Statement of Significance: Moore, Hardy and Osborne Streets Precinct, South Yarra (June 2026)

Heritage Place:	Moore, Hardy and Osborne Streets Precinct South Yarra	**PS ref no:**	HO144








This is an incorporated document in the Stonnington Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.



Figures 1-8: *Examples of residences within the precinct* (L-R, starting from the top) *76-82 Argo Street, 21 and 31 Hardy Street, 24 and 32 Moore Street, 23, 25, 35A and 37 Osborne Street, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Moore, Hardy and Osborne Streets Precinct, South Yarra, a residential precinct containing a collection of modestly-scaled Victorian and Edwardian-era cottages.

The precinct includes:

- Argo Street (nos. 76-80-82 even)
- Hardy Street (nos. 2-40 even, 9-49 odd)
- Moore Street (nos. 8-36 even, 1-25 odd)
- Osborne Street (nos. 21-43 odd)

Elements which contribute to the significance of the precinct include:

- Evidence of the 1850s land subdivision through the street layout and narrow street widths
- Single-storey modestly-scaled timber and brick houses, predominantly from the Victorian period and a smaller number from the Edwardian period, but broadly adopting a Victorian style
- Rectangular forms, typically detached and single or double-fronted houses, with some pairs and terrace rows
- Predominantly corrugated metal sheet-clad hipped and gabled roofs, with a small number of slate-clad roofs
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts and decorated with cast-iron friezes and brackets
- Plain or decorative parapets to some principal elevations
- Some block fronted timber principal elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows either single, paired or in tripartite arrangements
- Half-timbered gable ends, finished in roughcast render, and timber verandah fretwork to Edwardian-era houses.

Later front fences, overpainted brickwork and rear additions do not contribute to the significance of the precinct. The properties at 13, 16, 18, 29, 32/32A and 36/36A Hardy Street, 7 and 11 Moore Street and 29 Osborne Street, South Yarra are non-contributory places within the precinct.

How is it significant?

The Moore, Hardy and Osborne Streets Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Moore, Hardy and Osborne Streets Precinct, South Yarra has strong associations with the early European development phase of South Yarra, when land was first subdivided and sold for residential development in the mid-nineteenth century, particularly for workers houses in the lower-lying areas of the suburb. It also has strong associations with the development of the suburb in the boom-years of the 1880s and early 1890s, and with the growth of the municipality in the first part of the twentieth century when development resumed following the economic recession of the 1890s. As a highly intact precinct of modestly-scaled houses constructed in the mid-to-late nineteenth century and early-twentieth century, the Moore, Hardy and Osborne Streets Precinct clearly illustrates these important phases of development in the City of Stonnington (Criterion A).

The Moore, Hardy and Osborne Streets Precinct is a cohesive collection of representative examples of Victorian and early Edwardian-era workers' houses. The majority of houses in the precinct display typical features of the Victorian and Edwardian period, including brick or timber construction, hipped or gabled roofs clad in corrugated sheet metal or slate, bracketed eaves, front verandahs with decorative cast-iron or timber fretwork, simple half-timbering, timber-framed sash windows and prominent brick chimneys (Criterion D).

The Moore, Hardy and Osborne Streets Precinct forms a highly unified group of modestly-scaled residences dating to the Victorian and Edwardian periods. The high degree of consistency in plan forms, setbacks, materials and detailing of the buildings along narrow streets creates a picturesque and cohesive streetscape with a distinctive architectural character (Criterion E).

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
76 Argo Street, SOUTH YARRA	Contributory
78 Argo Street, SOUTH YARRA	Contributory
80-82 Argo Street, SOUTH YARRA	Contributory
2 Hardy Street, SOUTH YARRA	Contributory
4 Hardy Street, SOUTH YARRA	Contributory
6 Hardy Street, SOUTH YARRA	Contributory
8 Hardy Street, SOUTH YARRA	Contributory
9 Hardy Street, SOUTH YARRA	Contributory
10 Hardy Street, SOUTH YARRA	Contributory
11 Hardy Street, SOUTH YARRA	Contributory
12 Hardy Street, SOUTH YARRA	Contributory
13 Hardy Street, SOUTH YARRA	Non-Contributory
14 Hardy Street, SOUTH YARRA	Contributory

