

3.3 Mont Iris Estate and Environs Heritage Precinct Review - Exhibition Outcomes and Request for Panel - Amendment C394boro

Executive Summary

Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of public exhibition of Amendment C394boro relating to the Mont Iris Estate and Environs Precinct peer review. The report also seeks a resolution to request the Minister for Planning to appoint an independent Planning Panel, and to refer all submissions to an independent planning panel for consideration.

Amendment C394boro seeks to implement the recommendations of the Mont Iris Estate and Environs Precinct peer review prepared by GJM Heritage, by including three precincts and two individually significant properties in the Heritage Overlay on a permanent basis.

Background

On 2 May 2022, the UPDC resolved to undertake a peer review of the Mont Iris Estate and Environs Precinct. This was in response to a recommendation by the independent Planning Panel which considered Amendment C333boro - Glen Iris Heritage Gap Study. The Planning Panel found the Mont Iris Estate and Environs Precinct could not be justified in the form recommended through Amendment C333boro, and recommended further review.

In May 2022, GJM Heritage was commissioned to carry out a peer review of the Mont Iris Estate and Environs Precinct. GJM Heritage recommended three (3) smaller precincts and two (2) individually significant properties within the Mont Iris Estate and Environs Precinct be included in the Heritage Overlay.

Following completion of the peer review, Council wrote to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme to implement the recommendations of the Mont Iris Estate & Environs Precinct peer review. Authorisation was granted to prepare and exhibit Amendment C394boro on 27 April 2023.

Key Issues

Amendment C394boro was publicly exhibited from 15 June to 27 July 2023. Twenty-four (24) submissions were received including nine (9) supporting submissions, four (4) partially supporting submissions, and eleven (11) opposing submissions. The following key issues were raised:

- The area has undergone significant change, resulting in heritage protection being unjustifiable.
- The recommendation to delete the Mont Iris Estate and Environs Precinct from Amendment C333boro sets a precedent for no heritage protection being justified.
- Increased maintenance costs associated with the upkeep of heritage properties.

- Imposition of the Heritage Overlay on property owners without agreement, and impacts on property rights.
- Increased regulatory burden associated with upgrading properties to current safety and structural integrity standards.

During the process of reviewing submissions, an inconsistency was identified in the planning scheme amendment documents relating to the property at 33 Tower Hill Road, Glen Iris. The property is identified as a contributory graded property to the Tower Hill Estate Precinct and is included within the exhibited precinct citation. However, the property is not included within the exhibited Planning Scheme Map No. 18HO prepared by the Department of Transport and Planning. Furthermore, the property is not included in the interim Heritage Overlay affecting the remaining properties in the precinct. No submission was received from the property owner through the public exhibition process.

This matter has been raised with the Department of Transport and Planning, who advised Council that it can be raised at a future Panel Hearing and noted as a post-exhibition change to the amendment documents. As the Statement of Significance was correctly exhibited with the property included in the precinct, the owner notified correctly as an affected property owner, and no submission being received, it is recommended the mapping correction be made as part of any adoption of the amendment by Council.

All submissions have been considered by Council officers and Council's heritage consultant. A summary of all submissions received, the officers' response and recommended changes made to the amendment is provided at **Attachment 1**. A number of changes are proposed to the exhibited peer review, which is provided at **Attachment 2**.

Next Steps

In accordance with Section 23 of the *Planning and Environment Act 1987*, Council as the planning authority must consider whether to change the amendment in response to a submission(s), refer the amendment to an independent Planning Panel, or abandon the amendment in full or part.

It is recommended the amendment be referred to an independent Planning Panel to consider all submissions.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Receive and note the submissions to Amendment C394boro (**Attachment 1**) to the Boroondara Planning Scheme in accordance with Section 22 of the *Planning and Environment Act 1987*.
2. Endorse the officers' response to submissions and recommended changes to Amendment C394boro as shown at **Attachment 2**.
3. Request that the Minister for Planning appoint a Planning Panel under Section 153 of the *Planning and Environment Act 1987* to consider all submissions to Amendment C394boro.

4. Refer the amendment and all submissions to a Planning Panel in accordance with Section 23(1) of the *Planning and Environment Act 1987*.
5. Authorise the Director Urban Living to undertake minor administrative changes to Amendment C394boro and associated planning controls that do not change the intent of the controls.

Responsible director: **Scott Walker, Director Urban Living**

1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the exhibition process and key issues raised in the submissions to Amendment C394boro.
- Respond to the key issues raised in submissions (**Attachment 1**).
- Seek a resolution from the Urban Planning Delegated Committee (UPDC) to write to the Minister for Planning to appoint an independent panel and refer submissions to the Panel for consideration.

2. Policy implications and relevance to community plan and council plan

Boroondara Community Plan 2021-31

The Boroondara Community Plan 2021-31 sets out the 10-year vision for Boroondara's future based on values, aspirations, and priorities important to the community, and includes the Council Plan 2021-25.

The amendment implements the Strategic Objective of the Theme 4 of the Plan, to "protect the heritage and respect the character of Boroondara, while facilitating appropriate, well-designed development".

Specifically, the proposal/amendment implements Strategy 4.1 - "Boroondara's heritage places are protected through ongoing implementation of heritage protection controls in the Boroondara Planning Scheme."

Boroondara Planning Scheme

The amendment is consistent with the objectives of the Planning Policy Framework, addressing the following:

- Clause 2.03-4 *Built environment and heritage* of the Municipal Planning Strategy - which includes the strategic direction to "protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance".
- Clause 15.03-1S *Heritage conservation* - which seeks to "ensure the conservation of places of heritage significance" and to 'identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme".
- Clause 15.03-1L – *Heritage in Boroondara* - which seeks to "preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm".

The Planning Policy Framework seeks to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

Plan Melbourne

The identification, assessment, and protection of places of local heritage significance are supported by Outcome 4 of *Plan Melbourne 2017-2050*, which

seeks to ensure that “Melbourne is a distinctive and liveable city with quality design and amenity”.

Direction 4.4 recognises the contribution heritage makes to Melbourne’s distinctiveness and liveability and advocates for the protection of Melbourne’s heritage places.

Policy 4.4.1 recognises the need for “*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change.*”

The amendment is consistent with these *Plan Melbourne* directions and initiatives.

Planning and Environment Act 1987

The amendment is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

This means that Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

3. Background

Amendment C333boro - Glen Iris Heritage Gap Study

Amendment C333boro proposed to implement the recommendations of the Glen Iris Heritage Gap Study by including fifteen (15) individual heritage places and four (4) heritage precincts in the Heritage Overlay, on a permanent basis.

The Mont Iris Estate and Environs Precinct (HO901) was one of the 4 heritage precincts recommended in the Glen Iris Heritage Gap Study and progressed through Amendment C333boro. The proposed precinct was recommended on the basis of heritage advice which suggested the precinct met Criterion A (historical significance), Criterion D (architectural significance), and Criterion E (aesthetic significance).

The Amendment was publicly exhibited from 12 February to 12 March 2021. On 6 September 2021, the UPDC resolved to request the appointment of an independent panel to consider submissions to Amendment C333boro. A Panel hearing considered submissions over four days from 29 November to 3 December 2021.

The Panel Report was received by Council on 20 January 2022, and considered the amendment to be well founded, strategically justified and consistent with the relevant Ministerial Directions. Accordingly, the Panel recommended adoption of the amendment subject to several changes.

One of the recommendations related to the Mont Iris Estate and Environs Precinct. The Panel recommended the proposed precinct be abandoned due to

a lack of coherence and a high degree of non-contributory properties in some sections that undermined the overall integrity of the precinct. The panel recommended a further review of the precinct, recognising there are coherent parts of the precinct warranting inclusion in the Heritage Overlay. Any further strategic work would then be implemented as part of a separate planning scheme amendment process.

UPDC Resolution of 2 May 2022

On 2 May 2022, the UPDC considered the panel report for Amendment C333boro and resolved to (amongst other things):

- Undertake a peer review of the Mont Iris Estate and Environs Precinct as recommended by the independent Planning Panel.
- Request retention of the current interim Heritage Overlay over the Mont Iris Estate from the Minister for Planning.
- Upon completion of heritage assessments of the Mont Iris Estate and Environs Precinct, write to the Minister for Planning to request:
 - a) Authorisation to prepare an amendment(s) to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to apply the Heritage Overlay to identified properties.
 - b) The removal of the interim Heritage Overlay from properties not part of the new precinct(s) or not identified for individual significance.

The Peer Review

Council subsequently engaged GJM Heritage, heritage consultants, to undertake a peer review of the Mont Iris Estate and Environs Precinct. In October 2022, GJM Heritage completed the peer review, and recommended three (3) smaller heritage precincts and two (2) individually significant properties be included in the Heritage Overlay.

Amendment C393boro - Mont Iris Estate and Environs Precinct Peer Review - Interim Controls

In December 2022, Council requested the Minister for Planning prepare, adopt, and approve Amendment C393boro to delete all properties not recommended for inclusion in the Heritage Overlay as a part of the Mont Iris Estate and Environs Precinct peer review. The amendment also sought an extension to the expiry date for the interim controls to 30 April 2024.

In February 2023, Amendment C393boro was gazetted. The amendment deleted the interim Heritage Overlay (HO901) affecting the previous Mont Iris Estate and Environs Precinct, and applied the Heritage Overlay consistent with the recommendations of the peer review on an interim basis until 30 April 2024.

Amendment C394boro - Mont Iris Estate and Environs Precinct Peer Review - Permanent Controls

Further to the UPDC resolution of 2 May 2022, Council requested authorisation from the Minister for Planning to prepare and exhibit Amendment C394boro to implement the recommendations of the peer review by applying the Heritage Overlay to the properties at 7 Fuller Avenue, Glen Iris (HO954), 33 Fuller Avenue, Glen Iris (HO955), Dent Street Precinct, Glen Iris (HO956), High Street

North Precinct, Glen Iris (HO957), and Tower Hill Estate Precinct, Glen Iris and Ashburton (HO958), on a permanent basis.

On 27 April 2023, the Minister for Planning authorised Council to prepare and exhibit Amendment C394boro.

4. Outline of key issues/options

Amendment C394boro was publically exhibited from 15 June to 27 July 2023.

Twenty-four (24) submissions were received including nine (9) supporting submissions, four (4) partially supporting submissions, and eleven (11) opposing submissions.

A summary of each submission and officer response is provided in the detailed table at **Attachment 1**. In addition, the key issues raised in the submissions are summarised below.

Key issues raised

The area has undergone significant change, resulting in heritage protection being unjustifiable

Some submitters believed the introduction of heritage controls has come too late, as significant change to building stock has already occurred in the area. This includes both demolition of former heritage buildings and alterations and additions to existing buildings.

It is acknowledged the panel considering Amendment C333boro found the previously recommended Mont Iris Estate and Environs Precinct could not be justified at the time. However the panel noted there were properties and smaller parts of the proposed precinct which could be identified for heritage protection, subject to further strategic work being undertaken.

The recommendations arising from the peer review by GJM Heritage represent a significant refinement to the original Mont Iris Estate and Environs Precinct proposed through Amendment C333boro. GJM Heritage has found strategic justification exists to include a smaller number of individual properties and precincts in the Heritage Overlay. Whilst the panel considering Amendment C333boro did not recommend specific properties or precincts to include in the Heritage Overlay, it is considered the approach taken by GJM Heritage to refine the scope of the previous precinct is consistent with the approach envisaged by the panel considering Amendment C333boro.

The peer review proposes to include two individually significant properties at 7 Fuller Avenue, and 33 Fuller Avenue, Glen Iris in the Heritage Overlay. In this regard, both properties have been recommended as standalone heritage properties. The peer review has recommended three smaller precincts be included in the Heritage Overlay including the High Street North Precinct, the Tower Hill Estate Precinct, and the Dent Street Precinct.

The heritage citations prepared by GJM Heritage through the peer review provide an assessment against the recognised heritage criteria in the *Practice Note 1: Applying the Heritage Overlay*. The recommended precincts and 33 Fuller Avenue, Glen Iris satisfy Criterion A (*historical significance*), Criterion D

(*representativeness*), and Criterion E (*aesthetic significance*). 7 Fuller Avenue, Glen Iris has been found to satisfy Criterion A (*historical significance*) and Criterion D (*representativeness*).

On this basis, officers rely on the heritage advice provided by GJM Heritage in the peer review as a basis for progressing this amendment.

The recommendation to delete the Mont Iris Estate and Environs Precinct from Amendment C333boro sets a precedent for no heritage protection being justified

The findings of the panel considering Amendment C333boro do not prevent any further review assessment of the area, or revised recommendations being made with respect to the inclusion of properties in the Heritage Overlay.

The panel made clear in the Panel Report there are properties which warrant heritage protection but this should be subject to further strategic work. The panel also noted any revised recommendations should be advanced in a separate planning scheme amendment process.

The peer review provides strategic justification to refine the original precinct boundary into three smaller heritage precincts, and two individually significant properties. The peer review does not propose any new properties be included in the Heritage Overlay outside the boundaries of the former precinct recommended in Amendment C333boro.

The revised recommendations made through the peer review seek to respond to the finding of the panel which considered Amendment C333boro. The initiation of this amendment to implement the recommendations is consistent with Council's responsibility under the *Planning and Environment Act 1987* to identify and protect places of cultural heritage significance.

Increased maintenance costs associated with the upkeep of heritage properties

Some submitters expressed concerns about increased costs associated with maintaining a property in the Heritage Overlay.

All buildings require on-going maintenance to protect their condition, amenity and value, whether in the Heritage Overlay or not. The introduction of heritage controls does not compel a property owner to maintain a property to a particular standard.

The structural condition of a house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include a property in a Heritage Overlay under the *Planning Practice Note 1: 'Applying the Heritage Overlay'*. Alterations and additions to a property can be undertaken subject to a planning permit, which has assessed the work against the objectives of Council's heritage provisions in the Boroondara Planning Scheme. Routine maintenance and repairs which do not change the external appearance of a building may not require planning approval, even if the property is affected by a Heritage Overlay. No internal controls are proposed for any property which means internal alterations to buildings can be undertaken without a planning permit.

Private financial circumstances of property owners is also not a relevant consideration as to whether a recommendation can be made to include a property in a Heritage Overlay under the *Planning Practice Note 1: 'Applying the Heritage Overlay'*.

Imposition of the Heritage Overlay on property owners without agreement, and impacts on property rights

Some submitters raised concerns over the imposition of heritage controls on properties without prior agreement from property owners.

Landowner agreement is not required when determining whether a particular property or precinct has heritage significance and should be included in the Heritage Overlay. Section 4 1(d) of the *Planning and Environment Act 1987* places an obligation on Council to identify and protect places of cultural heritage significance. Further, the identification and protection of heritage places is a key concern for residents of Boroondara, and the Heritage Overlay is the statutory mechanism for protecting valued heritage places and precincts.

Planning Panels Victoria has previously confirmed an owner's permission is not required to place a property in the Heritage Overlay, saying "*The Panel confirms that an owner's permission is not required to place a property under the Heritage Overlay. Nor is there any basis for property owners to claim compensation*" (Boroondara PSA C266 [2018] PPV, p. 23).

Increased regulatory burden associated with upgrading properties to current safety and structural integrity standards

Some submitters raised concerns over increased regulatory burden on property owners to maintain building safety and structural integrity of buildings.

The Heritage Overlay does not prohibit upgrades to buildings or external alterations or additions to buildings to satisfy modern living expectations. A planning permit would be required for external alterations, extensions and demolition once the Heritage Overlay is applied to ensure identified heritage features are appropriately considered as part of the planning process. As noted, internal controls are not proposed as part of the recommendations and a planning permit is not required to carry out works, repairs or routine maintenance which do not change the external appearance of a heritage place, or which are undertaken to the same details, specifications and materials.

33 Tower Hill Road, Glen Iris

An inconsistency was identified in the planning scheme amendment documents relating to the property at 33 Tower Hill Road, Glen Iris. The property is identified as a contributory graded property to the Tower Hill Estate Precinct and is included within the exhibited precinct citation. However, the property is not included within the exhibited Planning Scheme Map No. 18HO prepared by the Department of Transport and Planning. The property is also not included in the interim Heritage Overlay for the precinct. No submission was received from the property owner through the public exhibition process.

Council officers have been advised the matter can be raised at a panel hearing and noted as a post-exhibition change to the documents. As the Statement of Significance was correctly exhibited with the property included in the precinct,

the owner notified correctly as an affected property owner, and no submission being received, it is recommended the mapping correction be made as part of any adoption of the amendment by Council.

