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

Heritage Place:	Hawksburn Precinct South Yarra	**PS ref no:**	HO137












Figure 1: *Examples of residences and buildings within the precinct* (L-R, starting at the top) *8-12 Barnsbury Road, 1 and 26-28 Hawksburn Road, 2-6 Oban Street, 29 Motherwell Street, 12-15 Luxton Street, 24 Cromwell Road, and 23-25 Howitt Street, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Hawksburn Precinct, a large, predominantly residential precinct containing a substantial collection of predominantly Victorian and Edwardian-era houses with some interwar development. It also includes some commercial premises from the same period, as well as Hawksburn Railway Station.

The precinct includes:

- Barnsbury Road (nos. 1 and 2-14 even)
- Cassell Street (nos. 1-17 odd, 2-16 even)
- Cromwell Road (no. 24)
- Hawksburn Close (no. 8)
- Hawksburn Road (1-41, 55-59 and 67-79 odd, 2-76 even)
- Hobson Street (nos. 4-6 and 9-23 odd)
- Howitt Street (nos. 1-37 odd, 20-52 even)
- Inglis Way (no. 1)
- Joy Street (nos. 6, 7, 8, 9, 21)
- Luxton Road (nos. 1-5, 9-27 odd and even)
- McKillop Street (no. 40)
- Motherwell Street (nos. 15-49 odd, 28-72 even)
- Oban Place (nos. 3-6 odd and even)
- Oban Street (nos. 1-35 odd, 2-56, 60-70 even)
- Toorak Road (nos. 366-370 even)
- Walter Street (nos. 2-12 even)
- Williams Road (nos. 167-207 odd).

Elements which contribute to the significance of the precinct include:

Victorian-era Houses

- Single-storey brick and timber houses and two-storey brick houses
- Rectilinear plan forms, typically detached and single or double-fronted composition, the latter with symmetrical principal elevations or asymmetrical principal elevations with projecting side bays
- Hipped roof forms clad with corrugated metal sheet or slate
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts or cast-iron columns and decorated with cast-iron friezes and brackets

- Brick (including polychromatic, dichromatic or rendered) or timber (including block-fronted) principal elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows either single, paired or in tripartite arrangements
- Distinctive rows of two-storey terraces at 8-14 Barnsbury Road and 167-179 Williams Road with decorative parapets, decorative consoles to dividing walls and first floor balconies with cast-iron balustrading, and substantial two-storey houses 1 and 18 Hawksburn Road, 29 Motherwell Street and 201 Williams Road.

Edwardian-era Houses and Commercial premises

- Houses with asymmetrical forms, hipped tile or slate-clad roofs, dominant gable ends with roughcast render finish and half-timbering effect, timber shingle finish, bay windows, verandahs with turned timber posts and fretwork decoration and prominent brick chimneys, some with roughcast render finish and some with highly exaggerated corbelling
- Single- and two-storey red-brick commercial buildings with simple rendered parapets which conceal corrugated sheet metal-clad roofs and early shopfront forms (Oban Street, Oban Place and 12-15 Luxton Road)
- Intact red brick former stables building, with three pairs of timber doors at first floor level (No. 6 Oban Place)
- Distinctive two-storey brick commercial premises/consulting suites (with residences above), at the corner of Luxton Road (No. 27) and Williams Road (No. 207) with strip pilasters, large arch-headed openings with exaggerated keystones, masonry balconies on large brackets and bracketed flat canopies.

Hawksburn Railway Station Complex

- Red brick complex of structures
- Central elevated station, domestic in scale and appearance, with roughcast rendered wall details, tile-clad hipped roof with gabled vents to ridge ends, exposed rafters, tall rendered chimneys with terracotta chimney pots, and gabled entries to the north and south
- Canopied bridges and ramps to central platform with broad canopy
- Red brick structures with associated canopies to upside and downside platforms.
- Road over rail bridges at Williams Road and Cromwell Road.

