

Bryce Raworth

CONSERVATION | HERITAGE

Heritage Impact Statement

98-104 Riversdale Road
Hawthorn

Application for permit –
Proposed partial demolition, alterations and additions and new
works

May 2026

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1.0 Introduction

This Heritage Impact Statement was prepared at the request of Tract, on behalf of Glenferrie Hill Pty Ltd in relation to the subject site at 98-104 Riversdale Road, Hawthorn.

It has been prepared in the context of a permit application to partially demolish the existing building at 98 Riversdale Road, completely demolish the former dwellings at 100 and 104 Riversdale Road and construct a seven storey apartment building.

This report assesses of the potential heritage impacts of the proposed works on the subject site and the surrounding streetscape and precinct.

2.0 Sources of Information

The analysis below draws upon a site inspection along with a review of relevant documents and resources including the following:

- *Boroondara Planning Scheme – Clause 15.03-1S* (Heritage Conservation), *Clause 15.03-1L* (Heritage in Boroondara) and *Clause 43.01* (Heritage Overlay).
- *Boroondara Statement of Significance Reference Document* (January 2018)
- *Hawthorn Heritage Study* (Gould 1993).
- *Review of C* Grade Buildings in the Former City of Hawthorn* (Lovell Chen, September 2006, Revised June 2007 and November 2009).
- *Hawthorn Heritage Precincts Study* (Context April 2012)
- *Kew and Hawthorn Further Heritage Investigations – Assessment of Specific sites* (Lovell Chen, February 2014).
- *Municipal-Wide Heritage Gap Study: Volume 3 – Hawthorn* (Context July 2020)
- City of Boroondara Schedule of Gradings Map (updated 18 April 2024), <https://www.boroondara.vic.gov.au/media/97461/>
- Historic MMBW Plans, State Library of Victoria, <https://www.slv.vic.gov.au>
- State Library of Victoria (sources dated where used)

It is intended this report be read in conjunction with the drawings prepared by Tristan Wong Architecture (dated variously 13/5/26 and 14/5/26) and other documents submitted with respect to the application.

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3.0 Site Overview

The development site comprises three properties, 98, 100 and 104 Riversdale Road, which are located on the south west corner of Riversdale Road and Glen Street, a short distance east of Glenferrie Road. To the rear of the buildings is an asphalt carpark. A distinctive characteristic of the site is a gradient of over 3.5 metres, with the south west corner of the property the highest point, falling away to the lowest point in the north east corner.

The land was first advertised for subdivision c.1870, with close to 70 lots becoming available between Glenferrie Road to the west, the southern side of Riversdale Road, the eastern side of Glen Street and Catalina Road to the south. While the subdivision was advertised, limited development commenced at this time. By 1890 Glen Street had been laid and two dwellings were listed in the *Sands and McDougall* directory between Glenferrie Road and Glen Street, at what is now 100 and 104 (then known as 30 and 32.)

The existing dwelling at 98 Riversdale Road was constructed between 1900 and 1904, appearing in the 1904 MMBW detail plan (identified as number 28). Between 1910 and 1915 the street was renumbered and the dwellings became 96, 100 and 104 Riversdale Road. Number 96 would eventually be re-numbered to 98, which it is known by today. Relevant histories and descriptions of the three former dwellings are provided below.

