
Golf Links Estate Camberwell

Location

Golf Links Estate Camberwell

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - November 27, 2008

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:

- 1: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.
- 2:The place is a predominantly intact interwar landscape containing concrete roads, landscaped medians with concrete lamp standards and mature street trees.
- 3: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.
- 4: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.

5: 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.

Hermes Number 22154

Property Number

Physical Conditions

Houses were constructed on much of the estate by World War II and the visual homogeneity promoted by the small range of architectural styles and materials was enhanced by the physical link of the concrete paved roads with their broad nature strips, medians and cast concrete street lamps at main intersections. Street names were obligingly set into pavements with the probable intention of reduced eye-level signs. Further uniformity was promoted by the council by-laws (1926) which determined minimum general frontages of 50 feet and 60 feet at street corners. No house could be built less than 10 squares in the area. Similar estates, complete with Mediterranean villa style houses, include the Alta, Maysia and Quantock Streets subdivision of the Hassett estate (1927).

The integrity of the estate is high such that most individual houses reflect their construction period. The exotic styles current in the late 1920's are epitomized by 21 Christowel Street, whilst the later, more sombre neo-Tudor is seen along side at number 23. A minority of the estate is in the Moderne style: one example was built by J L Humphries in 1939, opposite the above, at 24 Christowel Street (see also the later 24 Finsbury Way).

Concrete kerbs, channels, road and footpaths survive as an evocation of the emerging use of the material in the 1920's whilst street trees vary from the common Edwardian garden tree, the Lillypilly, to the Jacaranda, probably reflecting the residents' choice of trees at differing periods. Their common exotic origin or nature (ball shape, smooth bark, small dense leaf) unite them and relates to the area).

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/>