

HCV Newlands Estate



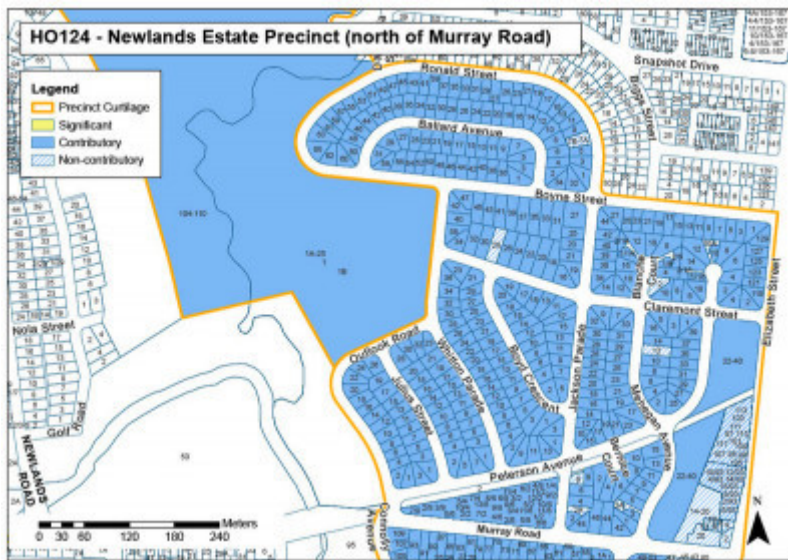
Newlands Estate Coburg North (5)



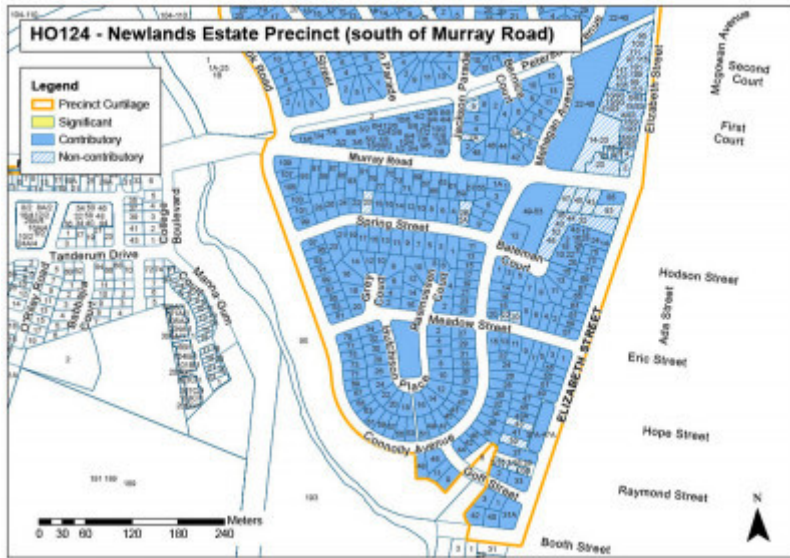
Newlands Estate Coburg North (1)



Newlands Estate Coburg North (12)



Newlands Estate Precinct Map (north of Murray Road)



Newlands Estate Precinct Map (south of Murray Road)

Location

1-31 & 2-50 Ballard Avenue, also other streets within HCV estate COBURG, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO124

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - January 1, 2008

What is significant?

The Newlands Estate Precinct, comprising houses at 43-93 and 42-48 Murray Road, 1-31 and 2-50 Ballard Avenue, 1-15 and 2-52 Bateman Court, 2-10 Bernice Court, 2-18 Blanche Court, 1-29 and 2-20 Boyd Crescent, 1-47 and 2-32 Boyne Street, 1-23 and 2-34 Claremont Street, 1-109 and 12-48 Connolly Avenue, 31A-129 Elizabeth Street, 1-11 and 2-6 Goff Street, 2-20 Grey Court, 2-34 Hutchison Place, 1-27 and 2-44 Jackson Parade, 1-19 and 2-20 Julius Street, 1-15 and 2-8 Meadow Street, 1-33 and 2-16 Mehegan Avenue, 2-18 Muriel

Court, 2-32 Outlook Road, 1-39 Peterson Avenue, 2-16 Rasmussen Court, 1-65 Ronald Street, 1-23 and 2-28 Spring Street, 1-23 and 2-42 Whitton Parade.