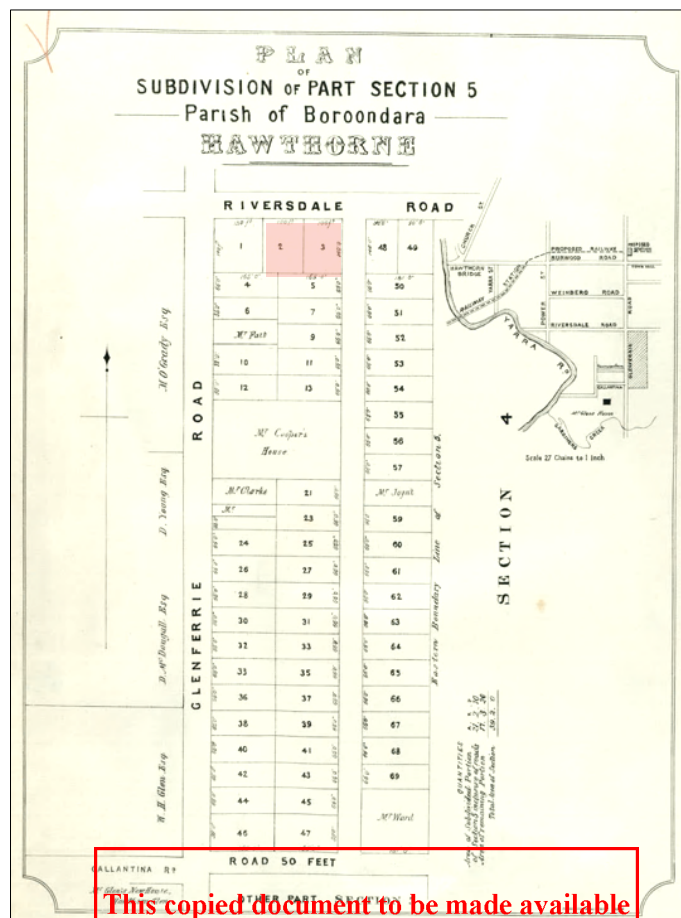


Figure 1

**This copied document to be made available
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c.1870 subdivision plan. The approximate location of the subject site is
its consideration and review as
shaded red. Source: <https://handle.slv.vic.gov.au/10381/160134>
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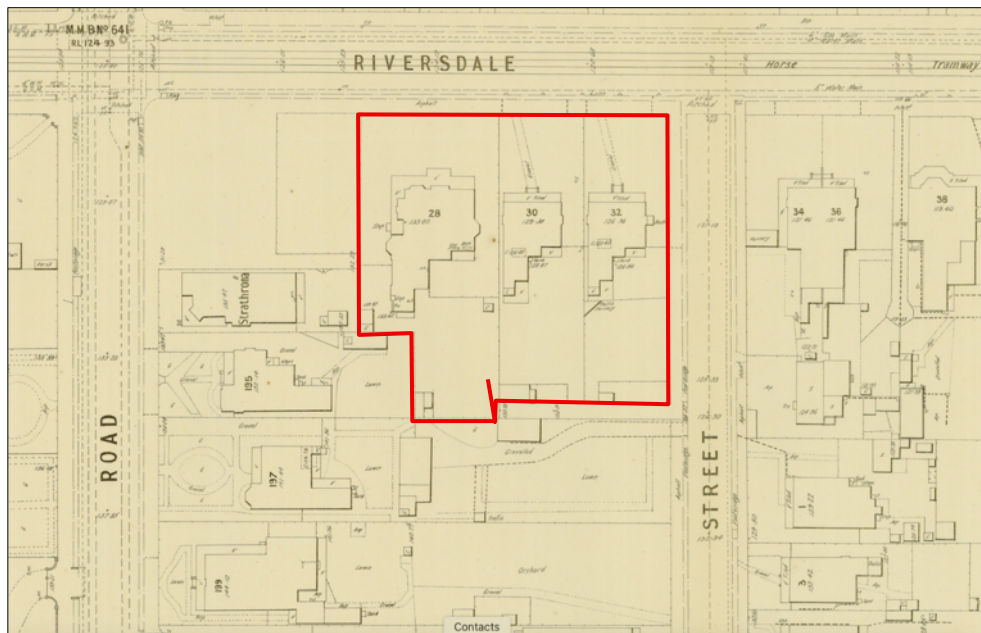


Figure 2 1904 MMBW extract, with the development site outlined in red.

