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# Burke Rd North Commercial and Transport

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## Location

BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO505

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

HO505 Burke Road North Commercial and Transport Precinct

### *What is Significant*

The Burke Road North Commercial and Transport Precinct contains either individually significant or contributory sites, which provide a visually cohesive elevation that demonstrates the major development phases of the Camberwell Junction commercial area. The predominant development is of the late 19th century boom era and early twentieth century. Later phases include the post-First War retailing growth servicing an increased and mobile population, and the sustained growth in the between-Wars period which provided for important corner buildings. Visually remote from but related to the precinct is the Camberwell Station, itself an important factor in the establishment and growth of the precinct and area (G Butler, *Camberwell Conservation Study* 1991, additional comments by Lovell Chen 2008).

The fabric which contributes to the significance of this precinct, with the exception of the station, is essentially that which presents to and is visible from the street, as observed in front-on and longer angled views. This generally comprises the front and side street return facades, and parapets, chimneys and roofscapes. Other than this fabric the depth of fabric to be retained in any redevelopment is that which is sufficient to support the facades. While the rear facades and lower wings remain in various states of intactness they are generally not considered to contribute to the assessed significance of the precinct.

Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

#### How is it Significant

The Burke Road North Commercial and Transport Precinct is historically and aesthetically significant to the City of Boroondara.

#### Why is it Significant

The Burke Road North Commercial and Transport Precinct is of importance in reflecting a distinct phase in the commercial development of Burke Road, north of Camberwell Junction. It is important in demonstrating the principal characteristics of a class of buildings - retail and commercial with residential above - as presenting in a coherent group. Additionally, the precinct generally exhibits a strong streetscape cohesion and presentation with a readily discernable aesthetic character.

Hermes Number 192682

Property Number

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## Physical Conditions

This is predominantly a retail precinct, with some residential uses including residences housed in first floor areas above the ground floor shops. The buildings characterising this use are terraced shop fronts with either a parapet or full first floor facades above, with zero setbacks. These were mostly built in the period 1885-1930, with some frontages being added in the period 1930-1940. This typing is also considered to apply to the Palace Hotel, both in its retail and original residential role, and to buildings of 'subsidiary' function that maintain the streetscape and scale, as with the substation at 750 Burke Road and the railway station at 716 Burke Road.

Most of the ground floor retail fronts have been altered, although some originals of long standing remain in Burke Road at 796-8, 784-6, 766, 754 and 748, and in Cookson Street at no. 1. The precinct is heavily identified with the adjoining residential estate subdivisions and with servicing these areas. It is also fundamentally associated with the railway, having been developed as a direct result of the railway's coming into Camberwell at that point in 1882. It has been characterised as a distinct second 'node' of the central Camberwell shopping area in its development.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*