5. Consultation/communication

The owners and occupiers of the affected and adjoining properties were notified in writing of the public exhibition process. The notification included the exhibition notice inviting submissions, and instructions for the process. The amendment documentation (including the adopted citations) was also made available on Council's website and at the planning counter.

All affected and adjoining property owners/occupiers and submitters to the amendment were notified of this UPDC meeting and provided with the opportunity to address the UPDC.

If the UPDC resolves to refer all submissions to an independent planning panel, submitters will have the opportunity to appear at the public hearing and address the panel in support of their submission. Submitters who do not appear at the hearing will still have their written submission considered by the independent panel.

Following the release of the panel report, submitters and other interested parties will have a further opportunity to address the UPDC before a decision is made on whether to adopt the amendment.

6. Financial and resource implications

Cost associated with the amendment will be funded through the Planning and Placemaking Department operational budget for the 2023/24 financial year.

7. Governance issues

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The recommendation contained in this report is compatible with the Charter of Human Rights and Responsibilities 2006 as it does not raise any human rights issues.



8. Social and environmental issues

The inclusion of the heritage precincts and individually significant properties in the Heritage Overlay recommended by the peer review would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

Manager: David Cowan, Manager Planning and Placemaking

Report officer: Robert Costello, Acting Coordinator Strategic Planning

Attachment 1: Mont Iris Estate and Environs Precinct - Exhibition
Summary of submissions and officer response

Submission No.	In support of recommendation?	Summary of feedback	Officers' response to feedback	Officers' recommendation
1, 7	Yes	<p>The submitter supports the amendment as it represents a unified group of houses from the late interwar period and will retain the neighbourhood characteristics and streetscapes from over-development in the future.</p> <p>The western side of Munro Avenue, north of Dent Street, is of historical significance as a tangible illustration of Glen Iris' principal period of development: the interwar era. It was subdivided for suburban development through the 1920s and 1930s as part of the Tower Hill estate, at the same time as those properties on both sides of Tower Hill Road.</p> <p>The submitter would like to see the property at 10 Munro Avenue, within the Tower Hill Estate Precinct, Glen Iris and Ashburton (HO958) grading changed to 'non-contributory' and its contributory fence/garage designation removed for the following reasons:</p> <ul style="list-style-type: none"> An attached garage was added to the side of the house in the 1960s which does not match the house and is a different style, detracting from the late interwar character of the precinct. The house was substantially altered in the 1970s with an upper-storey addition and dormer-style windows, to the point that the house's relationship to the precinct's significance is no longer clear. The original low brick front fence has been removed and replaced by a high brick fence, which does not enhance the interwar character of the house and obscures the house from the street view. <p>A photo of the original house in the early-40s is attached to illustrate how the changes since then have altered the overall character of the house.</p> 	<p>Officers note the supportive submission and comments.</p> <p>The submission was referred to GJM Heritage for review. GJM advise as follows:</p> <p>10 Munro Avenue, Glen Iris was graded 'contributory' in the original <i>Mont Iris Estate and Environs Precinct</i> assessment and GJM concurs with this finding. The house clearly retains and exhibits the following elements that contribute to the significance of the precinct:</p> <ul style="list-style-type: none"> <i>Strong Interwar character generally demonstrating characteristics of the English Domestic Revival style;</i> <i>Consistent front setbacks within streetscapes;</i> <i>Brick construction,</i> <i>...gable-ended roof forms, clad in terracotta tiles;</i> <i>One- and two-storey scale;</i> <i>Tall prominent chimneys;</i> <i>Entry porches;</i> <i>Timber framed windows...;</i> <i>Decorative brick detailing to walls;</i> <i>Garden settings</i>  <p>The historic image provided in the submission is useful in illustrating the high level of intactness and integrity of</p>	<p>No change to grading; Remove the fence and garage from the 'Contributory Fence/Garage' column in the <i>Independent Review: Mont Iris Estate & Environs Precinct</i> and the Statement of Significance.</p>

Attachment 1: Mont Iris Estate and Environs Precinct - Exhibition
Summary of submissions and officer response

Submission No.	In support of recommendation?	Summary of feedback	Officers' response to feedback	Officers' recommendation
		<ul style="list-style-type: none"> The properties on the western side of Munro Avenue, north of Dent Street, (2-32 Munro Avenue) should have their postcode changed to Glen Iris, consistent with being an integral part of the Tower Hill Estate Precinct. 34-36 Munro Avenue on the western side of Munro Avenue, 66, 68 and 70 Dent Street on the north side of Dent Street, on the western corner with Munro Avenue, should all be included in the change of postcode to 'Glen Iris'. The postcode change should apply to the whole of the precinct within the same postcode, as well as the above properties to make the postcode consistent with all other properties on that side of Dent Street as far as Albion Road. 	<p>10 Munro Avenue. While some alterations have occurred, these are limited to:</p> <ul style="list-style-type: none"> Replacement of imitation half-timbering at the frontmost gable end with weatherboards; Overpainting of other weatherboard finishes; The addition of a dormer window in the roof; Replacement of the original low front fence and gates; and The addition of the garage. <p>In the view of GJM Heritage, the alterations have not diminished the ability to appreciate this property as an English Domestic Revival style house, which contributes to the precinct.</p> <p>GJM Heritage acknowledge the assessment was conducted from the public realm only, and that the garage is difficult to view from the street. GJM Heritage note it does not appear in the historic image provided by the submitter. GJM Heritage also acknowledges that the historic image demonstrates the fence has been replaced. On that basis, the recommendation is that the fence and garage be removed from the 'Contributory Fence/Garage' column.</p> <p>Officers are not seeking to change postcodes or suburb boundaries as part of the planning scheme amendment process. Those matters are not relevant to considering whether a property or precinct meets the heritage criteria to be included in the Heritage Overlay.</p>	
2	No	<p>The submitter is opposed to the amendment on the following grounds:</p> <ul style="list-style-type: none"> The proposed area of Dent Street was not covered in the original planning proposal. The proposal has been left too late with many properties being subsumed. The homes which have been maintained or restored, now face restrictions. The Heritage Overlay, from experience elsewhere, can lead to irrefutable issues when one is trying to make a property more environmentally sound through modifying the 	<p>Officers note the properties within the Dent Street Precinct are reflective of the original proposal for the Mont Iris Estate and Environs Precinct as proposed under Amendment C333boro. The peer review report provides extensive detail on changes to the original precinct boundaries. It is noted no new properties were recommended to be included in the Dent Street Precinct as part of the review, outside those originally proposed under Amendment C333boro. The number of properties proposed for inclusion in the Heritage Overlay has been reduced in line with advice from GJM</p>	No change recommended.

Attachment 1: Mont Iris Estate and Environs Precinct - Exhibition
Summary of submissions and officer response

Submission No.	In support of recommendation?	Summary of feedback	Officers' response to feedback	Officers' recommendation
		<p>house meaningfully to "green" it and reduce emissions, provide insulation, or better window coverage.</p> <ul style="list-style-type: none"> Issues with not receiving correspondence for development on neighbouring property's extension above rear yard, with clear windows overlooking the garden and affecting the amenity. Concerns about the development of housing on the opposite side of Dent Street. <p>The submitter also notes areas already affected by development (the block of 26 Dent Street is impacted by decimation of historical inter-war properties) should have immediate halt put on destruction of structurally sound properties, and full compensation given to owners whose properties have been affected by such developments since the 1990s.</p>	<p>Heritage. There are now three smaller precincts and two individually significant properties proposed for inclusion in the Heritage Overlay. The recommendations put forward by GJM Heritage, in part, acknowledges the extent of change which has occurred in the area given the extent of refinement proposed to the former precinct boundary.</p> <p>The Heritage Overlay does not prohibit redevelopment but requires the identified heritage values are considered as part of the planning permit application process. The assessment criteria used to identify places of heritage value are set out in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Environmental matters are not considered as part of the criteria and are best addressed through any future planning permit application process.</p> <p>Issues relating to notification of development can be discussed with Council's Statutory Planning department in relation to past or current planning permit applications.</p> <p>In relation to concerns over development on the opposite side of Dent Street, the construction of single dwellings on a lot greater than 500m² does not generally require a planning permit unless triggered by a specific overlay. Council therefore cannot influence the design of single dwellings in the majority of instances, especially where the HO cannot be justified. Where the HO is applied, Council will have the ability to assess any proposed buildings and works to ensure the proposed development does not detrimentally impact the heritage significance of adjoining heritage places and the precincts.</p> <p>The demolition of valued heritage properties across Boroondara demonstrates Council cannot influence full demolition of valued historic buildings unless the Heritage Overlay is applied. Council is seeking to protect valued heritage properties through this amendment, where it is deemed justified.</p>	

Attachment 1: Mont Iris Estate and Environs Precinct - Exhibition
Summary of submissions and officer response

Submission No.	In support of recommendation?	Summary of feedback	Officers' response to feedback	Officers' recommendation
3	Yes	<p>The submitter supports the amendment as the heritage places identified are important to conserve as examples of the best historical and architectural areas of Glen Iris. Well-designed historical suburban areas are appreciated by the community and locals want to keep character filled green streets. Boroondara is famed for its great aesthetic architecture and well-designed suburbs.</p> <p>These places meet the heritage criteria and council is required by law to protect them.</p>	Officers note the supportive submission and comments.	No change recommended.
4	Partially	<p>The submitter is partially opposed to the amendment on the following grounds:</p> <ul style="list-style-type: none"> There is no substantial difference in the mix of contributory/non-contributory dwellings from those originally proposed through Amendment C333boro to those proposed under the review. Except for any dwelling listed as Significant, a precedent has been set through the removal of the Mont Iris Precinct Environs from Amendment C333boro, and it is inappropriate to subject the remaining dwellings in the subsequent proposal to a different outcome. In addition to the mix being similar to the C333boro proposal, walking through the streets demonstrates very similar character between the housing along Munro Avenue and Tower Hill Road to Hilltop Avenue, Mont Iris Avenue, Sherwood Street, Fuller Avenue, Vale Street and Bridge Street despite only some being recommended for inclusion in the Heritage Overlay. <p>The submitter also makes the following comments:</p> <ul style="list-style-type: none"> Tower Hill Road and Munro Avenue should be excluded from the proposed Heritage Overlay on the grounds the dwellings in these streets are similar to those in the neighbouring streets that were not supported for inclusion in the Heritage Overlay. The Heritage Overlay does not consider whether structures are safe or fit for purpose, and the garages (and in many instances the openings to the fences) for most of the properties proposed as Contributory are not wide enough to function as a garage, leading to the street being filled with cars. Fencing and garage controls should be removed from the addresses for any remaining properties listed as Contributory. 	<p>With respect to the previous precinct proposed through Amendment C333boro, the independent panel noted:</p> <p><i>The Mont Iris Estate and Environs Precinct has serious issues. Its proposed scale has challenged its cohesion, through the concentration and location of non-contributory properties. The irregularly shaped precinct is the least cohesive of all precincts proposed by the Amendment. It appears to be multiple precincts separated by areas of non-contributory properties rather than a single cohesive precinct...</i></p> <p><i>The precinct, as exhibited, is not intact enough to achieve local significance, and should not progress through the Amendment. However, there are areas, particularly the north-eastern part, which are cohesive enough to meet the threshold of local heritage significance, but the boundary of such areas needed to be determined through further review. It agrees with Ms Schmeder that further work is needed to define these areas after reviewing their cohesiveness.</i></p> <p>The Panel Report also included a number of recommendations for Council to consider in relation to a review of the proposed precinct. Officers do not consider a precedent has been set for deletion of the precinct in full based on the panel findings. The panel made clear there are properties which warrant heritage protection which should be considered through further strategic work, and advanced in a separate planning scheme amendment.</p>	No change recommended.

Attachment 1: Mont Iris Estate and Environs Precinct - Exhibition
Summary of submissions and officer response

Submission No.	In support of recommendation?	Summary of feedback	Officers' response to feedback	Officers' recommendation
			<p>GJM Heritage recommended that 3 smaller heritage precincts and 2 individually significant properties be included in the Heritage Overlay. The heritage citations prepared by Council's heritage consultant provides an assessment against the recognised heritage criteria. The recommended precincts and 33 Fuller Avenue, Glen Iris satisfy Criterion A (historical significance), Criterion D (representativeness), and Criterion E (aesthetic significance). 7 Fuller Avenue satisfied Criterion A (historical significance) and Criterion D (representativeness). Officers rely on the professional expertise of GJM Heritage to establish which properties should be included and excluded from the amendment.</p> <p>GJM Heritage has found the properties on Munro Avenue and Tower Hill Road being recommended for inclusion in the Heritage Overlay retain a higher degree of intactness to their historic period of development with markedly fewer non-contributory properties than those in surrounding streetscapes.</p> <p>Fences and outbuildings (such as garages) can contribute to the significance of a heritage precinct when they were constructed at the same time as the house. These elements allow for the historic design of individual properties to be more fully appreciated. It is acknowledged the alteration of heritage elements such as front fences and garages are sometimes required to achieve compliance and to maintain the long-term use of a property. Such alterations are best managed through the planning permit process.</p>	
5	Yes	<p>The submitter supports the inclusion of the Mont Iris Estate and Environs Precinct in the Heritage Overlay as it is important to keep the heritage/appearance of the suburbs. Allowing demolition of dwellings changes the environment; an example of this is High Street over Burke Road, with dwellings replaced by apartment blocks. This amendment will prevent that from happening in Mont Iris and Ashburton.</p> <p>The submitter is disappointed that Hilltop Avenue has been removed from the properties recommended for inclusion in the Heritage Overlay, this means other interwar dwellings and California bungalows could be lost.</p>	<p>Officers note the supportive submission and comments.</p> <p>Officers rely on the professional expertise of GJM Heritage to establish which properties should be included and excluded from the amendment. The heritage citations prepared by Council's heritage consultant provides an assessment against the recognised heritage criteria. The recommended precincts and 33 Fuller Avenue, Glen Iris satisfy Criterion A (historical significance), Criterion D (representativeness), and Criterion E (aesthetic significance). 7 Fuller Avenue satisfied Criterion A</p>	No change recommended.

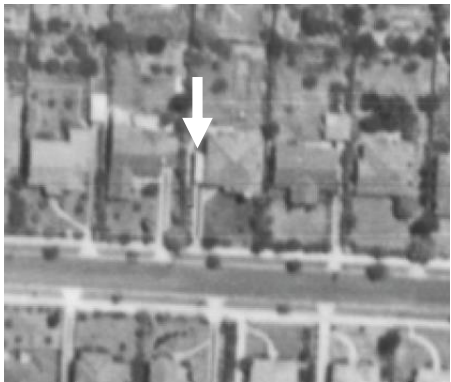
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			(historical significance) and Criterion D (representativeness). The peer review by GJM Heritage commissioned by Council following the findings of the Panel Report for Amendment C333boro found the properties in Hilltop Avenue could not be justified for inclusion in the Heritage Overlay. This was due to the level of alteration of properties and the more limited cohesiveness of built form and architectural expression when compared to other streetscapes in the immediate area.	
6	Yes	<p>The submitter supports the amendment as the selected properties are of heritage status and will subsequently be preserved under the study/amendment. The selected properties are examples of the type of heritage that should be kept, those that many find attractive and have a level of detail and quality unlikely to be seen again.</p> <p>The submitter also makes the following comments:</p> <ul style="list-style-type: none"> There are some unusual gaps left within the study, with it appearing that aesthetically pleasing precinct boundaries have been chosen over ensuring the protection of all the homes that contribute to the precincts and areas that have been found significant. This includes the small group of Old English houses at the end of Allison Avenue at 34-38 and 41-43. These properties were included in the original Mont Iris Precinct, and feature some idiosyncratic houses such as No. 34, with its timber verandah evocative of earlier Federation houses. These properties should contribute to the Dent Street Precinct, given they have the same high-quality late-interwar Old English style homes which make the proposed precinct significant. The other group of houses which have been left out are the late-interwar houses from 19-29 Munro Avenue, which are directly opposite identical late-interwar houses otherwise found to be worthy of preservation as part of the Tower Hill Precinct. They are contiguous and very-high quality group of 6 brick/render Old English & Moderne houses which are all highly intact with each keeping an original fence. The contribute to Munro Avenue's character and consequently the Tower Hill Precinct. Questions regarding 74 Dent Street, Ashburton not being included in an extension to HO227 given it is directly next to a 	<p>Officers note the supportive submission and comments.</p> <p>Planning Panels Victoria – including the Panel considering Amendment C333boro – have consistently found precincts should demonstrate a visual cohesion that is able to be precisely defined in a Statement of Significance and have an easily recognisable and logical boundary. While there are many highly intact interwar residences dotted and clustered throughout the area, GJM Heritage has determined precinct boundaries based on historical subdivision patterns, consistency of architectural expression, limited 'non-contributory' properties, and a recognisable and cohesive streetscape quality.</p> <p>36 Allison Avenue is a non-contributory property and 43 Allison Avenue has a prominent carport constructed at the front of the building in a mock heritage style which substantially distorts the original form of the building. As such, this grouping was not considered sufficiently intact to warrant extending the precinct beyond the highly intact Dent Street streetscape.</p> <p>The properties at 19-29 Munro Avenue did not form part of the historic subdivision of the Tower Hill Estate and the east side of Munro Avenue has had a much higher degree of alteration than the western side. The east side of Munro has therefore been excluded from the proposed precinct.</p>	No change recommended.