Source: <https://handle.slv.vic.gov.au/10381/125527>

98 Riversdale Road

The *Hawthorn Heritage Study* provides a citation for this former dwelling, which contains the following history and description:

History

The architects Ussher and Kemp designed the imposing Edwardian villa at 98 Riversdale Road in 1899 for George and Mary Ann Thyssen. The house was listed first in the 1900-1901 Hawthorn rate book as No.28 Riversdale Road, a brick house of eight rooms owned by Mary Ann Thyssen and occupied by George Thyssen, NAV £150. The previous year, Mary Ann Thyssen of Oliver Street, Camberwell, was rated for two blocks of vacant land in Riversdale Road south side. From 1901-2, Mary Ann Thyssen was listed as owner/occupier and from 1902-3, the owner's name was given as Marion Thyssen. By 1915, the property was known as No. 96 and was described as a brick house of ten rooms, NAV £150. Marion Thyssen was owner/occupier still in 1920-21. The Rev. J. Tyson was there in 1952.

Description

A superlative, very large, domestic Queen Anne villa. The basic form is a hipped roof, very steeply pitched, terminating at a shallow pitched verandah which encompasses three sides of the house. In a symmetrical scheme, gabled wings project from each side and as a large central first floor feature at the front. Small side gables on the principal elevation frame a projecting balcony between the first floor gable. Access to the front door is via a side entry. This appears to be original but requires on-site checking. The verandah balustrade is effected in basket weave red bricks. A rendered string course at the top defines the piers and above are brick Corinthian columns, some square shaped, some round shaped with purpose made red bricks. The first floor elevation is missing its balustrade, but otherwise displays an intricate

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elevation with two central doors leading to a balcony and flanking faceted bay windows. A timber arch joins these. Above is a small window to an attic floor. The walls of the first and second floors are executed in scalloped shingles (now painted). This material is also used on the flanking verandah gable ends. Tall chimneys rise from the high slate roof.

By 1992, the former dwelling had been converted into use as a headquarters by Alzheimer's Society of Victoria (now known as Dementia Australia). To the rear is a single storey covered walkway that connects 98 Riversdale Road to 100 Riversdale Road.



Figure 3 The former dwelling at 98 Riversdale Road, Hawthorn, c.1992.
Source: Hawthorn Heritage Study.

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100 and 104 Riversdale Road

These two former dwellings were originally constructed c.1890 as double storey, double fronted masonry houses with rendered finishes and hipped roofs. They appear to have originally formed an identical pair. Both former dwellings were converted into a commercial use several decades ago and have been subject to alterations and additions, both before and after their conversion into a commercial use.

No. 100 has a rear double storey, flat roofed addition of rendered construction, connecting to the undercover walkway that extends from 98 to the rear of 100. This walkway also extends behind 100 Riversdale Road and connects with a single storey addition on the south west side of 100, which also connects to the western side of 104 Riversdale Road. The front setback comprises a crossover and a small amount of car parking.

No. 104 had the original verandah to the facade removed, and a projecting ground level addition constructed to the facades western side. A double storey wing to the rear has been altered, with the MMBW detail plan depicting a verandah to the south east corner of the house, now infilled. A single storey addition with a modern hipped roof is constructed at the rear of the place.

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With regard for context, Riversdale Road is a busy two-way thoroughfare with two lanes of traffic in each direction and tram lines down the centre of the road.

Adjacent to the immediate west, 96 Riversdale Road is a single storey shopfront of no heritage interest, with 524-532 Glenferrie Road, to the corner with Riversdale Road, comprising late Edwardian/early Interwar double storey shopfronts constructed between 1920-25 in a sweeping curve. The upper storey facade is largely intact (albeit overpainted), while many of the ground floor shopfronts have been altered with the exception of tiled stallboards.

Directly opposite the subject site 107, 109 and 111 Riversdale Road are occupied by three storey apartment buildings of no heritage interest, while to the west of these apartment buildings 99-105 Riversdale Road are single storey shopfronts all constructed by 1920. These shopfronts, along with those at 524-532 Glenferrie Road are contributory buildings with the Glenferrie and Riversdale Roads Commercial precinct. It is noted the single storey dwelling attached to 105 Riversdale Road is non-contributory.

