Statement of Significance: Norman Avenue Precinct, South Yarra (June 2026)

Heritage Place:	Norman Avenue Precinct South Yarra	**PS ref no:**	HO383



Figures 1-6: *Examples of residences within the precinct* (L-R, starting at the top) *3, 4, 5, 7, 10 and 12 Norman Avenue, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Norman Avenue Precinct, South Yarra, a late-Victorian residential subdivision containing a collection of houses dating to c1900.

The precinct includes:

- Norman Avenue (nos. 1-10 & 12)

Elements which contribute to the significance of the precinct include:

- Consistent single-storey houses of the Late Victorian period which also display some characteristics of the early Federation period
- Bichromatic brick construction (some overpainted)
- Slate-clad hipped roofs with bracketed eaves
- Predominantly asymmetrical principal elevations with projecting gable-ended bays
- Decoration to gable-ends including circular or diamond-shaped vents, timber strapwork and a rough cement render finish
- Corrugated sheet metal-roofed front verandahs across part of the principal elevations
- Variety of cast-iron and timber decoration and posts to verandahs
- Variety of timber-framed window forms including tall rectangular, segmental arch-headed and arch-headed windows
- Bichromatic brick chimneys with corbelled capping
- The cul de sac form of Norman Avenue and allotment pattern resulting from the original subdivision of the Bonnington mansion estate.
- Later front fences, vehicle accommodation and rear additions do not contribute to the significance of the precinct.

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How is it significant?

The Norman Avenue Precinct, South Yarra, is of local historical, representative (architectural) and aesthetic significance.

Why is it significant?

The Norman Avenue Precinct has strong associations with the development of the municipality in the first part of the twentieth century when Victorian-era mansion estates began to be subdivided and developed following the economic depression of the 1890s. Constructed as part of the subdivision of the Bonnington mansion estate, the Norman Avenue Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Norman Avenue Precinct is a cohesive collection of fine and substantially intact representative examples of Late Victorian houses with some early Federation detailing. The majority of houses in the precinct display typical features of this period, including bichromatic brick construction, asymmetrical forms, hipped roofs clad in slate, front verandahs with cast-iron or timber decoration and posts, gable-ends with decorative vents, timber strapwork and roughcast render finish and prominent corbelled bichromatic brick chimneys (Criterion D).

The Norman Avenue Precinct forms a highly unified group of residences dating to the early 1900s and constructed in a predominantly Late Victorian-style with some detailing from the early Federation period. The highly consistent materials, setbacks and detailing of the buildings – in conjunction with the garden settings – creates a picturesque and cohesive streetscape. The precinct demonstrates a high degree of consistency in scale, materiality and detailing and has a distinctive architectural character (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).

Precinct map



Gradings schedule

Street address	Grading
1 Norman Avenue, SOUTH YARRA	Contributory
2 Norman Avenue, SOUTH YARRA	Contributory
3 Norman Avenue, SOUTH YARRA	Contributory
4 Norman Avenue, SOUTH YARRA	Contributory
5 Norman Avenue, SOUTH YARRA	Contributory
6 Norman Avenue, SOUTH YARRA	Contributory
7 Norman Avenue, SOUTH YARRA	Contributory
8 Norman Avenue, SOUTH YARRA	Contributory
9 Norman Avenue, SOUTH YARRA	Contributory
10 Norman Avenue, SOUTH YARRA	Contributory
12 Norman Avenue, SOUTH YARRA	Contributory