Interwar Flats and Duplexes

- Flats and duplexes in the English Domestic Revival and Arts and Crafts styles
- Simple multi-storey forms with walls of rendered and face brickwork
- Hipped tile-clad roofs
- Timber-framed sash windows
- Brick detailing to openings and corners
- External staircases and recessed porches
- Some early low brick fences.

Later front fences, vehicle accommodation and rear additions do not contribute to the significance of the precinct. The properties at 8 Hawksburn Close, 13, 33-35, 70 and 74 Hawksburn Road, 13-17, 22-24 and 31 Howitt Street, 6, 7, 8 and 9 Joy Street, 9A Luxton, 31A-E and 44 Motherwell Street, and 25-29, 44, 54, 56 and 66 Oban Street, South Yarra are non-contributory places within the precinct.

How is it significant?

The Hawksburn Precinct, South Yarra, is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Hawksburn Precinct has strong associations with the development of South Yarra in the boom-years of the 1880s when land – including from the Hawksburn House estate – was subdivided and sold for predominantly middle-class residential development, largely owing to the establishment of the Oakleigh railway line and Hawksburn Railway Station in 1879. The precinct also has strong associations with the growth of the municipality in the first part of the twentieth century when development resumed following the economic recession of the 1890s, into the interwar period. Development patterns reflect the relationship between topography and social status with larger villas occupying the higher ground near the station and more modestly-scaled cottages occupying the lower-lying areas. As a substantially intact precinct of houses constructed in the Victorian, Edwardian and interwar periods, with associated commercial buildings and railway station, the Hawksburn Precinct clearly illustrates these important phases of development in the City of Stonnington (Criterion A).

The Hawksburn Precinct is an unusually large collection of fine and highly intact Victorian, Edwardian and interwar residences. The high degree of consistency in plan forms, scale, setbacks and materiality – in conjunction with the fine detailing of the buildings – creates streetscapes with an unusually high degree of uniformity and a distinctive architectural character. The grand villas and two-storey terrace rows scattered throughout the precinct adopt a refined architectural character, while the highly intact Edwardian-era commercial premises and railway station also contribute to the aesthetic quality of the precinct, being well-executed examples of their typologies (Criterion E).

Primary source

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

Precinct map



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

Gradings schedule

Street address	Name	Grading
1 Barnsbury Road, SOUTH YARRA	-	Contributory
2 Barnsbury Road, SOUTH YARRA	-	Contributory
4 Barnsbury Road, SOUTH YARRA	-	Contributory
6 Barnsbury Road, SOUTH YARRA	-	Contributory
8 Barnsbury Road, SOUTH YARRA	-	Significant
10 Barnsbury Road, SOUTH YARRA	-	Significant
12 Barnsbury Road, SOUTH YARRA	-	Significant
14 Barnsbury Road, SOUTH YARRA	-	Significant
1 Cassell Street, SOUTH YARRA	-	Contributory
2 Cassell Street, SOUTH YARRA	-	Contributory
3 Cassell Street, SOUTH YARRA	-	Contributory
4 Cassell Street, SOUTH YARRA	-	Contributory
5 Cassell Street, SOUTH YARRA	-	Contributory
6 Cassell Street, SOUTH YARRA	-	Non-Contributory
7 Cassell Street, SOUTH YARRA	-	Contributory
8 Cassell Street, SOUTH YARRA	-	Contributory
9 Cassell Street, SOUTH YARRA	-	Contributory
10 Cassell Street, SOUTH YARRA	-	Contributory
11 Cassell Street, SOUTH YARRA	-	Contributory
12 Cassell Street, SOUTH YARRA	-	Contributory
13 Cassell Street, SOUTH YARRA	-	Contributory
14 Cassell Street, SOUTH YARRA	-	Contributory
15 Cassell Street, SOUTH YARRA	-	Contributory
16 Cassell Street, SOUTH YARRA	-	Contributory
17 Cassell Street, SOUTH YARRA	-	Contributory
24 Cromwell Road, SOUTH YARRA	-	Contributory
8 Hawksburn Close, SOUTH YARRA	-	Non-Contributory
1 Hawksburn Road, SOUTH YARRA	-	Significant
2 Hawksburn Road, SOUTH YARRA	-	Contributory
3 Hawksburn Road, SOUTH YARRA	-	Contributory
3A Hawksburn Road, SOUTH YARRA	-	Contributory
4 Hawksburn Road, SOUTH YARRA	-	Contributory