To the east, on the opposite side of Glen Street, 106 and 108 Riversdale Road is *Glendale* and *Cleverdon House*, two semi-detached Victorian Italianate dwellings. Further east 110 Riversdale Road is occupied by *Spreydon*, a fine and relatively externally intact late Victorian villa prominently sites on a large allotment. These three dwellings are subject to individual Heritage Overlays. Immediately south of the site along Glen Street is a large double storey dwelling of contemporary design. Glen Street more generally is a mixed streetscape, comprising various examples of altered late 19th and early 20th century dwellings, alongside houses of more recent construction.



Figure 4 View toward the subject site, showing the three former dwellings at number 104 (left), number 100 (centre) and number 98 (right).

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Figure 5 The facade of 104 Riversdale Road, Hawthorn. The original verandah has been removed and an addition constructed on the west side (visible at right).



Figure 6 The facade of 100 Riversdale Road, Hawthorn. The original window and door openings are similar to those of 104, while the verandah and balcony date from the early twentieth century.

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Figure 7 98 Riversdale Road, Hawthorn.



Figure 8 Narrow access between 100 and 104 Riversdale Road, which are connected via a covered walkway at the rear.



Figure 9 The single storey undercover walkway to the rear of 98 Riversdale Road. Noting the double storey rear wing comprises original fabric.



Figure 10 Views to the western elevation (left) and the east addition (right) of 100 Riversdale Road.

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Figure 11 Views to the addition at 104 Riversdale Road. This image also highlights there is a change in gradient to the site.



Figure 12 Views to the rear of 100 Riversdale Road, with the double storey rear addition and single storey addition to the south east corner visible.

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Figure 13 Laneway to the rear of the subject site.



Figure 14 View toward the side elevation of 104 Riversdale Road.

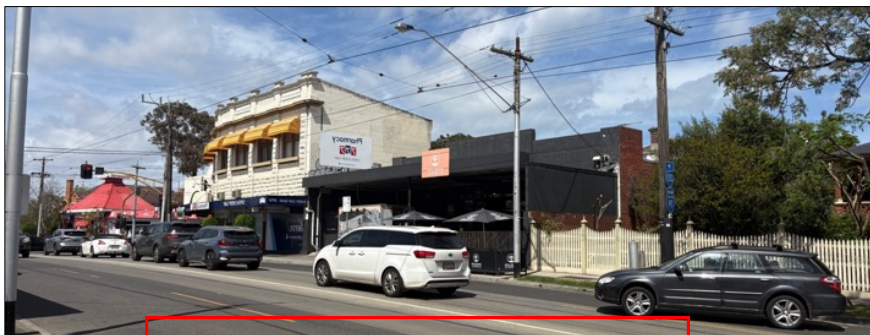


Figure 15 Shops to the west of the subject site.

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Figure 16 View toward modern apartment buildings on the north side of Riversdale Road, opposite the subject site.



Figure 17 View toward shopfronts on the north side of Riversdale Road, to the north west of the subject site.

4.0 Significance and Heritage Overlay

The dwelling at 98 Riversdale Road is subject to an individual Heritage Overlay, identified as HO179 (Alzheimer Society of Victoria) in the Schedule to the Heritage Overlay of *the Boroondara Planning Scheme*. External paint controls apply as a result of this listing. The other two former dwellings that make up the development site being 100 and 104 are not subject to a heritage overlay control.

The *Hawthorn Heritage Study* provides a brief Statement of Significance for the dwelling at 98 Riversdale Road, reproduced is as follows:

Architecturally significant at the State level as one of Ussher and Kemps' best and most sophisticated designs, integrating unusual brick detailing and an typical symmetrical arrangement.

In accepting the two former dwellings at 100 and 104 Riversdale Road are not subject to a Heritage Overlay, it is noted they have been assessed as part of previous heritage studies by Boroondara Council. Council have consistently found that these dwellings do not warrant individual heritage protection or inclusion with a broader heritage precinct.

