure 34. 480 Punt Rd



Figure 35. 500 Punt Rd

Intactness and Integrity

The Caroline Street Precinct remains substantially intact to its Victorian, Edwardian and interwar periods of construction and retains a high degree of integrity to its late nineteenth and early twentieth century fabric, form and detail. While the residences have undergone some minor alterations – including rear additions, replacement of fences, renewal of detailing and some more recent provision of vehicle accommodation – these changes do not diminish the ability to understand and appreciate the place as a finely detailed and cohesive precinct of residences dating from the Victorian to the interwar period.

Assessment Against Criteria

Criteria referred to in *Planning Practice Note No. 1: Applying the Heritage Overlay* (Department of Environment, Land, Water and Planning, August 2018), modified for the local context.

CRITERION A: *Importance to the course or pattern of the City of Stonnington's cultural or natural history (historical significance).*

The Caroline Street Precinct, South Yarra has strong associations with the early European development phase of South Yarra, when land was first made available in the Crown land sales of the 1840s and the large estates of 'Avoca' (HO45) and 'Yarra Bank' were constructed. The subsequent subdivision of these estates for high-quality, higher density residential development – largely as a result of changing social structures and rising land and labour costs, which made maintaining grand Victorian-era mansions increasingly unviable – transformed the built environment and social character of the area. As a substantially intact precinct of residences dating from the Victorian to the interwar periods, the Caroline Street Precinct clearly illustrates the key development phases of South Yarra from the earliest land sales through to the interwar period.

CRITERION B: *Possession of uncommon, rare or endangered aspects of the City of Stonnington's cultural or natural history (rarity).*

N/A

CRITERION C: *Possession to yield information that will contribute to an understanding of the City of Stonnington's cultural or natural history (research potential).*

N/A

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

N/A

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

The Caroline Street Precinct forms a collection of high quality, finely detailed examples of Victorian, Edwardian and interwar period residences, which together form a series of streetscapes with a distinctive architectural character. The grand villas, two-storey terraces, flats and duplexes throughout the precinct adopt a refined architectural character, while the undulating topography contributes to the aesthetic quality of the precinct. Despite the variation in architectural styles, the consistent scale, form, setbacks and materiality of the buildings presents as a high-quality and aesthetically cohesive precinct.

CRITERION F: *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

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 cultural traditions (social significance).*

N/A

CRITERION H: *Special association with the life or works of a period, or group of persons, of importance in the City of Stonnington's history (associative significance).*

N/A

Gradings and Recommendations

50, 54A/B, 60, 62, 66 and 68 Avoca Street, 77 and 85 Caroline Street, 1-7 Davidson Street and 504A-510 Punt Road, South Yarra are buildings that are either of more recent (post-war to present day) construction and do not share the historic or aesthetic values of the precinct or are more heavily altered examples that no longer readily contribute to the values of the precinct. Given their location at the edge of the precinct, it is considered appropriate to remove these properties from HO355 as future redevelopment will not compromise the values of the balance of the precinct (see Figure 36).

It is recommended that the post-war apartment buildings, particularly those at 77 Caroline Street; 2, 2A, 3, 4 and 6 Davidson Street; and 4 Gordon Grove, have their potential significance considered as part of a broader post-war thematic study for the municipality.

Within the precinct boundaries for HO355 it is recommended that 84 Caroline Street and 19 Gordon Grove be removed from HO355 and included in site-specific Heritage Overlays in recognition of their specific post-war heritage values. Additionally, it is recommended that the former Avoca Coach House and Stables at 103 Caroline Street be removed from HO355 and included in HO45 as it shares the same history as the mid-nineteenth century 'Avoca' residence (see Figure 36).



Figure 36. Map showing recommended changes to precinct boundary.

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It is recommended that the balance of the properties remain in the Heritage Overlay as a Heritage Precinct known as *Caroline Street Precinct* (HO355) with gradings as set out in the below table and at Figure 37.

