

Newhall Avenue Statement of Significance April 2021

Heritage Place:	Newhall Avenue	PS ref no:	HO326
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What is significant?

The Newhall Avenue precinct, a residential area developed from 1926 on the site of two of Essendon's oldest houses, is significant. The houses at nos. 1-9, 2-14 and 18 Newhall Avenue and 4-14 Milfay Avenue and the original front fences to most of the houses contribute to the significance of the precinct.

2-14, 18 and 1-9 Newhall Avenue and 4- 14 Milfay Avenue are contributory.

Non-original alterations and additions to the above houses and the house at 16 Newhall Avenue are not significant.

How is it significant?

The Newhall Avenue Precinct is of local historic, architectural, and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, the precinct demonstrates what was a typical pattern in the suburbs between the wars, when large Victorian properties began to lose their viability and were carved up for closer settlement. (Criterion A)

Architecturally and aesthetically, the precinct comprises a particularly intact streetscapes of interwar houses, most notably the bungalow-style houses erected between 1926 and 1936, which form a cohesive series in terms of consistent detailing and materials and are enhanced by the original front fences to most of the houses. The remaining houses in the precinct, dating from the late 1930s and '40s, are complementary in scale, form and materials. (Criteria D & E)

Primary source

This document is an incorporated document in the Moonee Valley Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