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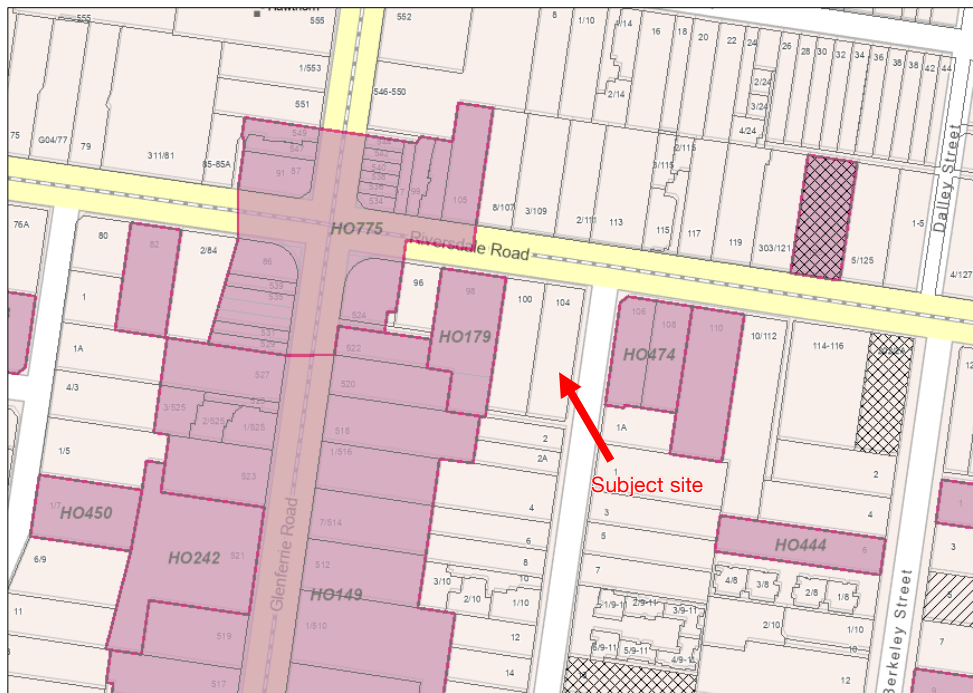


Figure 18 Extract of VicPlan Map showing the development site. One of the former dwellings is subject to a Heritage Overlay, identified as HO179.



Figure 19 Extract of the Boroondara Schedule of Gradings Map (updated April 2024). The former dwelling at 98 Riversdale Road is highlighted red to indicate a significant grading. Properties shaded green are contributory and grey is non-contributory.

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5.0 Policy Considerations

As the former dwelling at 98 Riversdale Road is included in a Heritage Overlay, it is subject to the provisions of *Clause 43.01*, the Heritage Overlay. Inter alia, *Clause 43.01* has the following purpose:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

Before deciding on an application, in addition to the decision guidelines in *Clause 65*, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

[...]

Planning scheme provisions relevant to the application also include *Clause 15.03-1L* Heritage Conservation. *Clause 15.03-1L* has the objective of ensuring the conservation of places of heritage significance by means of following strategies:

Significant heritage places strategies

Retain significant built fabric and not normally allow demolition.

Permit partial demolition of significant built fabric for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the place and will assist the long term conservation of the building.

Support the demolition of non-original and non-contributory additions.

Ensure alterations, including restoration or reconstruction works, maintain the significance and integrity of the heritage place.

Encourage reconstruction of features or finishes formerly removed, only where historic evidence of original or earlier appearance can be found.

Ensure that materials and restoration techniques consistent with the historic period of the heritage place are used.

Discourage the painting or previously unpainted surfaces. This does not apply to non-original features.

Discourage the rendering of previously non-rendered surfaces.

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Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features.

Discourage sandblasting of rendered, masonry or timber surfaces.

Discourage the introduction of architectural features, unless there is evidence that they were originally present.