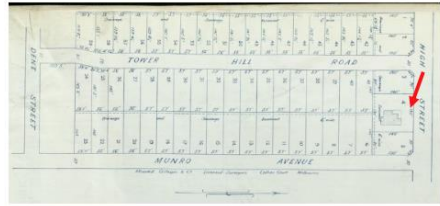
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		contributory late-interwar house protected as part of the precinct.	The appropriateness or otherwise of the boundaries of existing heritage precincts – including HO227 – did not form part of the scope of this heritage review.	
8	Yes	The submitter supports the amendment. Officers note there are no further comments.	Officers note the supportive submission.	No change recommended.
9	Yes	The submitter supports the amendment and will protect the heritage significance of Ashburton/Glen Iris which has traditionally not been well protected. Given how high the protection thresholds are, Council should be applauded that it has invested into the heritage studies and planning scheme amendment processes for these places. Protection of heritage places is an opportunity that should not be missed. Melbourne and Victoria will be in a worse position if they are left without heritage protection as it tells the unique story of development in an area.	Officers note the supportive submission and comments.	No change recommended.
10	Yes	The submitter supports the amendment as heritage in Boroondara should be protected. The community wants to see the heritage places protected for future generations to enjoy. The submitter supports GJM's recommendation that the heritage places are of: <ul style="list-style-type: none"> • Historical significance • Representative significance • Aesthetic significance 	Officers note the supportive submission and comments.	No change recommended.
11	Yes	The submitter supports the amendment as it ensures that the heritage places of Glen Iris and Ashburton are given heritage protection. It is a unique area of Boroondara, and the proposal protects intact mainly interwar houses showing the formation and history of the suburbs. It is important to value and preserve the houses for future generations. Council's ongoing interest in heritage identification and protection is appreciated.	Officers note the supportive submission and comments.	No change recommended.
12	No	The submitter is opposed to the amendment on the following grounds: <ul style="list-style-type: none"> • The assessment for 20 Munro Avenue states the garage is contributory, however the garage is a modern roller door (see attached photo). This in addition to the garage being small and unable to fit more than a motorcycle defeats its purpose of use. • The submitter is opposed to the fence being considered as contributory due to it having a narrow entrance to the property 	Fences and outbuildings (such as garages) can contribute to the significance of a heritage precinct when they were constructed at the same time as the house. They allow for the historic use, design and spatial planning of the individual property and the wider precinct to be more fully appreciated.	No change recommended.

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		<p>(difficult to get a car through). There are also no other fences of the same type in the proposed precinct. It's not a defining fence in the street so questions around it being contributory.</p> <p>The submitter also offers the following commentary:</p> <ul style="list-style-type: none"> The garage and fence should be excluded from being contributory for 20 Munro Avenue, Ashburton. 	<p>20 Munro Ave retains what is likely an early or original low front fence with bricks selected to match the walls of the main house. This treatment of the front boundary is typical of the period of significance and contributes to the understanding of the precinct's historic pattern of development and aesthetic character and significance.</p> <p>Similarly, the garage appears to be original (albeit with a later roller door) and is evident in a 1945 aerial image of the house (note north is to the right of image). The location, scale, materiality and detailing of the garage contributes to an understanding of the typical pattern of development within the precinct, specifically the provision of vehicle accommodation.</p>  <p>It is acknowledged that alteration of heritage elements including fences and garages is sometimes required to achieve compliance and to maintain the long-term use of the property. Such alterations are managed through the planning permit process.</p>	
13	Partially	The submitter is partially supportive of the amendment and believes properties recommended for inclusion in the Heritage Overlay on Munro Avenue are of historical significance as a tangible illustration of Glen Iris's principal period of development during the interwar era.	<p>Officers note the supporting submission.</p> <p>The justification for the selected properties and precincts is detailed in the Peer Review report prepared by GJM Heritage. All properties</p>	No change recommended.

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		<p>The submitter also offers the following commentary:</p> <ul style="list-style-type: none"> The Glen Iris boundary should be extended to take in the whole of the proposed Tower Hill Estate. From a historical, heritage and architectural perspective, the recent study commissioned by the Boroondara Council has demonstrated that the western side of Munro Avenue (north of Dent Street) has more in common with the surrounding streets included in the Tower Hill Estate than with the eastern side of Munro Avenue. Tower Hill Estate should be within the same suburb boundary, and this is best achieved by extending Glen Iris to incorporate Munro Avenue. It is of architectural and historical significance that the two sides of the street developed in different periods with distinct architectural styles. If the heritage overlay on the eastern side is removed, new developments will change the character of the street, adversely impacting residents on the western side. 	<p>recommended for inclusion in the Heritage Overlay as part of Amendment C333boro were comprehensively assessed as part of the Peer Review. GJM Heritage recommended that 3 smaller precincts and 2 individually significant properties within the Mont Iris Estate and Environs Precinct be included in the Heritage Overlay.</p> <p>With the exception of a small number of properties at the southern and north-western corner, all of the original Tower Hill Estate subdivision has been recommended for inclusion in the Heritage Overlay. It is noted that the Tower Hill Estate subdivision did not extend to the eastern side of Munro Avenue (see image below from the heritage assessment). The properties that have been excluded from the precinct boundary are those on the edge of the precinct which have been demolished and/or redeveloped and which no longer contribute to the assessed values.</p>  <p><i>Figure 5. Plan of Tower Hill Estate subdivision, from '56 glorious home sites', 1926. Tower Hill House is indicated by red arrow. North is to the right of the image (Source: State Library Victoria).</i></p> <p>The east side of Munro Avenue has had a much higher degree of alteration than the western side and has therefore been excluded from the proposed precinct.</p> <p>The boundaries of the precinct have also been established independently of suburb boundaries. The location of suburb boundaries is not relevant to the identification of heritage properties and precincts and is instead determined by an assessment of built form.</p>	

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14, 15	No	<p>The submitter is opposed to the amendment on the following grounds:</p> <ul style="list-style-type: none"> There is a lack of coherency and eclectic mixture of styles, poor intactness of properties and precinct. Significant modifications have been made to many properties since construction. The Heritage Overlay is being imposed on owners and interfering with owners' rights to do with their property as they wish. 24 Dent Street, Glen Iris is a nondescript suburban dwelling that is not worth preserving for future generations. The proposed amendment will cause considerable financial loss if sold. The proposed amendment will limit improvements that may be made to the property. Given the number of new houses that have been constructed along Dent Street, the streetscape should not be regarded as heritage. 	<p>Council's heritage consultant has determined the proposed precincts and individually significant properties have sufficient intactness and significance to warrant inclusion in the Heritage Overlay.</p> <p>The heritage citation prepared by Council's heritage consultant provides an assessment against the recognised heritage criteria. The recommended precincts and 33 Fuller Avenue, Glen Iris satisfy Criterion A (historical significance), Criterion D (representativeness), and Criterion E (aesthetic significance). 7 Fuller Avenue satisfied Criterion A (historical significance) and Criterion D (representativeness).</p> <p>Landowner agreement is not required when determining whether a particular property has heritage significance and should be included the Heritage Overlay. As the Planning Authority under the <i>Planning and Environment Act 1987</i> Council is responsible for managing the Boroondara Planning Scheme. Specifically, Section 4 1(d) of the Act places an obligation on Council as the Planning Authority to identify and protect places of cultural heritage significance. Further, the identification and protection of heritage places is a key concern for residents of Boroondara and the Heritage Overlay is the statutory mechanism for protecting valued heritage places and precincts.</p> <p>Planning Panels Victoria has previously confirmed an owner's permission is not required to place a property under the Heritage Overlay, saying "<i>The Panel confirms that an owner's permission is not required to place a property under the Heritage Overlay. Nor is there any basis for property owners to claim compensation</i>" (Boroondara PSA C266 [2018] PPV, p. 23).</p> <p>24 Dent Street was graded 'contributory' in the original <i>Mont Iris Estate and Environs Precinct</i> assessment and GJM concurs with this finding. Houses on the north side of Dent Street form a cohesive precinct that meets the thresholds for local significance for its historic, representative (aesthetic) and architectural heritage</p>	No change recommended.

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			<p>values. These values are embodied in the built fabric of 24 Dent Street, which exhibit the following 'Key Features':</p> <ul style="list-style-type: none"> • <i>Strong Interwar character generally demonstrating characteristics of the English Domestic Revival style;</i> • <i>Consistent front setbacks within streetscapes;</i> • <i>Brick construction,</i> • <i>Hipped and gable-ended roof forms, clad in terracotta tiles;</i> • <i>Predominantly asymmetrical front elevations;</i> • <i>One- and two-storey scale;</i> • <i>Entry porches;</i> • <i>Timber framed windows...;</i> • <i>Decorative brick detailing to walls;</i> • <i>Some original or early brick garages;</i> • <i>Garden settings</i> <p>Any potential personal financial implications such as property value are not relevant considerations in the assessment of appropriate heritage controls. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature.</p> <p>The Heritage Overlay does not preclude redevelopment or renovations. Alterations and additions to a property may be undertaken subject to a planning permit, which has assessed the work against the heritage provisions of the Boroondara Planning Scheme. Routine maintenance and repairs that are undertaken in the same materials and do not change the external appearance of the building may not require planning approval, even if the property is affected by a Heritage Overlay.</p> <p>The previous loss of buildings in the surrounding area does not mean the Heritage Overlay cannot be applied to other properties that have been identified as having heritage significance. The Planning Panel considering Amendment C333boro found the previous precinct could not be justified however it was noted further work should be done to identify properties of heritage value</p>	

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			in the area. GJM Heritage has found the Heritage Overlay can be justified in certain cases as determined through the peer review.	
16	No	<p>The submitter is opposed to the amendment as heritage restrictions have made the process of selling or renovating the property at 14 Dent Street, Glen Iris difficult.</p> <p>The submitter also offers the following commentary:</p> <ul style="list-style-type: none"> Assess the structures of homes before making them heritage listed. Property next door was knocked down and a brand-new home was rebuilt less than a year ago. 	<p><i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature. Matters relating to the sale of a property are not relevant considerations in determining heritage value.</p> <p>The structural integrity of a building – and building condition more broadly – is generally not a matter for consideration in heritage assessments and determining whether a property should be included in the Heritage Overlay, unless the poor condition has degraded the intactness of a property to such a degree that its values can no longer be appreciated. The assessment is instead focussed on whether a property satisfies any of the heritage criteria at a local level. The planning permit process is the most appropriate process to consider a building's structural integrity and how best to manage this.</p> <p>The previous loss of buildings in the surrounding area does not mean the Heritage Overlay cannot be applied to other properties identified as having heritage significance. GJM Heritage has found the Heritage Overlay can be justified on certain properties, following the peer review.</p>	No change recommended.
17	No	<p>The submitter is opposed to the amendment on the following grounds:</p> <ul style="list-style-type: none"> The Independent Review: Mont Iris Estate & Environs Precinct could be improved. Particularly, the need for more detailed guidance on building heights and setbacks, and the need for a more comprehensive approach to managing traffic and parking. Concerns about the potential impact of the amendment on property owners in the area, potentially restricting the ability of homeowners to make modifications to their properties. The restriction could impact property values and limit the flexibility of homeowners to adapt the properties to meet needs. Given the current housing crisis, many residents may need to improve and add additions to their properties to accommodate larger families and elderly parents. 	<p>In determining whether a property or precinct is included in the Heritage Overlay, only matters related to the heritage significance are relevant considerations.</p> <p>Establishing appropriate building heights and setbacks for any new development comes from an understanding of significance and an analysis of the fabric and form of a particular building and its setting. This should occur as part of a planning permit process that is separate to – and follows – this identification process. Traffic and parking issues also fall outside of the heritage identification process.</p>	No change recommended.

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		<ul style="list-style-type: none"> Fencing in the area has been built poorly, and are now in disrepair, which could pose a hazard. Restriction on fencing may prevent property owners from amending or fixing the fences. Local trees are destroying fences, which means vegetation needs to be removed. There is a preference to retain foliage and build a new type of fence that will last longer and not impact on vegetation. <p>The submitter also offers the following commentary:</p> <ul style="list-style-type: none"> Suggestion to provide clearer guidelines on building heights and setbacks. This would give homeowners a better understanding of what modifications they can make to their properties. Recommends the development of a comprehensive traffic and parking management plan. This would help to manage any potential increase in traffic or parking issues resulting from property modifications. Allow more flexibility for homeowners to make necessary modifications to their properties. This could include exceptions for growing families or elderly residents who need to adapt their homes to meet their changing needs. A change in the rules to allow homeowners to repair or replace fences that are in poor condition. This would improve safety and aesthetics in the neighbourhood. A provision that allows homeowners to retain trees and shrubs on their properties, while also being able to build durable fences that can withstand potential damage from these plants. 	<p>The Heritage Overlay does not preclude redevelopment or renovations. Alterations and additions to a property may be undertaken subject to a planning permit, which has assessed the work against the heritage provisions of the Boroondara Planning Scheme. Routine maintenance and repairs that are undertaken in the same materials and do not change the external appearance of the building may not require planning approval, even if the property is affected by a Heritage Overlay.</p> <p>Any potential personal financial implications such as impacts on property value are not relevant considerations in the assessment of heritage controls. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature.</p> <p>It is acknowledged that fences that are identified as contributing to the significance of the various places may require repair – or even replacement – if they are in poor condition or if their condition deteriorates over time. Repairs that are undertaken in the same materials and do not change the appearance of the fence generally do not require planning approval, while more substantial repairs or replacement may be acceptable but require a planning permit to review their appropriateness.</p>	
18	Partially	<p>The submitter is partially supportive of the amendment and wants to keep the heritage in the area. However, the submitter sees flaws in some properties being allowed to build in a way that doesn't align with the area, whilst others face Heritage Overlay restrictions.</p> <p>The submitter also offers the following commentary:</p> <ul style="list-style-type: none"> Suggest changes to the amendment regarding fences and garages. The submitter would like a 5–10-year period of notice for current owners to make repairs/replacements/improvements/changes without the Heritage Overlay requirements. 	<p>Officers note the partially supportive submission comments.</p> <p>Officers understand that the proposed heritage controls may affect individual land parcels in ways which were unexpected by landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and making recommendations. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts. It is noted that allowing a 5-10 year "grace period" for owners will likely result in a substantial degrading of</p>	No change recommended.