5 Hawksburn Road, SOUTH YARRA	-	Contributory
6 Hawksburn Road, SOUTH YARRA	-	Contributory
7 Hawksburn Road, SOUTH YARRA	-	Contributory
8 Hawksburn Road, SOUTH YARRA	-	Contributory
9 Hawksburn Road, SOUTH YARRA	-	Contributory
10 Hawksburn Road, SOUTH YARRA	-	Contributory
11 Hawksburn Road, SOUTH YARRA	-	Contributory
12 Hawksburn Road, SOUTH YARRA	-	Contributory
13 Hawksburn Road, SOUTH YARRA	-	Non-Contributory
14 Hawksburn Road, SOUTH YARRA	-	Contributory
15 Hawksburn Road, SOUTH YARRA	-	Contributory
17 Hawksburn Road, SOUTH YARRA	-	Contributory
18 Hawksburn Road, SOUTH YARRA	-	Significant
19 Hawksburn Road, SOUTH YARRA	-	Contributory
20 Hawksburn Road, SOUTH YARRA	-	Significant
21 Hawksburn Road, SOUTH YARRA	-	Contributory
23 Hawksburn Road, SOUTH YARRA	-	Contributory
24 Hawksburn Road, SOUTH YARRA	-	Non-Contributory
25 Hawksburn Road, SOUTH YARRA	*Altona*	Contributory
26-28 Hawksburn Road, SOUTH YARRA	-	Contributory
27 Hawksburn Road, SOUTH YARRA	-	Contributory
29 Hawksburn Road, SOUTH YARRA	-	Contributory
31 Hawksburn Road, SOUTH YARRA	-	Contributory
32 Hawksburn Road, SOUTH YARRA	-	Contributory
33-35 Hawksburn Road, SOUTH YARRA	-	Non-Contributory
34 Hawksburn Road, SOUTH YARRA	-	Contributory
36 Hawksburn Road, SOUTH YARRA	-	Contributory
37 Hawksburn Road, SOUTH YARRA	-	Contributory
38 Hawksburn Road, SOUTH YARRA	-	Contributory
39 Hawksburn Road, SOUTH YARRA	-	Contributory
40 Hawksburn Road, SOUTH YARRA	-	Contributory
41 Hawksburn Road, SOUTH YARRA	-	Contributory
42-44 Hawksburn Road, SOUTH YARRA	-	Contributory
46 Hawksburn Road, SOUTH YARRA	-	Contributory
48 Hawksburn Road, SOUTH YARRA	-	Contributory

50 Hawksburn Road, SOUTH YARRA	-	Contributory
52 Hawksburn Road, SOUTH YARRA	-	Contributory
54 Hawksburn Road, SOUTH YARRA	-	Contributory
55 Hawksburn Road, SOUTH YARRA	*Dargo*	Contributory
56 Hawksburn Road, SOUTH YARRA	-	Contributory
57 Hawksburn Road, SOUTH YARRA	-	Contributory
58 Hawksburn Road, SOUTH YARRA	*Omeo*	Contributory
59 Hawksburn Road, SOUTH YARRA	-	Contributory
60 Hawksburn Road, SOUTH YARRA	-	Contributory
62 Hawksburn Road, SOUTH YARRA	-	Contributory
64 Hawksburn Road, SOUTH YARRA	-	Contributory
66 Hawksburn Road, SOUTH YARRA	-	Contributory
67 Hawksburn Road, SOUTH YARRA	-	Contributory
68 Hawksburn Road, SOUTH YARRA	-	Contributory
69 Hawksburn Road, SOUTH YARRA	-	Contributory
70 Hawksburn Road, SOUTH YARRA	-	Non-Contributory
74 Hawksburn Road, SOUTH YARRA	-	Non-Contributory
76 Hawksburn Road, SOUTH YARRA	-	Contributory
79 Hawksburn Road, SOUTH YARRA	-	Contributory
4-6 Hobson Street, SOUTH YARRA	-	Contributory
9 Hobson Street, SOUTH YARRA	-	Contributory
11 Hobson Street, SOUTH YARRA	-	Contributory
13 Hobson Street, SOUTH YARRA	-	Contributory
15 Hobson Street, SOUTH YARRA	-	Contributory
17 Hobson Street, SOUTH YARRA	-	Contributory
19 Hobson Street, SOUTH YARRA	-	Contributory
21 Hobson Street, SOUTH YARRA	-	Contributory
23 Hobson Street, SOUTH YARRA	-	Contributory
1 Howitt Street, SOUTH YARRA	-	Contributory
3 Howitt Street, SOUTH YARRA	-	Contributory
5 Howitt Street, SOUTH YARRA	-	Contributory
7 Howitt Street, SOUTH YARRA	-	Contributory
9 Howitt Street, SOUTH YARRA	-	Contributory
11 Howitt Street, SOUTH YARRA	-	Contributory
13 Howitt Street, SOUTH YARRA	-	Non-Contributory