Ensure development does not alter fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place including elements that cannot be seen from the public realm.

Ensure development does not obscure fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place that addresses the public realm.

Use materials and surface finishes that are complementary to the fabric of the heritage place.

Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings.

Incorporate design details that complement the design of the heritage place (including the type and form of windows, doors, architectural features and verandahs), that are:

- Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings, or are a replication of historic forms and detailing.*
- Located and massed in a manner that does not detract from or dominate significant fabric of the heritage place (through siting and massing). This should be achieved utilising a combination of setbacks, heights and physical separation as appropriate. This does not apply to commercial buildings.*
- Located to the rear of the heritage place, where possible.*
- Sympathetic with heritage fabric of the place rather than any 'non-contributory' elements of the place.*

6.0 Proposal

It is proposed to demolish the built form at 100 and 104 Riversdale Road in full. The rear link between the former dwelling at 98 and 100 will also be demolished, along with the carparking at the rear and the carparking to the front of 104 Riversdale Road.

Following demolition, a seven storey apartment building will be constructed adjacent to, and partly behind the retained building at 98 Riversdale Road. Two basement levels containing car parking and storage will be included, having a similar footprint to that of the apartment complex – i.e., will not be constructed below the retained heritage building. Setbacks will be introduced between the retained building and the new apartment complex, with the western side of the apartment building to be setback from the eastern side of the former dwelling between 6.743 and 7.755 metres at lower levels, with the upper levels to have increased setbacks. The apartment building will be setback 6 metres from the Riversdale Road frontage and 3 metres from the Glen Street frontage.

The exterior of the building will adopt a contemporary design approach, with horizontal and vertical articulation to each elevation. Light coloured brick work and concrete render in light grey colours will be incorporated across each elevation.

Cars will access the basement via a ramp located at the rear of the development, off Glen Street.

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7.0 Discussion

From a heritage perspective, the key considerations are the impact of the proposed demolition works and the appropriateness of the new works in association with the retained heritage building. These aspects of the proposal are discussed in turn below.

Demolition

As outlined above, heritage policy at Clause 15.03 encourages the retention of significant built fabric while also supporting the partial demolition of significant elements for the purposes of additions and alterations, if the extent of demolition and new works does not adversely affect the significance of a place and will aid in the long term conservation of a building. Policy also supports the demolition of non-original and non-contributory additions.

The external demolition works to the heritage building are confined to the non-original single storey walkway located to the rear of the former dwelling at 98 Riversdale Road. It is not readily visible in views from the public realm. The demolition of this element will not have an adverse impact upon the identified significance of the place, accepting it is not original fabric. Its demolition is considered appropriate with respect for heritage policy and supported on that basis.

There are no internal alteration controls applicable to this site, thus all internal demolition works are supported under policy.

The former dwellings at 100 and 104 Riversdale Road are not subject to a Heritage Overlay, thus their demolition is acceptable by heritage policy and supported on that basis.

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New Works

The proposed development scheme provides a considered response to the relevant guidelines for the design of additions to significant heritage places, with proper regard being given to the impact of the works on this significant heritage building, as well as its potential impact on the Riversdale Road streetscape.

Council's heritage policy encourages alterations and additions to maintain the significance and integrity of a heritage place and that development should not alter fabric that contributes to the cultural heritage significance of any part of a significant heritage place, even if that element cannot be seen from the public realm. Heritage policy also encourages additions to be located and massed in a manner that does not detract from or dominate significant heritage fabric.

The new apartment building will be constructed at a setback from the retained heritage building from both its eastern elevation, as well as to the rear. Only the southwestern portion of the apartment building will be constructed within the curtilage of the Heritage Overlay, with the bulk of the apartment building constructed outside of the curtilage. Nonetheless, as discussed below, the proposal introduces a range of design elements to ensure the new apartment complex is sited and massed in a manner that will not detract from or dominate the retained heritage place.