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		<ul style="list-style-type: none"> People who cannot afford immediate repairs or new builds will be impacted by the Heritage Overlay. The restriction on fencing means some in the street can build fences but those with a Heritage Overlay cannot. The submitter would like clearer guidelines on building heights and setbacks, a comprehensive traffic and parking management plan, flexibility for homeowners, a change in the rules to allow homeowners to repair or replace fences that are in poor condition, and a provision that allows for the retention of trees and shrubs on properties whilst also being able to build durable fences that can withstand potential damage from the plants. These suggested changes will provide a balance between preserving local heritage and ensuring that homeowners are not unduly restricted in their ability to use and enjoy their properties. 	<p>the heritage fabric of the identified precincts, undermining the very intent of the heritage control.</p> <p>Officers accept that the timing of such studies will not always align with landowner intentions for their properties. The current-planning scheme amendment process provides opportunities for the affected property owner to voice their concerns.</p> <p>Establishing appropriate building heights and setbacks for any new development comes from an understanding of significance and an analysis of the fabric and form of a particular building and its setting. This should occur as part of a planning permit process that is separate to – and follows – this identification process. Traffic and parking issues also fall outside of the heritage identification process.</p> <p>The Heritage Overlay does not preclude redevelopment, rather it is a mechanism to consider whether the proposed works will have an impact on the place and/or precinct. The planning permit process is the most appropriate process to consider a building and associated structures structural integrity and how best to manage this.</p> <p>Similarly, works including maintenance and repairs that change the external appearance are best considered through the planning permit process to ensure these do not detrimentally impact the significance of the place. Routine maintenance and repairs that are undertaken in the same materials and do not change the external appearance do not require planning approval.</p> <p>Issues relating to economic impacts are not relevant considerations in the assessment of heritage controls. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers to only matters of a heritage nature. Heritage controls are recommended to individual properties and precincts based on the technical assessment of a qualified heritage consultant based on the criteria set out in <i>Practice Note 1: 'Applying the Heritage Overlay'</i>.</p>	

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19	No	<p>The submitter is opposed to the amendment on the following grounds:</p> <ul style="list-style-type: none"> The original proposal for the Mont Iris and Environs Precinct was not supported by the independent planning panel. The submitter does not believe that enough has changed in the new proposal to materially change the Panel's conclusion as part of the review. Concerns that one side of Munro Avenue meets the threshold for local significance, but the other side doesn't. Properties within the precinct are non-contributory. Unable to locate the detailed study done by GJM on Sherwood Street, Mont Iris Avenue and Hilltop Avenue, as evidence of their comments regarding lack of consistency of materiality and architectural style. 	<p>While the Panel for Amendment C333boro did not support the original Mont Iris and Environs Precinct, the Panel Report included a number of recommendations for Council to consider in any review of the proposed precinct. The panel made clear there are properties warranting heritage protection which should be considered through further strategic work, and advanced in a separate planning scheme amendment. The GJM Heritage peer review and assessment has carefully considered Panel's advice and their findings are consistent with this advice. The review has resulted in a substantial reduction in the number of properties recommended for inclusion in the Heritage Overlay compared to the original precinct.</p> <p>The peer review provides the rationale for revising the original recommendations for the Mont Iris Estate and Environs Precinct, including why the balance of the precinct has been excluded.</p> <p>The review outlines the subdivision history of the Tower Hill Estate Precinct and why only one side of Munro Avenue meets the threshold for local significance.</p> <p>It is industry accepted practice to include non-contributory heritage places in identified heritage precincts. Previous planning panels (Boroondara PSA C266 [2018] PPV; Boroondara PSA C274 Part 2 [2018] PPV; and Moreland PSA C174 [2019] PPV) have agreed the Heritage Overlay can apply to a non-contributory property in a heritage precinct to ensure any new buildings preserve the heritage values of the precinct or surrounding contributory properties.</p>	No change recommended.
20	No	<p>The submitter is opposed to the amendment on the following grounds:</p> <ul style="list-style-type: none"> Many of the properties have been significantly modified from their original form. The Dent Street precinct is not highly intact, very disjointed and composed of a number of different styles, different materials used and a range of features which are not coherent. There is a general lack of strong consistency and cohesion in the precinct. 	<p>The submission makes a number of general statements without specific references, making a detailed response difficult.</p> <p>The heritage citation for the Dent Street Precinct prepared by Council's heritage consultant provides an assessment against the recognised heritage criteria. The precinct is assessed as satisfying Criterion A (historical significance), Criterion D (representativeness), and Criterion E (aesthetic</p>	No change recommended

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		<ul style="list-style-type: none"> The review makes many generalised statements with numerous caveats and inconsistencies and the claims would equally apply to the majority of interwar properties in Boroondara and do not rise to the threshold of local heritage significance. The comparative analysis compares properties to others that are very different styles. <p>The submitter also states 12 Dent Street should be removed from the precinct as the property was legally demolished and specifically excluded previously by council resolution.</p>	<p>significance). While some change has occurred to many properties within the precinct, these alterations are generally minor and do not impact on the legibility of the precinct as an interwar precinct with a high degree of built form consistency.</p> <p>The comparative analysis has been considered against precincts from a similar period of development and with a similar form of architectural expression.</p> <p>The Statement of Significance notes that "the new dwelling at 12 Dent Street is not significant" under 'What is Significant'. As supported by numerous Planning Panel findings, it is not appropriate to punch holes in precincts to remove individual non-contributory properties, particularly where their redevelopment may impact on neighbouring properties and the precinct values more broadly.</p> <p>Council is seeking to remove the property at 12 Dent Street, Glen Iris from the interim Heritage Overlay through a separate amendment C399boro, it is noted however the property as recommended as non-contributory under amendment C394boro and is recommended to be included within the precinct.</p>	
21	No	<p>The submitter is opposed to the amendment on the following grounds:</p> <ul style="list-style-type: none"> Lack of coherency. Imposed onto owners. Lack of control to owners to protect their property. Lack of owners' ability to adapt and change with the times (i.e., to install solar panels). <p>The submitter also offers the following commentary:</p> <ul style="list-style-type: none"> Do not restrict the ability of owners to alter or improve their own properties. Imposition of compliance with these regulations can prevent upgrading to current higher safety and structural integrity standards. 	<p>The peer review prepared by GJM Heritage has sought to respond to the panel recommendation with respect to original recommendation to include the larger Mont Iris Estate and Environs Precinct in the Heritage Overlay. The peer review has recommended a lesser number of properties be included in the Heritage Overlay to what was originally proposed and to refine precinct boundaries to areas which demonstrate improved coherency in the heritage fabric.</p> <p>Landowner agreement is not required when determining whether a particular property or precinct has heritage significance and should be included the Heritage Overlay. Section 4 1(d) of the <i>Planning and Environment Act 1987</i> places an obligation on Council to identify and protect places of cultural heritage significance. Further, the identification and protection of heritage places is a key concern for residents of Boroondara, and the Heritage Overlay is the statutory mechanism for protecting valued heritage places and</p>	No change recommended.

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Summary of submissions and officer response

Submission No.	In support of recommendation?	Summary of feedback	Officers' response to feedback	Officers' recommendation
			<p>precincts. Planning Panels Victoria has previously confirmed an owner's permission is not required to place a property in the Heritage Overlay, saying <i>"The Panel confirms that an owner's permission is not required to place a property under the Heritage Overlay. Nor is there any basis for property owners to claim compensation"</i> (Boroondara PSA C266 [2018] PPV, p. 23).</p> <p>The Heritage Overlay does not prohibit external alterations or additions to satisfy modern living requirements and does not prevent demolition or upgrading of buildings, rather it requires a planning permit for buildings and works that trigger under the Heritage Overlay. A planning permit would be required for external alterations, extensions and demolition once the Heritage Overlay is applied to ensure identified heritage features are appropriately considered as part of the planning process. Internal controls are not proposed as part of the recommendations and a planning permit is not required to carry out works, repairs or routine maintenance which do not change the external appearance of a heritage place, or which are undertaken to the same details, specifications and materials.</p> <p>The Heritage Overlay does not prevent works seeking to improve the environmental sustainability of a building (e.g., solar panels). Any specific proposals to improve environmental performance should be dealt with at the planning permit stage and are not a relevant consideration in determining whether a property should be included in the Heritage Overlay. Similarly, works to meet current building safety and structural standards should be dealt with at the planning permit stage. Works that include internal upgrades to the property that do not affect its external appearance will not require a planning permit.</p>	
22	No	<p>The submitter is opposed to the amendment on the following grounds:</p> <ul style="list-style-type: none"> • Lack of coherency and eclectic mix of styles. • Significant modifications to many properties since construction. • Poor intactness of properties and precinct. • Imposit on owners and residents. 	<p>The peer review prepared by GJM Heritage has sought to respond to the panel recommendation with respect to the original recommendation to include the larger Mont Iris Estate and Environs Precinct in the Heritage Overlay. The peer review has recommended a lesser number of properties be included in the Heritage</p>	No change recommended.

Attachment 1: Mont Iris Estate and Environs Precinct - Exhibition
Summary of submissions and officer response

Submission No.	In support of recommendation?	Summary of feedback	Officers' response to feedback	Officers' recommendation
		<p>The submitter also offers the following commentary:</p> <ul style="list-style-type: none"> Do not restrict the ability of owners to alter or improve their own properties. Imposition of compliance with these new regulations can prevent upgrading to current higher safety and structural integrity standards. 	<p>Overlay to what was originally proposed and to refine precinct boundaries to areas which demonstrate improved coherency in the heritage fabric. Officers rely on the heritage consultant for advice in relation to property identification and extent of modifications to buildings, and precinct coherency and intactness.</p> <p>Landowner agreement is not required when determining whether a particular property or precinct has heritage significance and should be included the Heritage Overlay. Section 4 1(d) of the <i>Planning and Environment Act 1987</i> places an obligation on Council to identify and protect places of cultural heritage significance. Further, the identification and protection of heritage places is a key concern for residents of Boroondara, and the Heritage Overlay is the statutory mechanism for protecting valued heritage places and precincts. Planning Panels Victoria has previously confirmed an owner's permission is not required to place a property in the Heritage Overlay, saying "<i>The Panel confirms that an owner's permission is not required to place a property under the Heritage Overlay. Nor is there any basis for property owners to claim compensation</i>" (Boroondara PSA C266 [2018] PPV, p. 23).</p> <p>The Heritage Overlay does not prohibit external alterations or additions to satisfy modern living requirements and does not prevent demolition or upgrading of buildings. A planning permit would be required for external alterations, extensions and demolition once the Heritage Overlay is applied to ensure identified heritage features are appropriately considered as part of the planning process. Internal controls are not proposed as part of the recommendations and a planning permit is not required to carry out works, repairs or routine maintenance which do not change the external appearance of a heritage place, or which are undertaken to the same details, specifications and materials.</p>	

Attachment 1: Mont Iris Estate and Environs Precinct - Exhibition
Summary of submissions and officer response

Submission No.	In support of recommendation?	Summary of feedback	Officers' response to feedback	Officers' recommendation
23	No	<p>The submitter is opposed to the amendment as Council provided no information to affected residents who only heard of the proposal by advice from another resident.</p> <p>The submitter also offers the following commentary:</p> <ul style="list-style-type: none"> Any visible works to properties should not be required to avoid changing the appearance or to be the same as the previous details, materials, etc. as compliance could impose unsafe conditions. Many of the visible items noted for in the study have been altered in the past and are not in the original style. 	<p>The submitter was notified in writing on 13 June 2023 with all affected and adjoining owners and occupiers. Exhibition commenced on 15 June 2023 and closed on 27 July 2023.</p> <p>The purpose of the Heritage Overlay is to ensure valued heritage fabric of buildings is protected. Alterations and additions to a property may be undertaken subject to a planning permit. The heritage provisions of the Boroondara Planning Scheme form the basis of assessment.</p> <p>Routine maintenance and repairs that are undertaken in the same materials and do not change the external appearance of a building do not require planning approval.</p> <p>In heritage precincts Council is particularly interested in maintaining heritage fabric which can be seen from the street/public realm, so extensive works to the front facade or principal visible roof form either through alterations, additions or demolition is discouraged and will be carefully considered through the planning application process.</p>	No change recommended.
24	Partially	<p>The submitter is partially supportive to the amendment but makes the following comments:</p> <ul style="list-style-type: none"> The garage at 44 Dent Street which is recommended as contributory is thirteen years old. Documentation for the building of the garage was submitted. 	<p>Officers note the submission and comments.</p> <p>The submission was referred to GJM Heritage who have provided the following feedback:</p> <p>We acknowledge that our assessment was conducted from the public realm only and that the construction details of the garage were difficult to discern given it has been completed in an 'historical' style to match the main dwelling. We note the material provided by the owner which demonstrates that the garage is of recent construction. On that basis, it is our recommendation that the garage be removed from the 'Contributory Fence/Garage' column.</p>	No change to grading; Remove the garage from the 'Contributory Fence/ Garage' column in the Independent Review: Mont Iris Estate & Environs Precinct and the Statement of Significance.



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PREPARED FOR: Boroondara City Council
DATE: 12 September 2023 – Post Exhibition Changes
FILE: 2022-028

PROJECT TEAM

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The subject site forms part of the traditional lands of the Wurundjeri People, who are represented by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. This report is limited in its scope to consideration of post-contact cultural heritage and does not provide advice on any Aboriginal cultural heritage significance. Nonetheless, we acknowledge the Wurundjeri People as the Traditional Owners of the land within this study area and pay our respects to their Elders past and present. For more information on the Wurundjeri People, please visit <https://www.wurundjeri.com.au/>.

Cover page image: High Street, Glen Iris (GJM Heritage, July 2022)

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APPENDICES

APPENDIX 1 - DETAILED HERITAGE ASSESSMENTS

1 INTRODUCTION

GJM Heritage has been engaged by Boroondara City Council to undertake an independent review of the Mont Iris Estate and Environs Precinct Heritage Citation and Statement of Significance prepared by Context and Trethowan Architecture as part of the *City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7 – Glen Iris*. The Precinct was recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as HO901 and was exhibited as part of Amendment C333boro in March 2021. Following a Panel Hearing in September 2021, Panel recommended that the proposed precinct not be progressed through the Amendment as 'the area described as the Mont Iris Estate and Environs Precinct does not present as a single cohesive heritage precinct.'¹

We have approached this review in two stages.

In **Stage 1** we completed a review of the Heritage Citation prepared for the Mont Iris Estate and Environs Precinct and subsequent Panel Report discussion and recommendations to identify potential gaps in the research and assessment. We then completed a site-walk of the precinct to review the heritage assessment and the Panel recommendations against the on-ground conditions. Site visits were conducted on 12, 14 and 26 July 2022. All photos included in this report were taken during these site visits unless otherwise stated.

Our findings and recommendations from Stage 1 are detailed in Sections 3, 4 & 5 of this report. In summary, we found that the following three discrete precincts and two individual places within the originally identified Mont Iris Estate and Environs Precinct warranted further assessment for inclusion in the Heritage Overlay:

- High Street North Precinct, Glen Iris
- Dent Street Precinct, Glen Iris
- Tower Hill Estate Precinct, Glen Iris & Ashburton
- 7 Fuller Avenue, Glen Iris
- 33 Fuller Avenue, Glen Iris

In **Stage 2** we completed detailed heritage assessments for these properties and precincts and concluded that they warranted inclusion in the Heritage Overlay. These assessments are provided at Appendix 1 to this report.

2 MONT IRIS ESTATE AND ENVIRONS PRECINCT

The proposed Mont Iris Estate and Environs Precinct comprised a number of properties located within Glen Iris and Ashburton, in the streets generally bounded by Albion Road to the west, Dent Street to the south, Munro Avenue to the east and High Street to the north (Figure 1). This large area historically comprised a number

¹ *Boroondara Planning Scheme Amendment C333boro Glen Iris Heritage Panel Report*, Planning Panels Victoria, 20 January 2022, p ii.

of interwar subdivisions, with houses generally dating from the early 1920s through to the late 1940s and ranging in architectural styles and detailing.

Following the Panel Hearing for Amendment c333boro, the Panel Report noted that:

The Mont Iris Estate and Environs Precinct has serious issues. Its proposed scale has challenged its cohesion, through the concentration and location of non-contributory properties. The irregularly shaped precinct is the least cohesive of all precincts proposed by the Amendment. It appears to be multiple precincts separated by areas of non-contributory properties rather than a single cohesive precinct...

... The precinct, as exhibited, is not intact enough to achieve local significance, and should not progress through the Amendment. However, there are areas, particularly the north-eastern part, which are cohesive enough to meet the threshold of local heritage significance, but the boundary of such areas needed to be determined through further review. It agrees with Ms Schmeder that further work is needed to define these areas after reviewing their cohesiveness.²

The Panel Report also included a number of recommendations for Council if they determined to proceed with a review of the proposed precinct. These recommendations are shown graphically at Figure 2 below.



Figure 1. Original Precinct Map for Mont Iris Estate and Environs Precinct (Source: Context).

Red: Significant
Green: Contributory
Hatched: Not contributory

² Boroondara Planning Scheme Amendment C333boro Glen Iris Heritage Panel Report, Planning Panels Victoria, 20 January 2022, p 27.



Figure 2. Annotated Precinct Map showing panel recommendations (Source: GJM Heritage).

Purple: Significant
Green: Contributory
Grey: Not contributory
Yellow hatched: Panel recommended to exclude

3 STAGE 1 - FINDINGS

In Stage 1 we completed a desktop review of the Heritage Citation and Panel Report, undertook further historical analysis and walked the extent of the Mont Iris Estate and Environs Precinct on 12, 14 and 26 July 2022 to review on-ground condition. Our Stage 1 findings were as follows:

- We concur with Panel that there is a lack of cohesiveness within parts of the proposed Mont Iris Estate and Environs Precinct. There is a lack of consistency in the period of construction, architectural style and materials found throughout the proposed precinct. The level of intactness of the western part of the precinct in particular is broadly consistent with many other non-heritage areas within the municipality and does not warrant inclusion in the Heritage Overlay as a heritage precinct.
- We concur with Panel that the areas comprising Bridge Street, Fuller Avenue and Vale Street should be excluded from any potential precinct. The northern section of Fuller Avenue comprises a streetscape of predominantly modest Californian Bungalow style houses; however, the extent of new infill development and highly visible “pop-top” additions to a number of the existing bungalows means that this streetscape is no longer considered to be sufficiently intact to meet the threshold for local significance as a precinct.
- We consider that the central part of the proposed precinct, generally comprising Sherwood Street, Mont Iris Avenue and Hilltop Avenue is not cohesive enough to meet the threshold of local significance. There is a lack

of consistency in materiality, architectural style and period of construction in these streets, with houses ranging in date from the early interwar to the postwar period, with later infill also evident. In our view, this area does not form a cohesive precinct, particularly when compared to other heritage precincts in the nearby area, such as the Goodwin Street & Somerset Road Precinct (HO226) and the Great Glen Iris Railway Junction Estate (HO227). The intactness of this area is broadly consistent with many other non-heritage areas within the municipality.

