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# 23 Fairmont Avenue

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## Location

23 Fairmont Avenue, Camberwell, Boroondara City

## Municipality

BOROONDARA CITY

## Level of significance

Incl in HO area contributory

## Heritage Overlay Numbers

HO1

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

HO1 Golf Links Estate, Camberwell

The Golf Links Estate, which occupies the former Riversdale Golf Club, was subdivided in 1927 and lots were offered for sale later that year. The first houses on the estate were built in 1928 with the majority of the allotments built and occupied by 1938. The Golf Links Estate, Camberwell, is an area of heritage significance for the following reasons:

- The place is a particularly intact and notable collection of vernacular housing styles of the late 1920s to the early 1940s, including interwar Mediterranean, Old English and Californian Bungalow. It contains a significant number of Art-Deco and Moderne flavoured houses that read as prototypes for the suburban vernacular that spread around Australia after WWII.
- The place is a predominantly intact interwar landscape containing concrete roads, landscaped medians with concrete lamp standards and mature street trees.
- The place demonstrates the successful influence of building controls during the interwar and post-WWII period in terms of prescribed set backs and uniform material usage to ensure a consistent visual quality.

- The housing types and styles physically demonstrate the appeal of Camberwell as one of Melbourne's most fashionable new suburbs of the 1920s and into the 1930s and 1940s.

- The Estate is conspicuously predicated on a commuter-based city workforce, being bounded by a tram route on one side and a railway on the other.

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| Heritage Study/Consultant | Boroondara - Camberwell Conservation Study, Graeme Butler, 1991; Boroondara - Review of Heritage Overlay Precinct Citations, Lovell Chen P/L, Architects & Heritage Consultants, 2006; |
| Hermes Number             | 47732  |
| Property Number           |  |

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*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/>*