The podium scale presents an interface of four storeys to the retained envelope at 98 Riversdale Road, which in itself is a large Edwardian building with a steeply pitched roof and elevated siting due to the gradient of the land. The existing streetscape in the vicinity of the subject site also

comprises taller built form including double storey Victorian terraces to the east, a modern double storey envelope to the south along Glen Street, single and double storey shopfronts to the west along Riversdale Road. There are examples of three storey envelopes to the immediate north on the opposite side of Riversdale Road.

As outlined above, heritage policy encourages development to ensure it does not obscure fabric that contributes to the cultural heritage significance of any part of a significant heritage place that addresses the public realm. The massing of the new built form was formed following a series of studies to establish an appropriate response in both consideration of the planning controls, but more importantly how the built form would respond and consider the context of the former dwelling at 98 Riversdale Road. The new built form provides a more permeable corner toward 98 Riversdale Road, while having a more solid presentation at the corner of Glen Street. The setbacks to Riversdale Road also facilitate greater views from the north west toward 98 Riversdale Road. At the lower levels, terrace locations and column placement further facilitate views to the frontage of 98 and its roof line.

The setbacks were developed following Urban Design Feedback received after discussions with the Department of Transport and Planning. The existing setback between 98 and 100 Riversdale Road is 3.4 metres, with the proposed setback to the new built form a minimum of 6 metres, increasing to 7.4 metres towards Riversdale Road to ensure the new built form does not visually overwhelm the retained heritage fabric.

The massing and setbacks ensure the new development does not obscure views to 98 Riversdale Road from the public realm, which is in line with Council heritage policy.

Beyond views from the public realm, the south west corner of the apartment building is set back 10 metres from the primary envelope of the heritage place, to ensure the former dwelling is not visually dominated and remains legible as an intact Edwardian building, even when viewed within the property.

It is acknowledged the new building envelope will be a readily visible insertion in the streetscape, however as outlined above in this section of Riversdale Road there is a mix in built form scale, as well as a mix of residential and commercial buildings. It is not a single storey residential streetscape where taller development would have a greater visual impact. Also accepting the aim to provide quality housing close to amenities, with the relationships managed well at the lower levels, the overall height can also be seen to be a matter more obviously in the context of urban design and planning constraints than in terms of heritage policy per se.

That said, the setbacks to the upper levels from Riversdale Road, Glen Street and the heritage envelope will result in a greater relative emphasis on the retained heritage envelope in the overall architectural composition, reducing the prominence and visibility of the upper levels in longer views from Riversdale Road.

The contemporary architectural character of the new envelope will read as a restrained, visually neutral backdrop and setting to the retained significant building. The extensive use of brick and concrete render in the external treatment reflects the brick and render finish of the retained envelope, and nearby heritage places. The neutral tone of the brickwork and render will moderate the relative visual prominence of the new building envelope.

Vehicle access to the place will be via a new crossover along Glen Street, on the southern side of the development. The proposal will remove existing crossover from Riversdale Road, which is a positive heritage outcome.

With regard for 98 Riversdale Road, this building will likely be converted into use as a medical facility.

A key purpose of the Heritage Overlay is to ensure that development does not adversely affect the significance of heritage places. While the proposed works will bring about an obvious degree of change within the streetscape, the works will not have an adverse impact upon the significance, character or understanding of this early 20th century former dwelling.

8.0 Conclusion

The development scheme for 98-104 Riversdale Road, Hawthorn, will not have an unacceptable impact upon the retained early 20th century dwelling, or the character of Riversdale Road more generally. The three-dimensional character of the building will be retained, with demolition confined to altered or non-original fabric at the rear and internally.

The scale, setbacks, materiality and architectural character of new built form are respectful of the heritage building and the quasi-commercial streetscape it is located within. Overall, the proposal represents an appropriate outcome having consideration for the objectives and design guidelines of the Heritage Overlay as set out in *Clause 43.01*, as well as the associated heritage policies provided within *Clause 15.03* of the *Boroondara Planning Scheme*.

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