- Three potential precincts within the boundaries of the proposed Mont Iris Estate and Environs Precinct have been identified through our review. These are:
 - The row of properties located on the north side of High Street between Hillcrest and Summerhill roads (High Street North Precinct, Glen Iris);
 - Houses located on the north side of Dent Street, numbering 6-28 and 40-60 (Dent Street Precinct, Glen Iris); and
 - Houses within the historic Tower Hill Estate (comprising 1-28 Tower Hill Road, 2-32 Munro Avenue and 142-148 High Street, Glen Iris and Ashburton).
- Two of the four places graded 'Significant' in the original study (7 Fuller Avenue and 148 High Street) are considered to meet the threshold for individual significance and should be included in the Heritage Overlay – 7 Fuller Avenue as a site-specific Heritage Place and 148 High Street as 'Significant' within the proposed Tower Hill Estate Precinct. The two other places (133 High Street and 152 Summerhill Road) are not considered to meet the threshold for individual significance and should be graded 'Contributory' within the proposed High Street North Precinct, Glen Iris.
- The house at 33 Fuller Avenue is also considered to meet the threshold for individual significance and should be included in the Heritage Overlay as a site-specific Heritage Place. We note that the Panel recommended that 33 Fuller Avenue be re-categorised from 'Contributory' to 'Significant' within a potential future precinct as the 'house is an intact and imposing example of an interwar Old English revival home, with an architectural pedigree'.

4 STAGE 1 – RECOMMENDATIONS FOR POTENTIAL NEW PRECINCTS

4.1 High Street North Precinct, Glen Iris, 127-141 High Street & 152 Summerhill Road, Glen Iris

4.1.1 Location

The houses at 127-141 High Street & 152 Summerhill Road, Glen Iris are located on the north side of High Street, between Hillcrest Road and Summerhill Road. The proposed precinct comprises a row of substantial single and two-storey brick houses constructed in a variety of Interwar architectural styles.

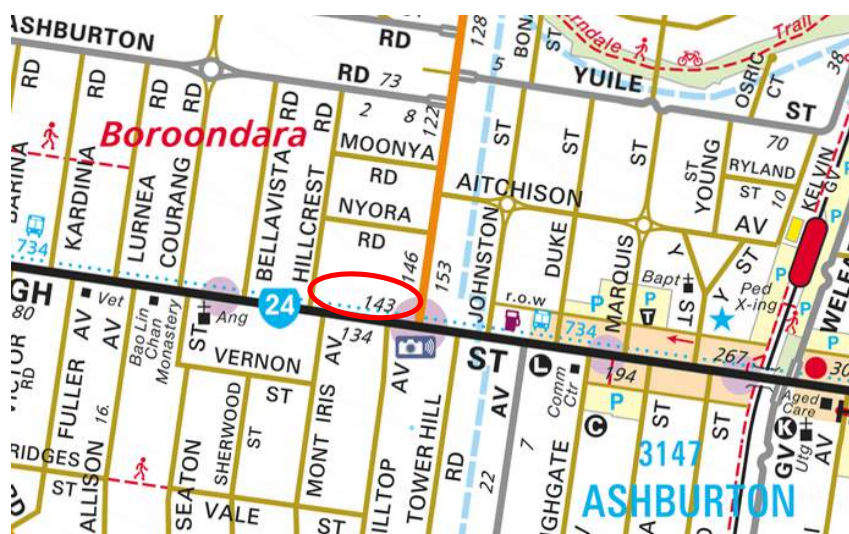


Figure 3. Location map of the proposed precinct – indicated by red oval (Source: Melway).



Figure 4. Aerial of proposed precinct – indicated (Source: Nearmap).

4.1.2 Historical Summary

By the late nineteenth century, a number of substantial villas had been built in High Street in the Glen Iris area. From 1915, residential estates were subdivided from the grounds of some of these residences and other villas. This part of the suburb is known as Upper Glen Iris.³

The houses at 127-141 High Street and 152 Summerhill Road formed part of a large subdivision known as Glen Iris Heights Estate, which comprised land bounded by Glen Iris Road to the west, High Street to the south, Summerhill Road to the east and

³ 'Mont Iris Estate and Environs Precinct Heritage Citation', *Boroondara Municipal Wide Heritage Study Volume 7 – Glen Iris*, prepared by Context, 2020, p 60.

Ashburton Road to the north.⁴ The expansive estate, comprising 72 acres and five perches, formed Crown Portion 136 of the Parish of Boroondara in the County of Bourke, and was bought in its entirety by auctioneer, Percy Owen of Equitable Building in 1915.⁵

The Glen Iris Heights Estate was marketed as some of 'the finest blocks in Australia'⁶, with sales notices observing 'the centrality of this Estate, its proximity to Chapel Street, and easy access to St Kilda and all other suburbs'⁷; its proximity to public transport: 'Five minutes from the High Street Glen Iris Electric Trams. Five minutes from Glen Iris Railway Station. Right on the proposed High Street Electric Tramway extension'⁸; and its elevated siting, which afforded 'the most wonderful cyclorama of views in Australia'.⁹

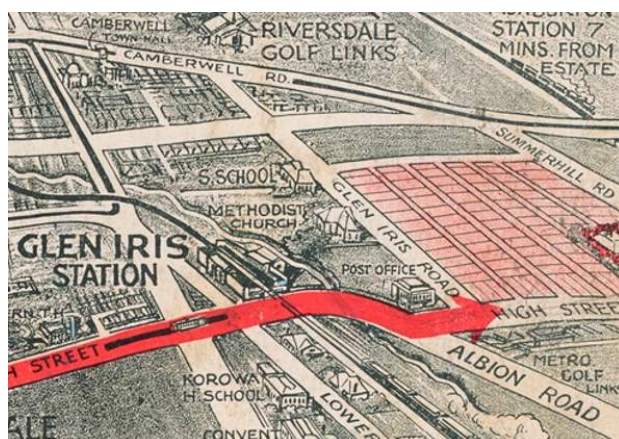


Figure 5. Detail of an advertisement for the Glen Iris Heights Estate, undated (Source: State Library of Victoria)

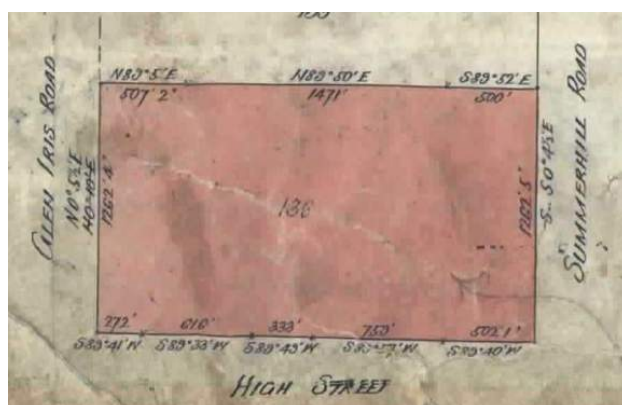


Figure 6. Subdivision plan showing the large estate purchased by Percy Owens prior to subdivision, 1915 (Source: Landata Victoria)

⁴ Album of clippings and photographs relating to the Glen Iris Heights Estate, c1925-1929, pp 30-32, State Library of Victoria.

⁵ Certificate of Title, Volume 3887, Folio 400, Landata Victoria.

⁶ *The Age*, 20 March 1920, p 25.

⁷ Album of clippings and photographs relating to the Glen Iris Heights Estate, c1925-1929, p 5, State Library of Victoria.

⁸ Album of clippings and photographs relating to the Glen Iris Heights Estate, c1925-1929, p 7, State Library of Victoria.

⁹ Album of clippings and photographs relating to the Glen Iris Heights Estate, c1925-1929, p 6, State Library of Victoria.

In 1916, Owen erected a villa on the block bounded by Hillcrest Road, High Street, Summerhill Road and Nyora Road. The brick house contained 10 rooms and was set back from all street frontages, with access provided from High Street, Hillcrest Road and Nyora Road.¹⁰ It appears its primary address was to High Street and at different times was addressed as 127 High Street and 131 High Street.¹¹ In 1924, Owen put the property up for sale, at which time it was described as a 'modern terra cotta tiled roof villa' with a 'large wired-in sleep-out...situate on the highest and best part of the Glen Iris Heights Estate'.¹² The house was purchased by Andrew Hamilton and Elizabeth Frances Baird, who resided at the property until their deaths in 1934 and 1938 respectively.¹³ The villa became known as 'Ashburton House' at this time.¹⁴ Andrew Baird was a prominent Western District grazier, who also owned property near Warrnambool.¹⁵ Following his death in 1934, Ashburton House was put up for sale, at which time it was advertised as a 'beautiful modern gentleman's home on highest point in district'.¹⁶ The sales notice also noted that:

*If not sold as a whole, the house will be submitted on 1 acre of land, with 87 ft frontage to High Street, and 3 blocks approx. 55 ft each frontage to High Street will be submitted separately.*¹⁷

Elizabeth Baird remained at Ashburton House until her own death in 1938, and the house remained in her name until that time.¹⁸ As per the auction notice, the surrounding land was re-subdivided and a number of lots fronting High Street (located within the High Street North Precinct, Glen Iris) were sold off in 1935.

Somewhat confusingly, it appears that at the time of the Hamiltons' earlier purchase of Ashburton House in 1924, Owen subdivided and made a first attempt to sell the lots around the villa. Four lots at the corner of High Street and Summerhill Road were sold at this time, while the remaining lots fronting High Street remained as part of Ashburton House, until their re-subdivision and sale in 1935.

The first house to be constructed within the precinct was the attic bungalow at 152 Summerhill Road, which formed part of this earlier 1920s subdivision of Ashburton House. The property, which comprised Lot 7 of this subdivision, was purchased by Leslie Jehu Brown in August 1925 and on-sold to Joseph Walter and Elizabeth Maude King in October the same year. Originally addressed as 143 High Street, the house was constructed by the Kings in c1926-27 and was known as Ellesmere.¹⁹

¹⁰ Camberwell and Waverley Rate Books, 1916, p 51, accessed via www.ancestry.com, 19 July 2022.

¹¹ S&M, 1930; Victorian Electoral Roll, 1937 accessed via www.ancestry.com, 19 July 2022.

¹² *Argus*, 30 January 1924 p 2.

¹³ 'Andrew Hamilton Baird' & 'Elizabeth Frances Baird', Victorian Electoral Roll, 1925, accessed via www.ancestry.com, 19 July 2022; Camberwell and Waverley Rate Books, 1925-26, p 109, accessed via www.ancestry.com, 19 July 2022.

¹⁴ 'Andrew Hamilton Baird' & 'Elizabeth Frances Baird', Victorian Electoral Roll, 1925, accessed via www.ancestry.com, 19 July 2022.

¹⁵ *Herald*, 13 September 1934, p 7.

¹⁶ *The Age*, 24 November 1934, p 3.

¹⁷ *The Age*, 24 November 1934, p 3.

¹⁸ *Herald*, 29 August 1938, p 3.

¹⁹ 'Joseph Walter King', Victorian Electoral Roll, 1927, accessed via www.ancestry.com, 19 July 2022.

The remaining houses within the precinct, with the exception of 131 High Street, were constructed by 1940.²⁰ The house at No. 131 was built in the immediate postwar period, between 1945 and 1950.²¹

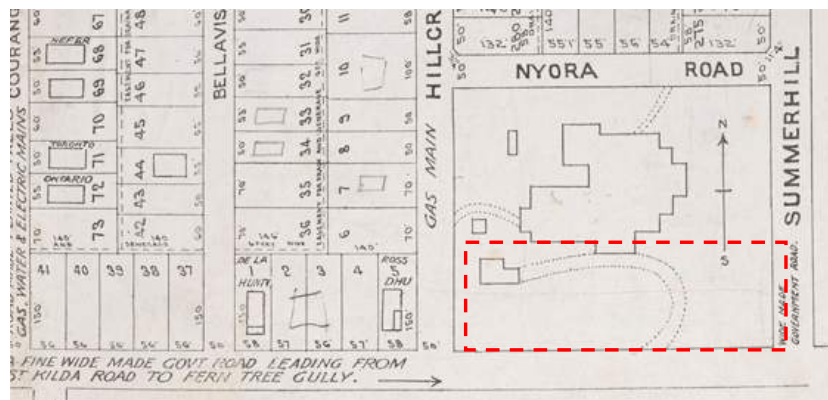


Figure 7. Subdivision plan for the Glen Iris Heights Estate showing the brick villa located between Hillcrest and Summerhill roads. Note that the house is not drawn to scale. The approximate location of the proposed precinct is indicated by the red rectangle (Source: State Library of Victoria)

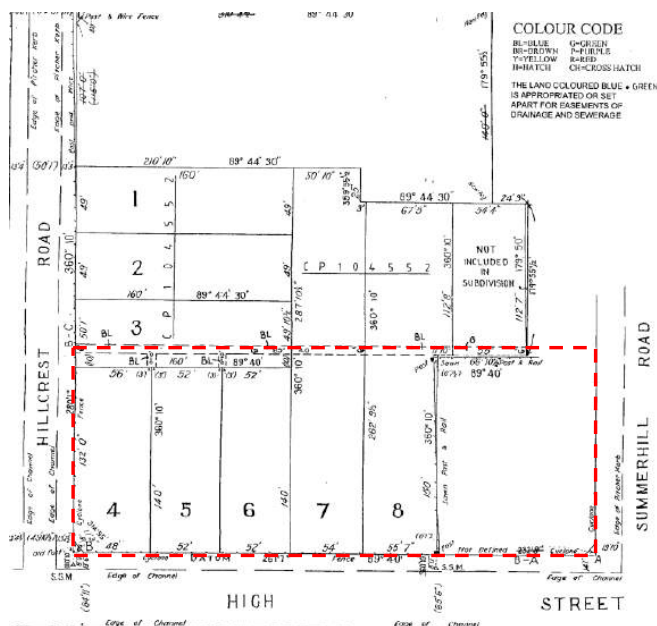


Figure 8. Subdivision plan showing lots with frontages to High Street which were sold off from Ashburton House in 1935. An approximate precinct boundary is indicated (Source: Landata Victoria)

²⁰ S&M, 1935; 1940.

²¹ S&M, 1945; 1950.

