

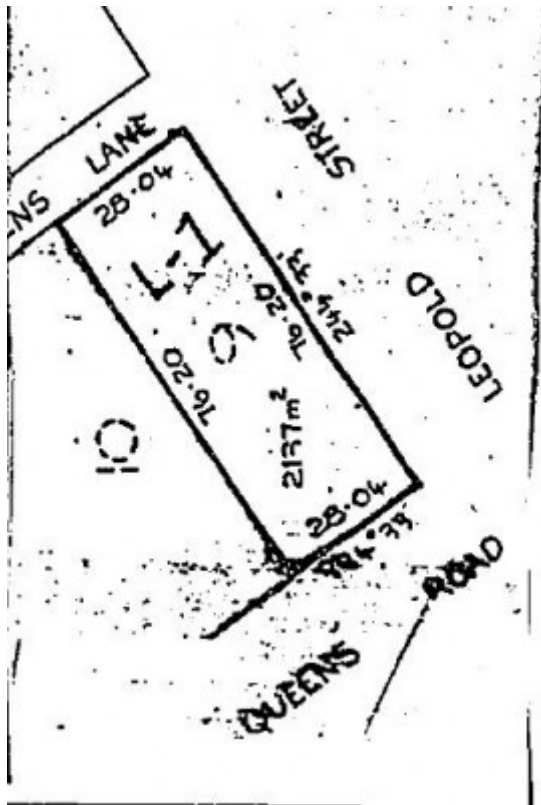
FORMER BENDIGONIA



FORMER BENDIGONIA
SOHE 2008



1 former bendigonia queens
road south melbourne front
corner view



h00909 plan h0909

Location

25 QUEENS ROAD MELBOURNE, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0909

Heritage Overlay Numbers

HO234

VHR Registration

August 5, 1992

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - July 2, 1999

Bendignonia is of historic, architectural and social importance as:

- * A relatively late and very unusual example of the bargeboarded Rural Gothic Style, exhibiting something of the muscularity of the Modern Gothic Style.
- * One of only a few remaining residences which portray what was once the prestigious St Kilda Road and Queens Road nineteenth century residential precinct and the elegant lifestyle associated with the area.
- * The building is believed to be an example of the work of well known architect John Beswicke.
- * The home of one of Bendigo's more successful mining investors, John Edward Gard.
- * Retaining a number of fine internal spaces dating from the house's 1890s extension.
- * A representative example of a home of the period with associated outbuildings and their arrangement on the allotment to provide spaces, both formal and informal, which were required for the many activities associated with running a substantial nineteenth century residence.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices

without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates 1868,
Heritage Act Categories Registered place,
Hermes Number 2907
Property Number

Extent of Registration

1. All the building known as Bendigonia, 25 Queens Road, South Melbourne including house, attached stable and single storey

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 909-

Bendigonia, 25 Queens Road, South Melbourne.

1. All of the buildings known as Bendigonia, 25 Queens Road, South Melbourne including house, attached stable and single storey outbuilding.

2. The land marked L-1 on Plan 603320(A), endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council, being all the land described in Certificate of Title Volume 4414 Folio 702. [Victoria Government Gazette No. G30 5 August 1992 pp.2805-2806]

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/>