No.	Address	Name/alternate address	Grading
35	Avoca Street		Contributory
37	Avoca Street		Contributory
39	Avoca Street		Contributory
52	Avoca Street		Contributory
53	Avoca Street		Contributory
55	Avoca Street		Non-contributory
59	Avoca Street		Contributory
61	Avoca Street		Contributory
67	Avoca Street		Contributory
69	Avoca Street		Contributory
70	Avoca Street	273 Domain Road	Contributory
58	Caroline Street		Contributory
60	Caroline Street		Contributory
62	Caroline Street		Significant
63	Caroline Street		Contributory
64	Caroline Street		Significant
65	Caroline Street		Contributory
66	Caroline Street		Significant
67	Caroline Street		Non-contributory
68	Caroline Street		Significant
69	Caroline Street		Non-contributory
70	Caroline Street	72 Caroline Street (rear)	Contributory
71	Caroline Street		Non-contributory
72	Caroline Street	70 Caroline Street (front)	Contributory
73	Caroline Street		Contributory
74	Caroline Street	*Stella Maris / Caroline House*	Significant
75	Caroline Street		Significant
76	Caroline Street		Significant
78	Caroline Street		Contributory
80	Caroline Street		Contributory
81	Caroline Street		Contributory
82	Caroline Street		Non-contributory
83	Caroline Street		Contributory
86	Caroline Street		Non-contributory
92	Caroline Street		Contributory
94	Caroline Street		Contributory
96	Caroline Street		Non-contributory
97	Caroline Street		Non-contributory
99	Caroline Street		Non-contributory
101	Caroline Street		Non-contributory

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102	Caroline Street		Significant
104	Caroline Street		Contributory
105	Caroline Street		Contributory
106	Caroline Street		Contributory
106A/B	Caroline Street		Non-contributory
107	Caroline Street		Contributory
108	Caroline Street		Non-contributory
108A	Caroline Street		Non-contributory
109	Caroline Street		Contributory
110	Caroline Street		Non-contributory
112A	Caroline Street		Contributory
112B	Caroline Street		Contributory
114	Caroline Street		Contributory
118	Caroline Street		Contributory
120	Caroline Street	*Regent*	Contributory
262	Domain Road		Non-contributory
262A	Domain Road		Significant
264	Domain Road		Contributory
266	Domain Road		Contributory
268	Domain Road		Contributory
268A	Domain Road		Non-contributory
269	Domain Road		Contributory
270	Domain Road		Contributory
271	Domain Road		Contributory
272	Domain Road		Contributory
273/273A	Domain Road	70 Avoca Street	Contributory
1	Gordon Grove		Contributory
1A	Gordon Grove		Contributory
2	Gordon Grove		Non-contributory
2A	Gordon Grove		Non-contributory
2B	Gordon Grove		Significant
3	Gordon Grove		Non-contributory
4	Gordon Grove		Non-contributory
4A	Gordon Grove		Non-contributory
5	Gordon Grove		Contributory
6	Gordon Grove		Contributory
7	Gordon Grove		Contributory
9	Gordon Grove	*Lady Scott*	Significant
15	Gordon Grove		Contributory
480	Punt Road		Contributory
480A	Punt Road		Non-contributory
484-486	Punt Road		Significant
498	Punt Road		Significant
500	Punt Road		Contributory

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502	Punt Road		Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) to the Stonnington Planning Scheme:

External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy system controls *Solar energy system controls apply?*	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt from notice and review?*	Yes
Victorian Heritage Register *Is this place included on the Victorian Heritage Register?*	No
Prohibited uses may be permitted *Can a permit be granted to use for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006?	No
Incorporated Plan *Does an incorporated plan apply to the site?*	No



Figure 37. Map showing recommended changes to precinct boundary.

Previous Assessments

The Caroline Street Precinct Heritage Place Citation, John Statham, Heritage Advisor, City of Stonnington, May 2011 (updated May 2013)

City of Prahran Conservation Review, Context Pty Ltd, 1993

Prahran Character and Conservation Study, Nigel Lewis, 1992

Prahran Conservation Study, Nigel Lewis and Associates, 1983

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References

Australian Home Beautiful.

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Context Pty Ltd, *Stonnington Thematic Environmental History*, 2006.

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Lewis, Nigel, *Prahran Character and Conservation Study*, 1992.

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Nigel Lewis and Associates, *Prahran Conservation Study*, 1983.

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Statham, John, *The Caroline Street Precinct Heritage Place Citation*, May 2011 (updated May 2013).

Stonnington History Centre, subdivision plans.