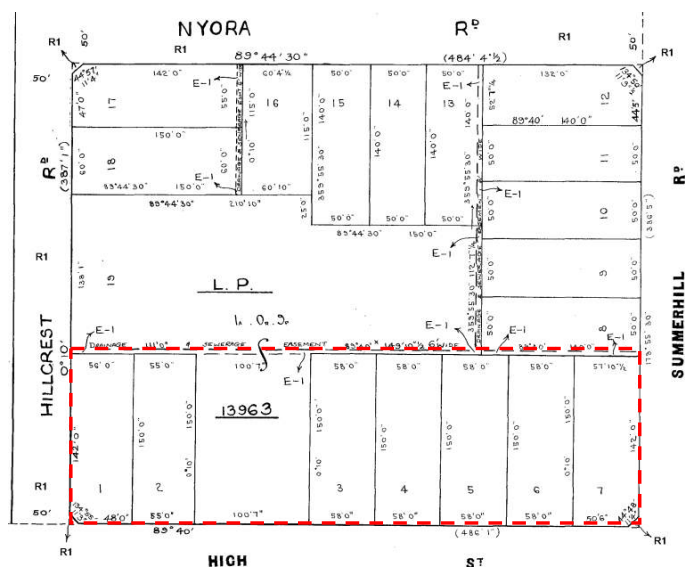


Figure 9. Earlier 1922 subdivision plan showing Owen's first attempt at subdividing and selling the land around Ashburton House. Lots 4-7 with frontages to High Street were purchased around this time. An approximate precinct boundary is indicated (Source: Landata Victoria)

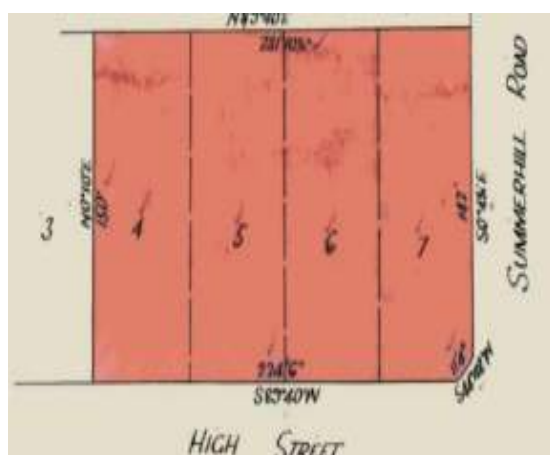


Figure 10. Certificate of title subdivision plan for 152 Summerhill Road, showing Brown's purchase of the four lots fronting High Street at the corner with Summerhill Road, 1925 (Source: Landata Victoria)

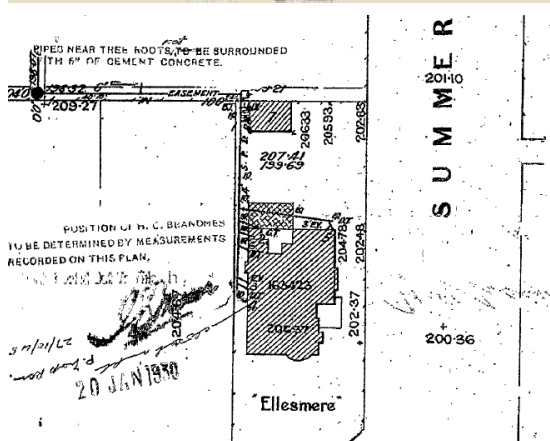


Figure 11. Property sewerage plan, showing the house at 152 Summerhill Road, 1930 (Yarra Valley Water)

gjm



Figure 12. 1931 aerial showing Ashburton House originally constructed by Percy Owen in 1916 and later bought by Andrew and Elizabeth Baird. 152 Summerhill Road can be seen at the right-hand corner of the approximate precinct boundary. It was constructed the previous year, in 1930. No other houses in the precinct had yet been constructed.



Figure 13. Aerial photograph, 1945 showing development of the north side of High Street. All houses with the exception of 131 High Street had been constructed by this time (Landata Victoria)

4.1.3 Description and Characteristics

The houses on the north side of High Street between Hillcrest and Summerhill roads present a highly intact streetscape of substantial houses in the interwar style. Constructed in a variety of interwar styles, including English Domestic Revival and Streamlined Moderne, the houses exhibit a range of characteristics, materiality and detailing that are typical of the interwar period. Houses are single or two-storey and of brick or render construction, with steeply pitched gable-ended roofs or hipped roofs clad in terracotta tiles, and prominent chimneys. Typical features include entry porches, timber casement windows, and decorative brick detailing around windows and arched entries.

Houses within the precinct are generally set back from the street behind modest front gardens and a number retain their original brick front fences. A number of houses also retain their original brick garages.

Address	Photo	Context / Trethowan grading	GJM proposed grading
127 High Street, Glen Iris		Contributory	Contributory
129 High Street, Glen Iris		Contributory	Contributory
131 High Street, Glen Iris		Contributory	Contributory
133 High Street, Glen Iris		Significant	Contributory
135 High Street, Glen Iris		Contributory	Contributory

137 High Street, Glen Iris



Contributory

Contributory

139 High Street, Glen Iris



Contributory

Contributory

141 High Street, Glen Iris



Contributory

Contributory

152 Summerhill Road, Glen Iris



Significant

Contributory

4.2 Dent Street Precinct, Glen Iris

4.2.1 Location

The houses at 6-28 & 40-60 Dent Street, Glen Iris are located on the north side of Dent Street. The proposed precinct comprises a row of modest, predominantly single-storey brick houses dating to the interwar and early World War II period. It excludes the properties at 30-38 Dent Street (between Sherwood St and Mont Iris Ave) which were developed later.

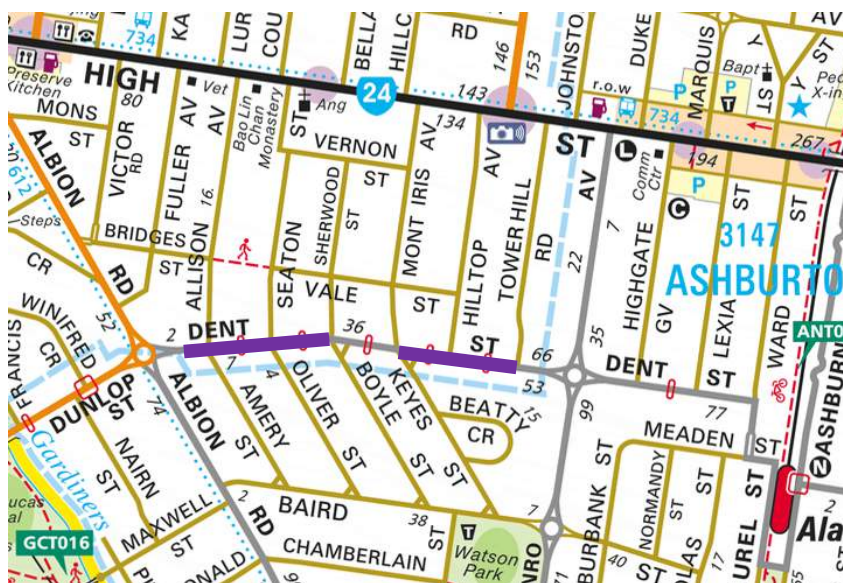


Figure 14. Location map showing proposed Dent Street Precinct, indicated by a purple line (Source: Melway).

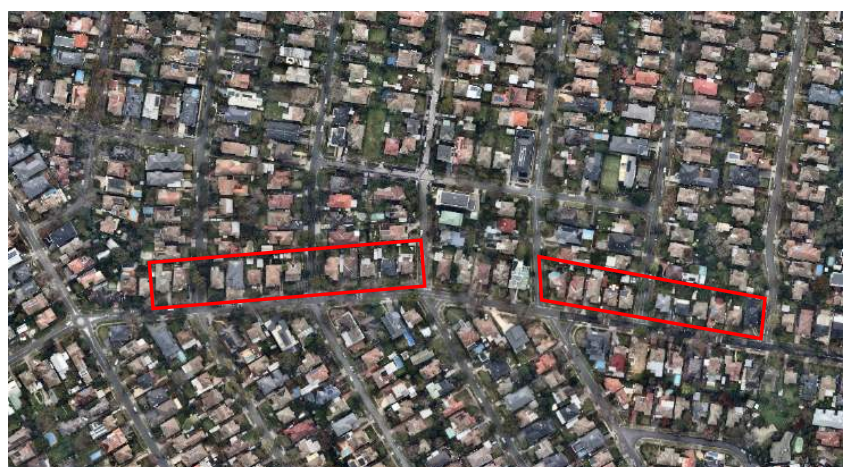


Figure 15. Aerial photograph of proposed Dent Street Precinct (Source: Nearmap).

4.2.2 Historical Summary

Dent Street formed part of a large subdivision known as Albion Park Estate, which comprised land bounded by Albion Road to the west, Bridges Street-Vale Street to the north, Munro Street to the east and Baird Street to the south (Figure 16). The estate was subdivided in 1923, at which time it was advertised as ‘cheap land’ located five minutes from Darling Station.²² An aerial photograph dating to 1931 shows that Albion Park Estate remained largely undeveloped at this time while Dent Street was in the course of being laid out (Figure 17). Likely due to the economic depression of the time, in 1935 allotments in the Albion Park Estate were advertised for sale with ‘plans obtainable from liquidator’.²³

²² *Herald*, 11 December 1923, p 20.

²³ *Herald*, 14 April 1937, p 20.

By 1937, the houses at 20-28 and 50 Dent Street had been constructed (Figure 19). Development of the north side of Dent Street was largely complete by 1940 (Figure 20)

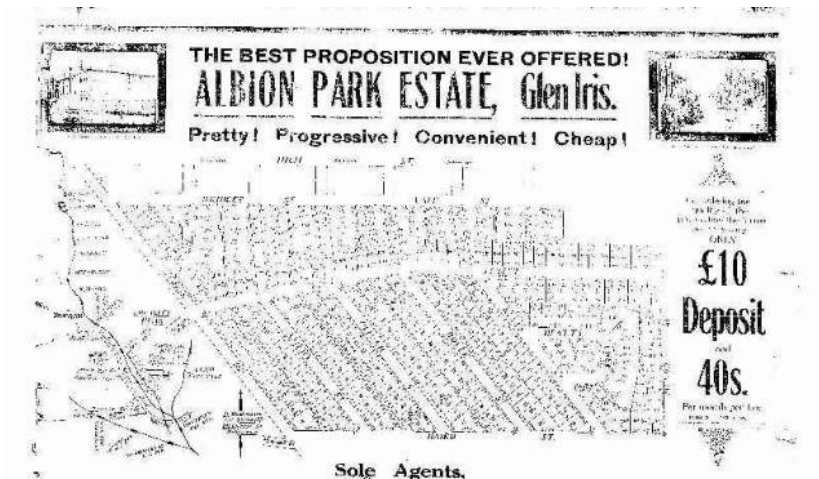


Figure 16. Plan of Albion Park Estate showing the large subdivision, undated but likely 1923 (Source: Stonnington History Centre)



Figure 17. Aerial photograph, 1931 showing Dent Street being laid out, indicated by red arrow (Source: Landata Victoria)

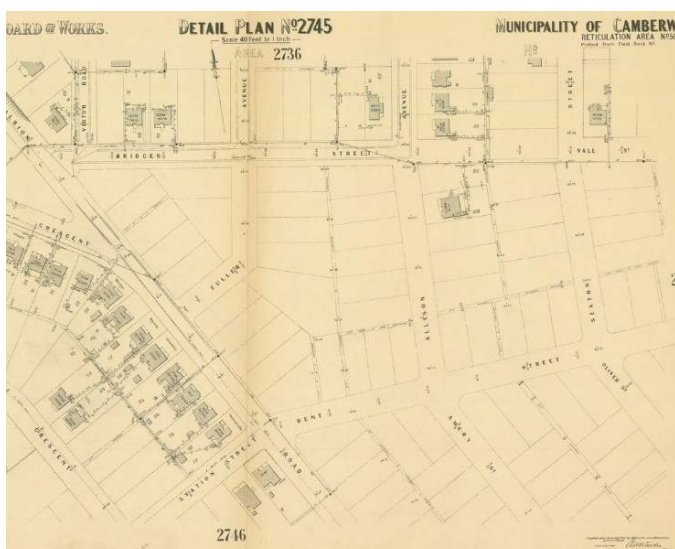


Figure 18. MMBW Detail Plan 2745 showing vacant lots at 2-22 Dent Street in 1927 (Source: State Library of Victoria)

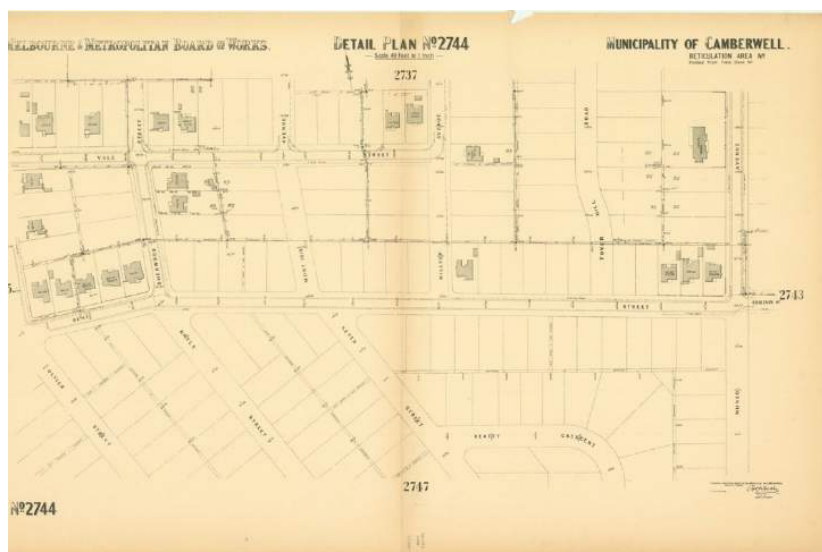


Figure 19. MMBW Detail Plan 2744 showing lots at 20-70 Dent Street in 1937 (Source: State Library of Victoria)

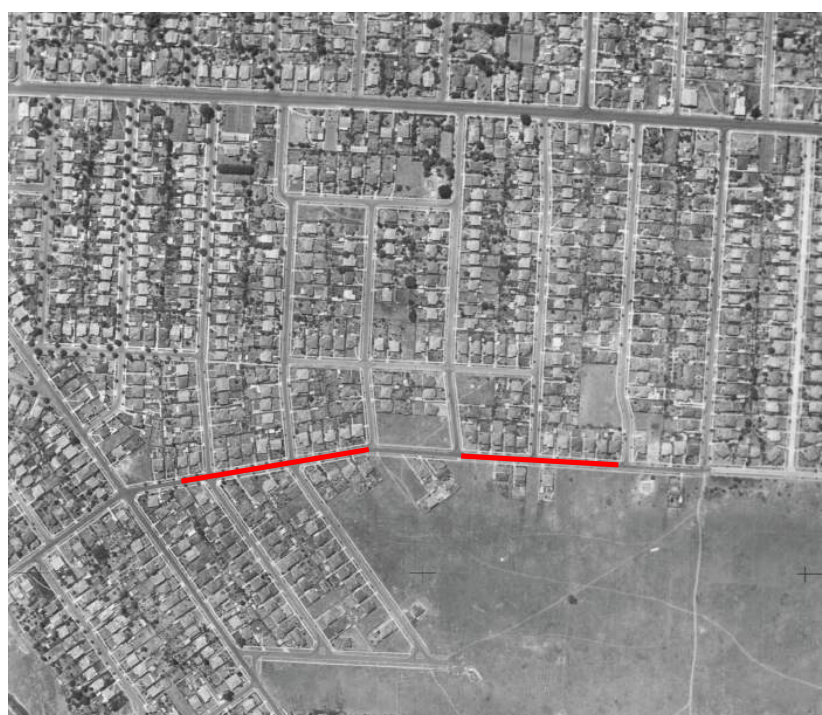


Figure 20. Aerial photograph, 1945 showing development along north side of Dent Street. Dent Street and Hilltop Avenue within the proposed Dent Street Precinct is indicated in red (Source: Landata Victoria)

4.2.3 Description and Characteristics

The houses on the north side of Dent Street present a highly intact streetscape of modest interwar and World War II era houses. The houses at 6-28 & 40-60 Dent Street have been constructed in an Interwar architectural style and demonstrate a high degree of consistency in materiality and detailing. Houses are predominantly single-storey and are of brick or render construction, with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or brick chimneys. Common features include entry porches, box timber casement windows, bay windows,

decorative gable vents, and decorative brick detailing around windows and arched entries. Houses within the precinct are set back from the street behind modest front gardens and many retain their original low front brick fences.

Address	Photo	Context grading	GJM proposed grading
6 Dent Street, Glen Iris		Contributory	Contributory
8 Dent Street, Glen Iris		Contributory	Contributory
10 Dent Street, Glen Iris		Contributory	Contributory
12 Dent Street, Glen Iris	Demolished	Contributory (re-categorised as Not contributory)	Not contributory
14 Dent Street, Glen Iris		Contributory	Contributory

16 Dent Street,
Glen Iris



Contributory

Contributory

18 Dent Street,
Glen Iris



Contributory

Contributory

20 Dent Street,
Glen Iris



Contributory

Contributory

22 Dent Street,
Glen Iris



Contributory

Contributory

24 Dent Street,
Glen Iris



Contributory

Contributory

26 Dent Street,
Glen Iris



Contributory

Contributory

28 Dent Street,
Glen Iris



Contributory

Contributory

40 Dent Street,
Glen Iris



Contributory

Contributory

42 Dent Street,
Glen Iris



Contributory

Contributory

44 Dent Street,
Glen Iris



Contributory

Contributory

46 Dent Street,
Glen Iris



Contributory

Contributory

48 Dent Street,
Glen Iris



Contributory

Contributory

50 Dent Street,
Glen Iris



Contributory

Contributory

52 Dent Street,
Glen Iris



Contributory

Contributory

54 Dent Street,
Glen Iris



Contributory

Contributory

56 Dent Street,
Glen Iris



Contributory

Contributory

58 Dent Street,
Glen Iris



Contributory

Contributory

60 Dent Street,
Glen Iris



Contributory

Contributory

4.3 Tower Hill Estate Precinct, Glen Iris & Ashburton

4.3.1 Location

The Tower Hill Estate Precinct comprises houses on the west and east sides of Tower Hill Road, west side of Munro Avenue and south side of High Street. The proposed precinct comprises a number of substantial single and two-storey brick houses constructed in a variety of generally Interwar styles in the interwar and World War II periods.