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15 Hardy Street, SOUTH YARRA	Contributory
16 Hardy Street, SOUTH YARRA	Non-Contributory
17 Hardy Street, SOUTH YARRA	Contributory
18 Hardy Street, SOUTH YARRA	Non-Contributory
20 Hardy Street, SOUTH YARRA	Contributory
21 Hardy Street, SOUTH YARRA	Contributory
22 Hardy Street, SOUTH YARRA	Contributory
23 Hardy Street, SOUTH YARRA	Contributory
24 Hardy Street, SOUTH YARRA	Contributory
25 Hardy Street, SOUTH YARRA	Contributory
26 Hardy Street, SOUTH YARRA	Contributory
28 Hardy Street, SOUTH YARRA	Contributory
29 Hardy Street, SOUTH YARRA	Non-Contributory
30 Hardy Street, SOUTH YARRA	Contributory
31 Hardy Street, SOUTH YARRA	Contributory
32 Hardy Street, SOUTH YARRA	Non-Contributory
32A Hardy Street, SOUTH YARRA	Non-Contributory
33 Hardy Street, SOUTH YARRA	Contributory
34 Hardy Street, SOUTH YARRA	Contributory
35 Hardy Street, SOUTH YARRA	Contributory
36 Hardy Street, SOUTH YARRA	Non-Contributory
36A Hardy Street, SOUTH YARRA	Non-Contributory
37 Hardy Street, SOUTH YARRA	Contributory
38 Hardy Street, SOUTH YARRA	Contributory
39 Hardy Street, SOUTH YARRA	Contributory
40 Hardy Street, SOUTH YARRA	Contributory
41 Hardy Street, SOUTH YARRA	Contributory
43 Hardy Street, SOUTH YARRA	Contributory
45 Hardy Street, SOUTH YARRA	Contributory
47 Hardy Street, SOUTH YARRA	Contributory
49 Hardy Street, SOUTH YARRA	Contributory
1 Moore Street, SOUTH YARRA	Contributory
3 Moore Street, SOUTH YARRA	Contributory
5 Moore Street, SOUTH YARRA	Contributory
7 Moore Street, SOUTH YARRA	Non-Contributory

8 Moore Street, SOUTH YARRA	Contributory
9 Moore Street, SOUTH YARRA	Contributory
10 Moore Street, SOUTH YARRA	Contributory
11 Moore Street, SOUTH YARRA	Non-Contributory
12 Moore Street, SOUTH YARRA	Contributory
13 Moore Street, SOUTH YARRA	Contributory
14 Moore Street, SOUTH YARRA	Contributory
15 Moore Street, SOUTH YARRA	Contributory
16 Moore Street, SOUTH YARRA	Contributory
17 Moore Street, SOUTH YARRA	Contributory
18 Moore Street, SOUTH YARRA	Contributory
19 Moore Street, SOUTH YARRA	Contributory
20 Moore Street, SOUTH YARRA	Contributory
21-23 Moore Street, SOUTH YARRA	Contributory
22 Moore Street, SOUTH YARRA	Contributory
24 Moore Street, SOUTH YARRA	Contributory
25 Moore Street, SOUTH YARRA	Contributory
26 Moore Street, SOUTH YARRA	Contributory
28 Moore Street, SOUTH YARRA	Contributory
30 Moore Street, SOUTH YARRA	Contributory
32 Moore Street, SOUTH YARRA	Contributory
34 Moore Street, SOUTH YARRA	Contributory
36 Moore Street, SOUTH YARRA	Contributory
21 Osborne Street, SOUTH YARRA	Contributory
23 Osborne Street, SOUTH YARRA	Contributory
25 Osborne Street, SOUTH YARRA	Contributory
27 Osborne Street, SOUTH YARRA	Contributory
29 Osborne Street, SOUTH YARRA	Contributory
31 Osborne Street, SOUTH YARRA	Contributory
33 Osborne Street, SOUTH YARRA	Contributory
35 Osborne Street, SOUTH YARRA	Contributory
35A Osborne Street, SOUTH YARRA	Contributory
37 Osborne Street, SOUTH YARRA	Contributory
39 Osborne Street, SOUTH YARRA	Contributory
41 Osborne Street, SOUTH YARRA	Contributory

43 Osborne Street, SOUTH YARRA	Contributory