How is it significant?

The Newlands Estate Precinct is of state historical, social and architectural significance to the City of Moreland.

Why is it significant?

The Newlands Estate Precinct is of state historical significance as a section of one of the first large-scale housing estates developed on farm land in the then outer suburbs of Melbourne by the Housing Commission of Victoria between 1940 and 1953.

The Newlands Estate Precinct is of state architectural and town planning significance as one of the first Housing Commission estates to incorporate a mixture of housing types and densities, including cottages, duplexes and walk-up flats, along lines promoted by British and American Garden Suburb and New Town theorists. The buildings are constructed of weatherboard, red, clinker or cream brick with timber-framed windows and terracotta or corrugated asbestos sheet roofing. The street planning in the Estate is a notable example of the application by the Housing Commission of Garden Suburb planning, and retains a high degree of intactness.

The Newlands Estate Precinct is also of state social significance as one of the first Housing Commission estates to actively incorporate elements of British and American Garden Suburb and New Town Theory. Elements included a number of small parks, a small shopping centre and a school to foster a sense of community. The shopping centre and school were to be meeting places for the young families newly arrived on the estate. The shopping centre was strategically located at the centre of the overall development for this reason.

Non-Contributory properties include:

Bateman Court: 32-52.

Blanche Court: 2.

Claremont Street: 28

Elizabeth Street: 1-3/35, 39, 43, 83 and 93-117.

Jackson Parade: 2A and 8A.

Mehegan Street: 3A.

Meadow Street: 20 and 22.

Muriel Court: 10A.

Murray Road: 43, 45 and 47.

Ronald Street: 7A and 7B.

Spring Street: 2 and 20.

Heritage Study/Consultant Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;

Hermes Number 56082

Property Number

Physical Description 1

Address: 1-31, 2-50 Ballard Avenue

1-15, 2-30 Bateman Court

2-10 Bernice Court

2-18 Blanche Court

1-29, 2-20 Boyd Crescent

1-47, 2-32 Boyne Street

1-23, 2-34 Claremont Street

1-109, 14-48 Connelly Avenue

31A-129 Elizabeth Street

1-11, 2-6 Goff Street

2-20 Grey Court

2-34 Hutchison Place

1-27, 2-44 Jackson Parade

1-19, 2-20 Julius Street

1-15, 2-8 Meadow Street

1-33, 2-16 Mehegan Avenue

2-18 Muriel Court

2-32 Outlook Road

1-39 Peterson Avenue

2-16 Rasmussen Court

1-65 Ronald Street

1-23, 2-28 Spring Street

1-23, 2-42 Whitton Parade

Newlands Estate proper extends east of Elizabeth Street into Preston (City of Darebin). Elizabeth Street forms the eastern boundary of the City of Moreland.

The Newlands Estate Precinct is a predominantly residential area with a range of housing types including single-storey detached houses, duplexes and three storey walk-up flats. The buildings are constructed of red, clinker or cream brick with timber-framed windows and terracotta or corrugated asbestos sheet roofing. The area is characterised by its curvilinear street pattern and hilly topography which contrast with the remainder of the municipality.

Street planting includes Melaleuca and Callistemon, and there is considerable evidence of original planting in the private gardens of the Estate. Much of the character of the Precinct is derived from the curvilinear street layout. Many streets, including Outlook Road, Whitton Parade and Peterson Avenue, are single-sided with houses facing onto reserves, creating a distinct parkland character.

The footpaths, kerbs, gutters and vehicle crossings are all of concrete.

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/>