15 Howitt Street, SOUTH YARRA	-	Non-Contributory
17 Howitt Street, SOUTH YARRA	-	Non-Contributory
19 Howitt Street, SOUTH YARRA	-	Contributory
20 Howitt Street, SOUTH YARRA	-	Contributory
21 Howitt Street, SOUTH YARRA	-	Contributory
22-24 Howitt Street, SOUTH YARRA	-	Non-Contributory
23 Howitt Street, SOUTH YARRA	-	Contributory
25 Howitt Street, SOUTH YARRA	-	Contributory
26-28 Howitt Street, SOUTH YARRA	-	Contributory
27 Howitt Street, SOUTH YARRA	-	Contributory
29 Howitt Street, SOUTH YARRA	-	Contributory
30-32 Howitt Street, SOUTH YARRA	-	Contributory
31 Howitt Street, SOUTH YARRA	-	Non-Contributory
33 Howitt Street, SOUTH YARRA	-	Contributory
34 Howitt Street, SOUTH YARRA	-	Contributory
35 Howitt Street, SOUTH YARRA	-	Contributory
36 Howitt Street, SOUTH YARRA	-	Contributory
37 Howitt Street, SOUTH YARRA	-	Contributory
38 Howitt Street, SOUTH YARRA	-	Contributory
40 Howitt Street, SOUTH YARRA (also includes 40 McKillop Street, SOUTH YARRA)	-	Contributory
42 Howitt Street, SOUTH YARRA	-	Contributory
44 Howitt Street, SOUTH YARRA	-	Contributory
46 Howitt Street, SOUTH YARRA	-	Contributory
48 Howitt Street, SOUTH YARRA	-	Contributory
50 Howitt Street, SOUTH YARRA	-	Contributory
52 Howitt Street, SOUTH YARRA	-	Contributory
1 Ingliss Way, SOUTH YARRA	-	Contributory
6 Joy Street, SOUTH YARRA	-	Non-Contributory
7 Joy Street, SOUTH YARRA	-	Non-Contributory
8 Joy Street, SOUTH YARRA	-	Non-Contributory
9 Joy Street, SOUTH YARRA	-	Non-Contributory
21 Joy Street, SOUTH YARRA	-	Contributory
1 Luxton Road, SOUTH YARRA	-	Contributory
2 Luxton Road, SOUTH YARRA	-	Contributory