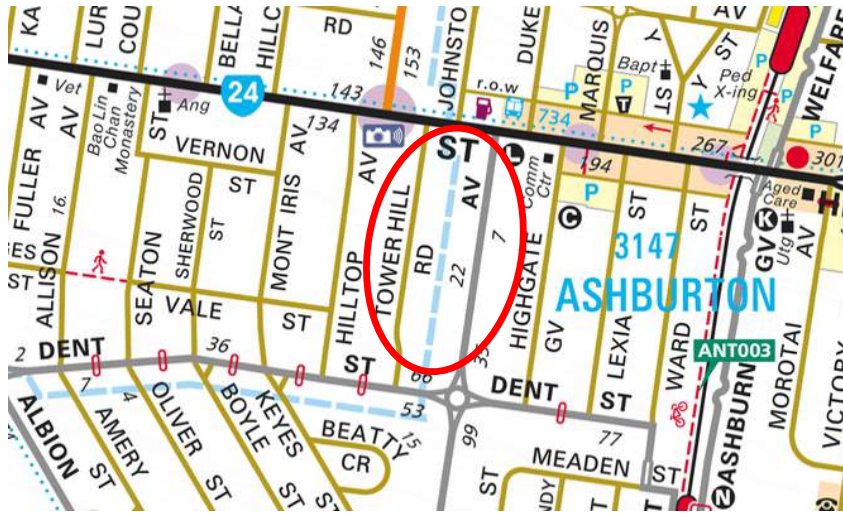


Figure 21. Location map of the proposed precinct – indicated by red oval (Source: Melway Online).



Figure 22. Aerial of proposed precinct – indicated (Source: Nearmap).

4.3.2 Historical Summary

The following history is drawn from Context's Mont Iris Estate and Environs Precinct heritage citation. See citation for references.

The Tower Hill Estate was subdivided from the substantial land holding of Tower Hill House, a large single-storey residence constructed in c1901 on the south side of High Street. The nine-roomed house with central tower was first owned by Charles Dugmore Timms and his wife Ella May Harris. Timms was a well-known contractor and civil engineer who worked on a number of large railway and civic projects, including the construction of railways between Oodnadatta and Alice Springs and tramways in Melbourne and Adelaide.

The Timms resided at Tower Hill House for a short period and by 1910, the house was occupied by Mr and Mrs Stoney. At this time, the land comprised 13 acres and two perches, which extended south from High Street almost to Dent Street. In 1926, Stoney subdivided the large estate, advertising '59 glorious blocks' for sale in the Tower Hill Estate (Figure 23). The lots were auctioned in October 1926; Tower Hill House was included in the sale.

An MMBW Detail Plan of the area (Figure 24) indicates that no houses had been constructed within the Tower Hill Estate by 1929 and Tower Hill Road itself had not yet been laid out. An aerial photograph dating to 1931 (Figure 25) shows that the Estate remained undeveloped at this time. Likely due to the economic depression of the time, in 1934 allotments in the Tower Hill Estate were re-advertised for sale at prices equivalent to land sales in East Malvern 20 years prior (Figure 26).

The Storey family sold Tower Hill House in 1936. It was purchased by grazier, James Joseph Waldron of Maldon, who may have used it as a town residence. At this time, the villa still included the land to the east, which gave it a frontage along both High Street and Munro Avenue, as well as land to the rear. The site was further subdivided in the years following; the land to the rear (with a frontage to Munro Avenue) was sold in 1937 (2 Munro Avenue) while the land at the corner of High Street and Munro Avenue was sold in 1940 (150 High Street; house demolished in 2019).

Development within the Tower Hill Estate was largely complete by 1945 (Figure 27).²⁴

²⁴ Context, 'Mont Iris Estate and Environs Precinct', *City of Boroondara Municipal-Wide Heritage Gap Study*, 2021, pp 63-65.

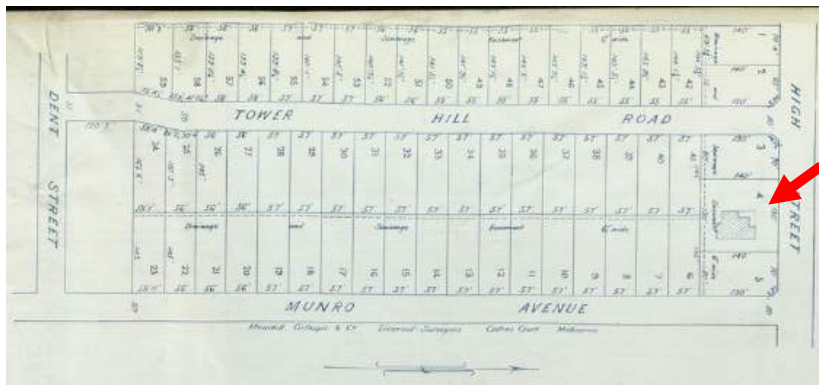


Figure 23. Plan of Tower Hill Estate subdivision, 1926. Tower Hill House is indicated by red arrow. North is to the right of the image (Source: State Library of Victoria)

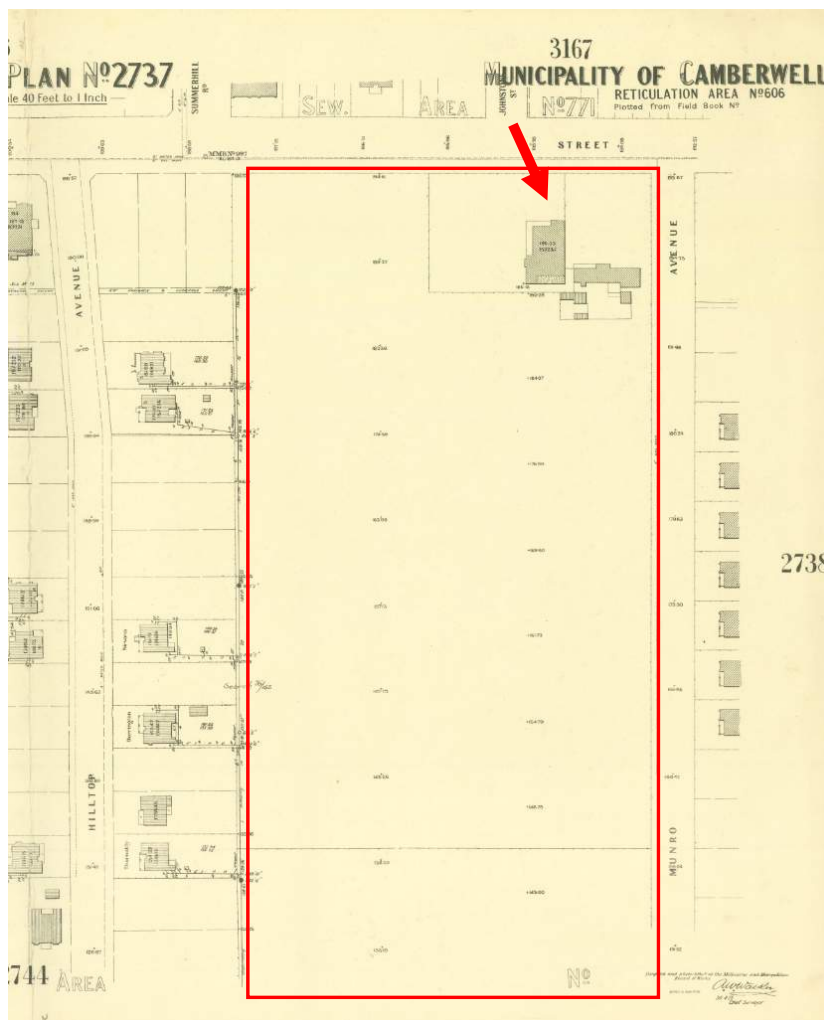


Figure 24. MMBW Detail Plan 27737 showing Tower Hill House fronting High Street, 1929 (indicated by red arrow). The Tower Hill Estate (approximately indicated by red rectangle) remained vacant at this time. North is to the top of the image (Source: State Library of Victoria)



Figure 25. Aerial photograph, 1931 showing Munro Avenue being laid out, indicated by red arrow and Tower Hill House to the north. The approximate boundary of the Tower Hill Estate is shown (red rectangle) (Source: Landata Victoria)

By Public Auction :: Saturday, 17th November, 1934
on the Land at 3.15 p.m. in a Sealed Manner

TOWER HILL ESTATE

ASHBURTON

50 Glorious Residential Allotments :: Attractive Brick Residence
With Actual Frontages to High Street.

The Estate is practically the Last Available Area for Subdivision in this Picturesque Locality and is Surrounded by Attractive Homes.

The advent of the Electric Trains, now running direct to Melbourne, thus eliminating the previous inconvenience of changing at Camberwell, is already proving a greater impetus to building at Ashburton.

Exceptionally Easy Terms

FOR LAND OF THIS QUALITY.

£5 DEPOSIT for Allotments fronting Munro Avenue and Tower Hill Road.

£25 DEPOSIT for Allotments fronting High Street.

INSTALLMENTS only 41 per Month per Lot.

INTEREST, 4 1/2 per centum per annum, payable quarterly.

Rebate 3 Years.

TERMS for RESIDENCE AND DEPOSIT.

INSTALLMENTS, 80/- Weekly which includes Principal and Interest, calculated at the rate of 4 1/2 per centum per annum.

Rebate 3 Years.

ADVANTAGES OF PURCHASING ON THE TOWER HILL ESTATE.

The rapid extension for building purposes of the free available blocks between Glen Iris and Ashburton will mean an early building campaign at Ashburton. As a matter of fact, one block is at present operating in Highgate Grove and Glen Iris, and one is intended, in contemplation of building, in the near future, in the latter Villa in Glen Iris and the western end of Munro Avenue, generally opposite Lots 19 to 22.

The close proximity of the Estate to the famous Malvern Park, with its wonderful Municipal Golf Links and Recreation Grounds for cricket and football, and the Glen Iris Tennis Courts and Bowling Green, will be a delightful magnet for future home buyers, as the district offers greater facilities for enjoyment than any other immediately south of the Yarra.

TITLE CERTIFICATE. Subdivided: HENNES, WHELAN & BYRNE, 101 William St., Melbourne.

GAS, ELECTRIC LIGHT, WATER AND SEWERAGE ARE RIGHT AT THE ESTATE.

The Estate is situated within 5 minutes' walk of the Ashburton Railway Station, and all shopping facilities, and has the added advantage of an excellent bus service passing the property, linking Glen Iris and Ashburton.

The above Estate is finely elevated, with a gradient slope to the south, therefore practically every allotment commands extensive and charming views.

H. P. KNIGHT & CO.
Property Salesmen and Subdivisional Experts
315 Collins Street, Melbourne

Phone: Cent. 1861, 1861, who will submit the above Estate and Residences to Auction through their Auctioneers.


Figure 26. Advertisement for the Tower Hill Estate subdivision, 1934 (Source: State Library of Victoria)



Figure 27. Aerial photograph, 1945 showing development within Tower Hill Estate. The Estate was almost fully developed by this time. The boundary of the Tower Hill Estate is shown by the red rectangle) (Source: Landata Victoria)

4.3.3 Description and Characteristics

The houses in the Tower Hill Estate Precinct present a substantially intact streetscape of late interwar and World War II-era houses. The houses at 1-33 and 2-28 Tower Hill Road, 2-32 Munro Avenue and 142-148 High Street generally date to the late-1930s to 1945 and demonstrate a consistency in architectural style, materiality and detailing. Houses are generally single or two-storey and are of brick or render construction, with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or brick chimneys. Common features include entry porches, box timber casement windows, decorative gable vents, and decorative brick detailing around windows and arched entries. Houses within the precinct are set back from the street behind front gardens and a number retain their original low front brick fences. Tower Hill House at 148 High Street, constructed in c1901, comprises a single-storey Italianate-style villa with rendered brick walls, hipped roof clad in tiles and a central tower with classical balustrading. A return verandah to the front (north) and east elevation is supported by turned timber posts with timber fretwork detailing and a tessellated mosaic tile floor.

Address	Photo	Context grading	GJM proposed grading
2 Tower Hill Road, Glen Iris		Contributory	Contributory

4 Tower Hill Road,
Glen Iris



Contributory

Contributory

6 Tower Hill Road,
Glen Iris



Contributory

Contributory

8 Tower Hill Road,
Glen Iris



Contributory

Contributory

10 Tower Hill
Road, Glen Iris



Contributory

Contributory

12 Tower Hill
Road, Glen Iris



Contributory

Contributory

14 Tower Hill
Road, Glen Iris



Contributory

Contributory

16 Tower Hill
Road, Glen Iris



Contributory

Contributory

18 Tower Hill
Road, Glen Iris



Contributory

Contributory

20 Tower Hill
Road, Glen Iris



Contributory

Contributory

22 Tower Hill
Road, Glen Iris



Contributory

Contributory

24 Tower Hill
Road, Glen Iris



Contributory

Contributory

26 Tower Hill
Road, Glen Iris



Not contributory

Not contributory

28 Tower Hill
Road, Glen Iris



Contributory

Contributory

1 Tower Hill Road,
Glen Iris



Contributory

Contributory

3 Tower Hill Road,
Glen Iris



Contributory

Contributory

5 Tower Hill Road,
Glen Iris



Not contributory

Not contributory

7 Tower Hill Road,
Glen Iris



Contributory

Contributory

9 Tower Hill Road,
Glen Iris



Contributory

Contributory

11 Tower Hill
Road, Glen Iris



Contributory

Contributory

13 Tower Hill
Road, Glen Iris



Contributory

Contributory

15 Tower Hill
Road, Glen Iris



Not contributory

Not contributory

17 Tower Hill
Road, Glen Iris



Contributory

Contributory

19 Tower Hill
Road, Glen Iris



Contributory

Contributory

21 Tower Hill
Road, Glen Iris



Contributory

Contributory

23 Tower Hill
Road, Glen Iris



Contributory

Contributory

25 Tower Hill
Road, Glen Iris



Contributory

Contributory

27 Tower Hill
Road, Glen Iris



Contributory

Contributory

29 Tower Hill
Road, Glen Iris



Contributory

Contributory

31 Tower Hill
Road, Glen Iris



Not contributory

Not contributory

33 Tower Hill
Road, Glen Iris



Contributory

Contributory

2 Munro Avenue,
Ashburton



Contributory

Contributory

4 Munro Avenue,
Ashburton



Contributory

Contributory

6 Munro Avenue,
Ashburton



Contributory

Contributory

8 Munro Avenue,
Ashburton



Contributory

Contributory

10 Munro
Avenue,
Ashburton



Contributory

Contributory

12 Munro
Avenue,
Ashburton



Not contributory

Not contributory

14 Munro
Avenue,
Ashburton



Contributory

Contributory

16 Munro
Avenue,
Ashburton



Contributory

Contributory

18 Munro
Avenue,
Ashburton



Contributory

Contributory

20 Munro
Avenue,
Ashburton



Contributory

Contributory

22 Munro
Avenue,
Ashburton



Contributory

Contributory

24 Munro
Avenue,
Ashburton



Contributory

Contributory

26 Munro
Avenue,
Ashburton



Not contributory

Not contributory

28-30 Munro
Avenue,
Ashburton



Contributory

Contributory

32 Munro
Avenue,
Ashburton



Contributory

Contributory

142 High Street,
Glen Iris



Contributory

Contributory

144 High Street,
Glen Iris



Contributory

Contributory

146 High Street,
Glen Iris



Contributory

Contributory

146A High Street,
Ashburton



Not contributory

Not contributory

148 High Street,
Ashburton





Significant

Significant

5 STAGE 1 – RECOMMENDATIONS FOR INDIVIDUAL PROPERTIES

Four individual properties were identified by Context/Trethowan as ‘Significant’ within the proposed Mont Iris Estate & Environs Precinct. An additional property, 33 Fuller Street, Glen Iris was recommended by the Panel to be re-categorised from ‘Contributory’ to ‘Significant’.

