

ZETLAND



ZETLAND SOHE 2008



zetland yarra street hawthorn
front view sep1978



zetland yarra street hawthorn
detail front entrance mar1987



zetland yarra street hawthorn
front verandah mar1987



1 zetland yarra street
hawthorn detail lacework
sep1978

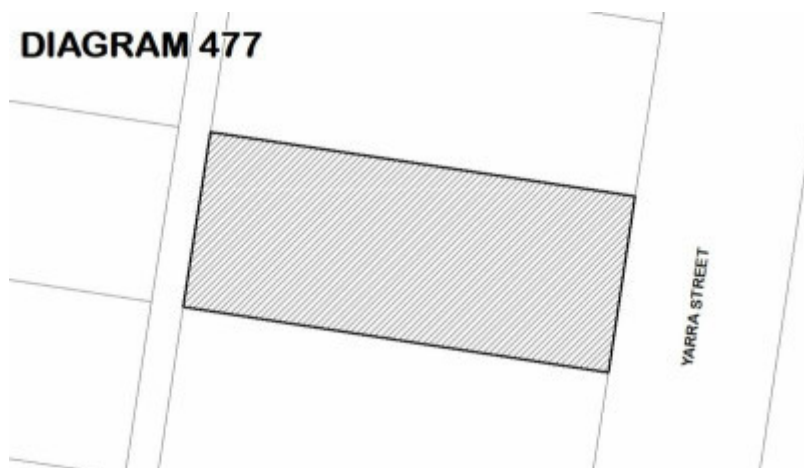


DIAGRAM 477



2024 Permit exemption diagram

Location

16 YARRA STREET HAWTHORN, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0477

Heritage Overlay Numbers

HO141

VHR Registration

September 3, 1980

Amendment to Registration

February 8, 2024

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - September 1, 2025

Zetland is located on Wurundjeri Country.

What is significant?

Zetland, a single-storey brick residence designed by William Ellis and constructed in 1873-74 in the Free Classical style, with an ornamental ironwork verandah. It also includes an iron palisade front fence on a stone plinth, and polychromatic brickwork stables.

How is it significant?

Zetland is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places and objects

Why is it significant?

Zetland is historically significant as a prominent house within the prestigious St James Park subdivision of the former grounds of Sir James Palmer's estate. The stables support an understanding of the lifestyle of the house's residents in the early twentieth century. It is also historically significant for its associations with its designer, the important architect William Ellis.
(Criterion A)

Zetland is architecturally significant as a representative example of the houses built within the St James Park Estate, which were sought after by members of Melbourne's prosperous middle-class of the 1870s. Zetland is characterised by its ornamental verandah, wide allotment, distinct hilltop location and set back position from the main road.
(Criterion D)

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](#).

Specific Exemptions:

NOTES

- All works should ideally be informed by a Conservation Management Plan prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.
- Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.
- Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits where applicable.

GENERAL CONDITIONS

- All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered object.
- Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the object are revealed which relate to the significance of the object, then the exemption covering such works must cease and Heritage Victoria must be notified as soon as possible.

PERMIT EXEMPTIONS

The following permit exemptions are not considered to cause harm to the cultural heritage significance of Zetland. Owner(s) do not need to apply to Heritage Victoria for a permit or permit exemption for the below works.

General

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of significant fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Maintenance, repair and replacement of existing external services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale.
- Repair to, or removal of items such as antennae; aerials; and air conditioners and associated pipe work, ducting and wiring.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. The Executive Director must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted external surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes.
- Cleaning including the removal of surface deposits by the use of low-pressure water (to maximum of 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

Interiors

- All works to maintain or upgrade existing bathrooms, kitchens and laundries, including installing new appliances, re-tiling and the like.
- Painting of internal surfaces.
- Installation of new flooring.
- Installation, removal or replacement of carpets and/or flexible floor coverings, window furnishings, and devices for mounting wall hung artworks.
- Installation, removal or replacement of existing electrical wiring, light fittings, light switches and outlets. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed.
- Removal or replacement of smoke and fire detectors, alarms and the like.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.
- All structural and non-structural internal works beyond the first four rooms and front main hallway.
- All non-structural internal works to the first four rooms and front main hallway.

Outdoor areas

- Subsurface works to existing watering and drainage systems.
- All works to existing hard and soft landscaping elements (excluding the iron palisade front fence) including, but not limited to:
 - Repair and maintenance of paving, footpaths and driveways.
 - Installation of physical barriers or traps to enable vegetation protection and management of vermin such as rats, mice and possums.
 - All gardening works.

Stables

- All works to the interior of the stables.

Construction dates	1873,
Architect/Designer	Ellis, William J,
Heritage Act Categories	Registered place,
Hermes Number	583
Property Number	

History

Associated People: Tenant ROBERTSON FAMILY;

By the late 1830s, settlers were pushing out from Melbourne in all directions in search of new pastures for their sheep and cattle. While an 1837 survey of the area now known as Hawthorn showed only the station of overlander John Gardiner, the area had attracted interest from other pastoralists, agriculturalists and also timber cutters who were drawn to the large stands of Red Gums and Stringy Bark trees in the area. In the early 1840s, Dr James Palmer [later Sir James and first president of the Legislative Council], himself an owner of a flourishing timber business, established a punt across the Yarra River at Hawthorn near his property on the Richmond side of the river. A bridge replaced Palmer's punt in 1851. With the increased communication between the eastern side of the Yarra and Melbourne, the village of Hawthorn expanded rapidly to serve the outlying agricultural, timber cutting and brick making activities. By the mid 1860s, the suburb of Hawthorn was well established. The first town hall had been built, the churches of the numerous denominations had been constructed, and leading Melbourne citizens had chosen Hawthorn as their home.

The house Zetland at 16 Yarra Street Hawthorn stands on St James Park, a subdivision of Burwood [later Invergowrie], the new mansion which James Palmer had constructed on his large landholding on the Hawthorn side of river near the newly-completed bridge. Palmer apparently organized the subdivision of his large estate himself, but no sales of subdivided lots were made until shortly after his death in 1871. Rate books for 1872 record vacant allotments in the ownership of theatre entrepreneur George Coppin in the newly-formed Yarra Street on the former Palmer estate. Two adjoining allotments passed into the ownership of Charles Black. Zetland was constructed in 1873-74, and by 1876, Black had constructed similar houses on both lots. The houses were designed by William Ellis, the architect responsible for the design of the prominent Fitzroy Town Hall at about the same time. By 1876, Charles Black had died and both properties were offered for sale. Accountant John Robertson bought 16 Yarra St and the house name Zetland is first recorded during his ownership. John Robertson occupied the house until 1887 but the house remained in the ownership of the Robertson family until at least the 1901.

[Online data upgrade project 2005]

Sources:

Heritage Victoria File No 602946

Miles Lewis. Melbourne Mansions Database.

G McWilliam. *Hawthorn Peppercorns*. 1978.

V Peel, D Zion, J Yule. *A History of Hawthorn*. 1993

Extent of Registration

Heritage Act 2017

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0477

Category: Registered Place

Place: Zetland

Location: 16 Yarra Street, Hawthorn

Municipality: Boroondara City Council

All of the place shown hatched on Diagram 477 encompassing all of Lot 1 on Title Plan 601087.

Dated 8 February 2024

STEVEN AVERY

Executive Director

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/>