2A Luxton Road, SOUTH YARRA	-	Contributory
3 Luxton Road, SOUTH YARRA	-	Contributory
4 Luxton Road, SOUTH YARRA	-	Contributory
5 Luxton Road, SOUTH YARRA	*Hawksburn Railway Station*	Significant
9 Luxton Road, SOUTH YARRA	-	Contributory
9A Luxton Road, SOUTH YARRA	-	Non-Contributory
10 Luxton Road, SOUTH YARRA	-	Contributory
11 Luxton Road, SOUTH YARRA	-	Contributory
12 Luxton Road, SOUTH YARRA	-	Significant
13 Luxton Road, SOUTH YARRA	-	Significant
14 Luxton Road, SOUTH YARRA	-	Significant
14A Luxton Road, SOUTH YARRA	-	Significant
15 Luxton Road, SOUTH YARRA	-	Significant
16 Luxton Road, SOUTH YARRA	-	Contributory
17 Luxton Road, SOUTH YARRA	-	Contributory
18 Luxton Road, SOUTH YARRA	-	Contributory
19 Luxton Road, SOUTH YARRA	-	Contributory
20 Luxton Road, SOUTH YARRA	-	Contributory
21 Luxton Road, SOUTH YARRA	-	Contributory
22 Luxton Road, SOUTH YARRA	-	Contributory
23 Luxton Road, SOUTH YARRA	-	Contributory
24 Luxton Road, SOUTH YARRA	-	Contributory
25 Luxton Road, SOUTH YARRA	-	Contributory
26 Luxton Road, SOUTH YARRA	-	Contributory
27 Luxton Road, SOUTH YARRA	-	Significant
15 Motherwell Street, SOUTH YARRA	-	Contributory
17 Motherwell Street, SOUTH YARRA	-	Contributory
19 Motherwell Street, SOUTH YARRA	-	Contributory
21 Motherwell Street, SOUTH YARRA	-	Contributory
23 Motherwell Street, SOUTH YARRA	*Cambria*	Contributory
25 Motherwell Street, SOUTH YARRA	-	Contributory
28 Motherwell Street, SOUTH YARRA	-	Contributory
29 Motherwell Street, SOUTH YARRA	-	Significant
30 Motherwell Street, SOUTH YARRA	-	Contributory
31A-E Motherwell Street, SOUTH YARRA	-	Non-Contributory

32 Motherwell Street, SOUTH YARRA	-	Contributory
33 Motherwell Street, SOUTH YARRA	-	Contributory
34 Motherwell Street, SOUTH YARRA	-	Contributory
35 Motherwell Street, SOUTH YARRA	-	Contributory
37 Motherwell Street, SOUTH YARRA	-	Contributory
38 Motherwell Street, SOUTH YARRA	-	Contributory
39 Motherwell Street, SOUTH YARRA	-	Contributory
40 Motherwell Street, SOUTH YARRA	-	Contributory
41 Motherwell Street, SOUTH YARRA	-	Contributory
43 Motherwell Street, SOUTH YARRA	-	Contributory
44 Motherwell Street, SOUTH YARRA	-	Non-Contributory
45 Motherwell Street, SOUTH YARRA	-	Contributory
46 Motherwell Street, SOUTH YARRA	-	Contributory
47 Motherwell Street, SOUTH YARRA	-	Contributory
48 Motherwell Street, SOUTH YARRA	-	Contributory
49 Motherwell Street, SOUTH YARRA	-	Contributory
50 Motherwell Street, SOUTH YARRA	-	Contributory
52 Motherwell Street, SOUTH YARRA	-	Contributory
54 Motherwell Street, SOUTH YARRA	-	Contributory
56 Motherwell Street, SOUTH YARRA	-	Contributory
58 Motherwell Street, SOUTH YARRA	-	Contributory
60 Motherwell Street, SOUTH YARRA	-	Contributory
62 Motherwell Street, SOUTH YARRA	-	Contributory
64 Motherwell Street, SOUTH YARRA	-	Contributory
66 Motherwell Street, SOUTH YARRA	-	Contributory
68 Motherwell Street, SOUTH YARRA	-	Contributory
70 Motherwell Street, SOUTH YARRA	-	Contributory
72 Motherwell Street, SOUTH YARRA	-	Contributory
3 Oban Place, SOUTH YARRA	-	Contributory
4 Oban Place, SOUTH YARRA	-	Contributory
5 Oban Place, SOUTH YARRA	-	Contributory
6 Oban Place, SOUTH YARRA	-	Significant
1 Oban Street, SOUTH YARRA	-	Contributory
1A Oban Street, SOUTH YARRA	-	Contributory
2-12 Oban Street, SOUTH YARRA	-	Contributory

3 Oban Street, SOUTH YARRA	-	Contributory
3A Oban Street, SOUTH YARRA	-	Contributory
5 Oban Street, SOUTH YARRA	-	Contributory
7 Oban Street, SOUTH YARRA	-	Contributory
9 Oban Street, SOUTH YARRA	-	Contributory
11 Oban Street, SOUTH YARRA	-	Contributory
13 Oban Street, SOUTH YARRA	-	Contributory
14 Oban Street, SOUTH YARRA	-	Contributory
15 Oban Street, SOUTH YARRA	-	Contributory
16 Oban Street, SOUTH YARRA	-	Contributory
17 Oban Street, SOUTH YARRA	-	Contributory
18 Oban Street, SOUTH YARRA	-	Contributory
19 Oban Street, SOUTH YARRA	-	Contributory
20 Oban Street, SOUTH YARRA	-	Contributory
21 Oban Street, SOUTH YARRA	-	Contributory
23 Oban Street, SOUTH YARRA	-	Contributory
25 Oban Street, SOUTH YARRA	-	Non-Contributory
27 Oban Street, SOUTH YARRA	-	Non-Contributory
29 Oban Street, SOUTH YARRA	-	Non-Contributory
31 Oban Street, SOUTH YARRA	-	Contributory
33 Oban Street, SOUTH YARRA	-	Contributory
35 Oban Street, SOUTH YARRA	-	Contributory
42 Oban Street, SOUTH YARRA	-	Contributory
44 Oban Street, SOUTH YARRA	-	Non-Contributory
46 Oban Street, SOUTH YARRA	-	Contributory
48 Oban Street, SOUTH YARRA	-	Contributory
50 Oban Street, SOUTH YARRA	-	Contributory
52 Oban Street, SOUTH YARRA	-	Contributory
54 Oban Street, SOUTH YARRA	-	Non-Contributory
56 Oban Street, SOUTH YARRA	-	Non-Contributory
60 Oban Street, SOUTH YARRA	-	Contributory
62 Oban Street, SOUTH YARRA	-	Contributory
64 Oban Street, SOUTH YARRA	-	Contributory
66 Oban Street, SOUTH YARRA	-	Non-Contributory
68 Oban Street, SOUTH YARRA	-	Contributory

70 Oban Street, SOUTH YARRA	-	Contributory
366 Toorak Road, SOUTH YARRA	-	Contributory
368 Toorak Road, SOUTH YARRA	-	Contributory
370 Toorak Road, SOUTH YARRA	-	Contributory
2 Walter Street, SOUTH YARRA	-	Contributory
4 Walter Street, SOUTH YARRA	-	Contributory
6 Walter Street, SOUTH YARRA	-	Contributory
8 Walter Street, SOUTH YARRA	-	Contributory
10 Walter Street, SOUTH YARRA	-	Contributory
12 Walter Street, SOUTH YARRA	-	Contributory
167 Williams Road, SOUTH YARRA	*Hawksburn Terrace*	Significant
169 Williams Road, SOUTH YARRA		Significant
171 Williams Road, SOUTH YARRA		Significant
173 Williams Road, SOUTH YARRA		Significant
175 Williams Road, SOUTH YARRA		Significant
177 Williams Road, SOUTH YARRA		Significant
179 Williams Road, SOUTH YARRA		Significant
181 Williams Road, SOUTH YARRA	-	Contributory
185 Williams Road, SOUTH YARRA	-	Contributory
187 Williams Road, SOUTH YARRA	-	Contributory
189 Williams Road, SOUTH YARRA	-	Contributory
191 Williams Road, SOUTH YARRA	-	Contributory
201 Williams Road, SOUTH YARRA	-	Significant
203 Williams Road, SOUTH YARRA	-	Contributory
205 Williams Road, SOUTH YARRA	-	Contributory
207 Williams Road, SOUTH YARRA	-	Significant