The following table summarises the proposed significant properties and our comments and recommendations in regard to each:

Address	Photo	Heritage Study / Panel recommendation	GJM comments
133 High Street, Glen Iris		1937-38 The influence of the Streamlined Moderne is elegantly embodied in the 1937-38 two-storey house at 133 High Street, constructed by builder Hector M Keast of Weavell & Keast as his own home. It is considered to be of aesthetic significance for its accomplished design.	This house is not considered to be of a higher aesthetic value than other elegantly detailed and highly intact houses within the proposed High Street North Precinct, Glen Iris. It is recommended that this property be graded Contributory if the precinct is pursued.
152 Summerhill Road, Glen Iris		1915-16 Identified by Context as the earliest house in the precinct, it is considered to be of aesthetic significance for its accomplished design.	The historical information contained in the heritage citation is incorrect. While the property was the first house to be constructed within this section of High Street, it was constructed in c1926-27, not 1915-16 as identified by Context. It is not considered to be of a higher aesthetic value than other elegantly detailed and highly intact houses within the proposed High Street North Precinct, Glen Iris and it is recommended that this property be graded Contributory if the precinct is pursued.

148 High
Street,
Glen Iris



C 1901

Tower Hill House, at 148 High Street, is of historical, architectural and aesthetic significance. It is historically significant for its demonstration of the earliest stage of development in Ashburton and the eastern part of Glen Iris...Tower Hill House is one of the most substantial houses in the eastern part of Boroondara and one of a small number of pre-interwar houses to survive in Ashburton.

We consider that the proposed 'Significant' grading of Tower Hill House is appropriate. We recommend that the house be graded Significant within the proposed Tower Hill Estate Precinct if this precinct is pursued.

7 Fuller
Avenue,
Glen Iris



1924-25

The triple-fronted brick California Bungalow of 1924-25 at 7 Fuller Avenue is a substantial house on a larger than average block, which is notable for its intact range of cladding materials and textures, and unusual details such as the semi-circular bay window which intersects with and covers a front gable with a shingled cap.

It is considered to be of aesthetic significance for its accomplished design.

We consider that the proposed 'Significant' grading of 7 Fuller Avenue is appropriate. We recommend that the house be included in the Heritage Overlay as an individual Heritage Place.

33 Fuller
Avenue,
Glen Iris



'Contributory'

Panel recommended re-categorisation from 'Contributory' to 'Significant' as the 'house is an intact and imposing example of an interwar Old English revival home, with an architectural pedigree'.

We consider that the proposed 'Significant' grading of 33 Fuller Avenue is appropriate. We recommend that the house be included in the Heritage Overlay as an individual Heritage Place.

6 STAGE 2 - DETAILED HERITAGE ASSESSMENTS

Stage 2 involved the completion of detailed heritage assessments for the following properties and precincts and concluded that they warranted inclusion in the Heritage Overlay of the Boroondara Planning Scheme:

- High Street North Precinct, Glen Iris
- Dent Street Precinct, Glen Iris
- Tower Hill Estate Precinct, Glen Iris & Ashburton
- 7 Fuller Avenue, Glen Iris
- 33 Fuller Avenue, Glen Iris

These assessments are provided at Appendix 1 to this report.

The detailed assessments were undertaken in accordance with the guidance contained in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018) and established heritage practice, and are consistent with the approach utilised in the initial Context/Trethowan study.

APPENDIX 1 – DETAILED HERITAGE ASSESSMENTS

- High Street North Precinct, Glen Iris
- Dent Street Precinct, Glen Iris
- Tower Hill Estate Precinct, Glen Iris & Ashburton
- 7 Fuller Avenue, Glen Iris
- 33 Fuller Avenue, Glen Iris





High Street North Precinct, Glen Iris

Prepared by: GJM Heritage

Address: 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris

Name: High Street North Precinct, Glen Iris	Survey Date: July 2022
Place Type: Residential Precinct	Architect: Various
Grading: Contributory	Builder: Various
Extent of Overlay: See precinct map	Construction Date: 1926-c1945

Precinct Map:







Figure 1. (L-R, starting at top) 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris (GJM Heritage, July 2022).

Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.



In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

High Street North Precinct is located within a 273 acre (110 hectare) allotment purchased by Thomas Henderson in 1850 as Allotment 137B in Section 1, Parish of Boroondara, County of Bourke (PROV).

The houses at 127-141 High Street and 152 Summerhill Road formed part of a large subdivision known as the Glen Iris Heights Estate, which comprised land bounded by Glen Iris Road to the west, High Street to the south, Summerhill Road to the east and Ashburton Road to the north (Glen Iris Heights Estate Album:30-32). The expansive estate, comprising 72 acres and five perches, formed Crown Portion 136 of the Parish of Boroondara in the County of Bourke, and was bought in its entirety by auctioneer, Percy Owen of Equitable Building in 1915 (LV: V3887/F300) (Figure 2).

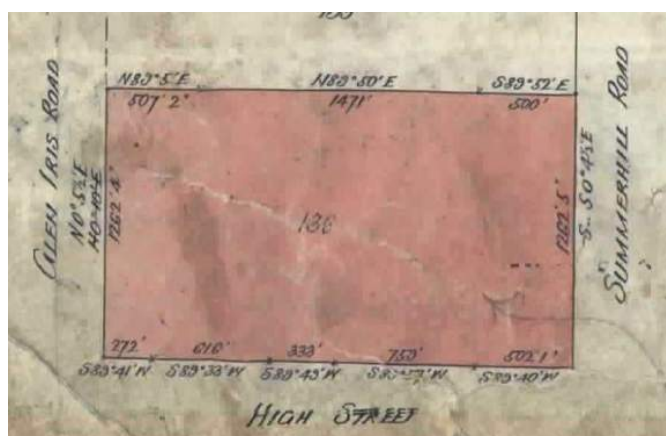


Figure 2. Subdivision plan showing the large estate purchased by Percy Owens prior to subdivision, 1915 (Source: Landata Victoria).

The Glen Iris Heights Estate was marketed as some of 'the finest blocks in Australia' (*The Age*, 20 March 1920:25), with sales notices observing 'the centrality of this Estate, its proximity to Chapel Street, and easy access to St Kilda and all other suburbs' (Glen Iris Heights Estate Album:5); its proximity to public transport: 'Five minutes from the High Street Glen Iris Electric Trams. Five Minutes from Glen Iris Railway Station. Right on the proposed High Street Electric Tramway extension' (Glen Iris Heights Estate Album:7);



and its elevated siting, which afforded 'the most wonderful cyclorama of views in Australia (Glen Iris Heights Estate Album:6) (Figure 3).

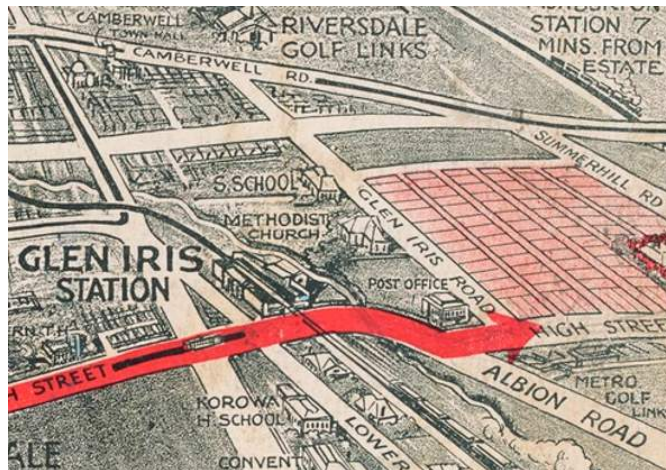


Figure 3. Detail of an advertisement for the Glen Iris Heights Estate, undated (Source: State Library Victoria).

Prior to the sale of this subdivision, Owen erected a villa (known later as Ashburton House) on the block bounded by Hillcrest Road, High Street, Summerhill Road and Nyora Road; located close to Hillcrest Avenue in 1916 (Figure 4). The brick house contained 10 rooms and was set back from all street frontages, with access provided from High Street, Hillcrest Road and Nyora Road (Camberwell Rate Books). It appears that its primary address was to High Street and at different times was addressed as 127 High Street and 131 High Street (S & M 1930, Electoral Roll 1937). A Melbourne & Metropolitan Board of Works (MMBW) plan from 1928 and an aerial photograph dating from 1931 also indicate the location of this property (Figures 8 & 10).

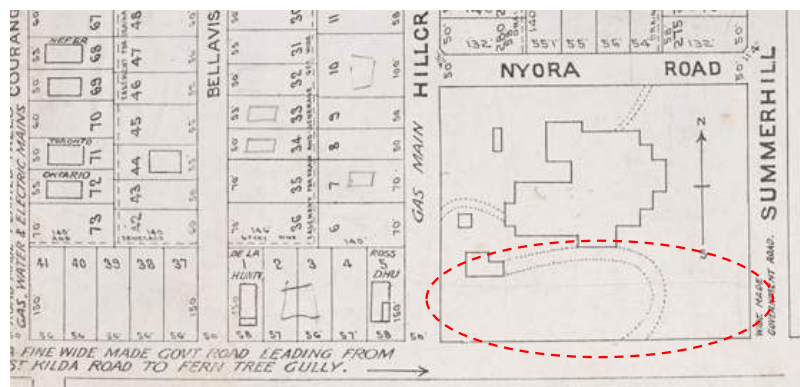


Figure 4. Subdivision plan for the Glen Iris Heights Estate showing the brick villa located between Hillcrest and Summerhill roads. Note that the house is not drawn to scale. The approximate location of the proposed precinct is indicated in red (Source: State Library Victoria).

In 1924, Owen offered the property for sale, at which time it was described as a 'modern terra cotta tiled roof villa' with a 'large wired-in sleep-out...situated on the highest and best part of the Glen Iris Heights Estate' (*Argus*, 30 January 1924:2). It appears that he also subdivided the Estate at this time, selling only four lots at the corner of High Street



and Summerhill Road and retaining the remainder of the land fronting High Street as part of the Estate (Figures 5 & 6).

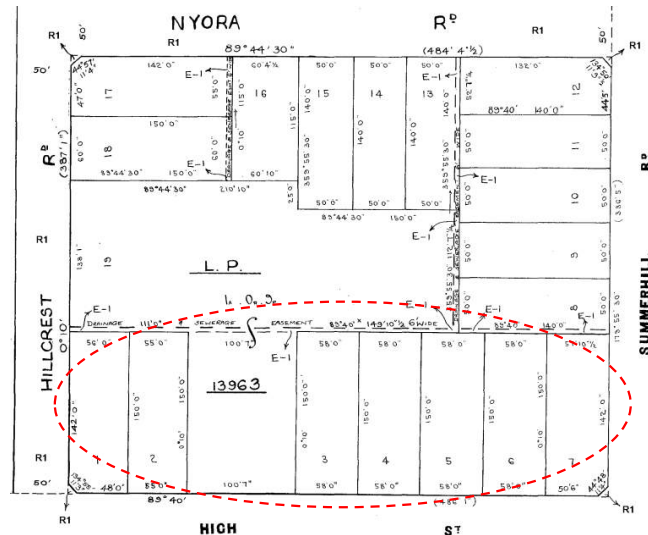


Figure 5. Earlier 1922 subdivision plan showing Owen's first attempt at subdividing and selling the land around Ashburton House. Lots 4-7 with frontages to High Street were purchased around this time. The approximate location of the proposed precinct is indicated in red (Source: Landata Victoria).

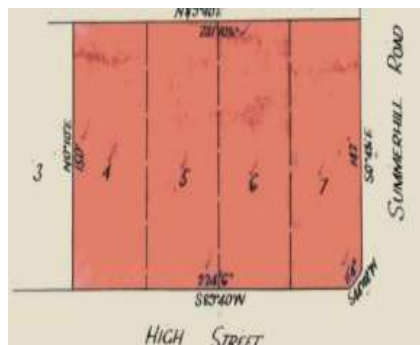


Figure 6. Certificate of Title subdivision plan for 152 Summerhill Road, showing Brown's purchase of the four lots fronting High Street at the corner with Summerhill Road, 1925 (Source: Landata Victoria).

The house was purchased by Andrew Hamilton and Elizabeth Frances Baird, who resided at the property until their deaths in 1934 and 1938 respectively (Electoral Rolls 1925, Rate Books 1925-1926). The villa became known as 'Ashburton House' at this time (Electoral Roll 1925). Andrew Baird was a prominent Western District grazier, who also owned property near Warrnambool (*Herald*, 13 September 1934:7). Following his death in 1934, Ashburton House was offered for sale, at which time it was advertised as a 'beautiful modern gentleman's home on highest point in district' (*The Age*, 24 November 1934:3). The sales notice also noted that:

If not sold as a whole, the house will be submitted on 1 acre of land, with 87 ft frontage to High Street, and 3 blocks approx. 55 ft each frontage to High Street will be submitted separately (The Age, 24 November 1934:3).



It appears that the house was not sold at this time and Elizabeth Baird remained there until her death in 1938, with the house remaining in her name until that time (*Herald*, 29 August 1938:3). As per the auction notice, the surrounding land was re-subdivided and a number of lots fronting High Street (located within the High Street North Precinct, Glen Iris) were sold in 1935 (Figure 7).

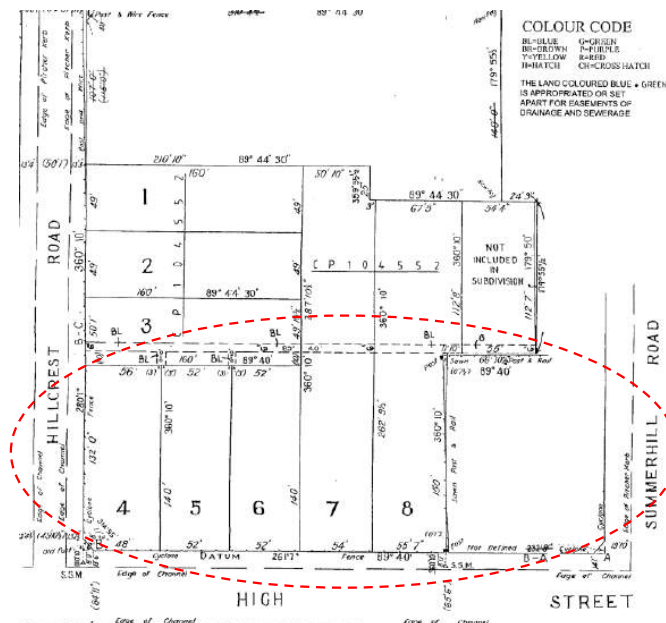


Figure 7. Subdivision plan showing lots with frontages to High Street which were sold off from Ashburton House in 1935. The approximate location of the proposed precinct is indicated in red (Source: Landata Victoria).

The first house to be constructed in the precinct was the attic bungalow at 152 Summerhill Road, which formed part of the earlier 1920s subdivision of Ashburton House. The property, which comprised Lot 7 of this subdivision, was purchased by Leslie Jehu Brown in August 1925 and on-sold to Joseph Walter and Elizabeth Maude Ling in October the same year. Originally addressed as 143 High Street, the house was constructed by the Kings in c1926-27 and was known as Ellesmere (Electoral Roll 1927) (Figures 8 & 9).

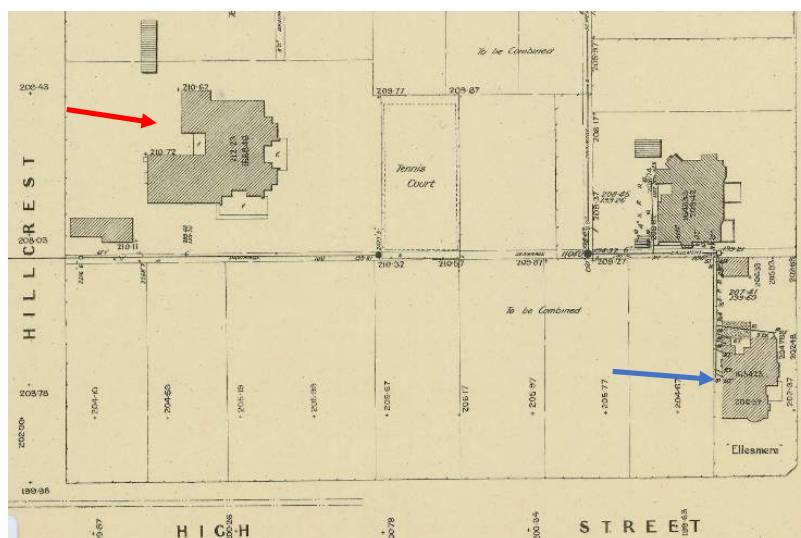


Figure 8. Detail of MMBW Detail Plan 3166, Municipality of Camberwell, 1928, showing the footprint of Ashburton House (red arrow) and Ellesmere (blue arrow) (Source: State Library Victoria).

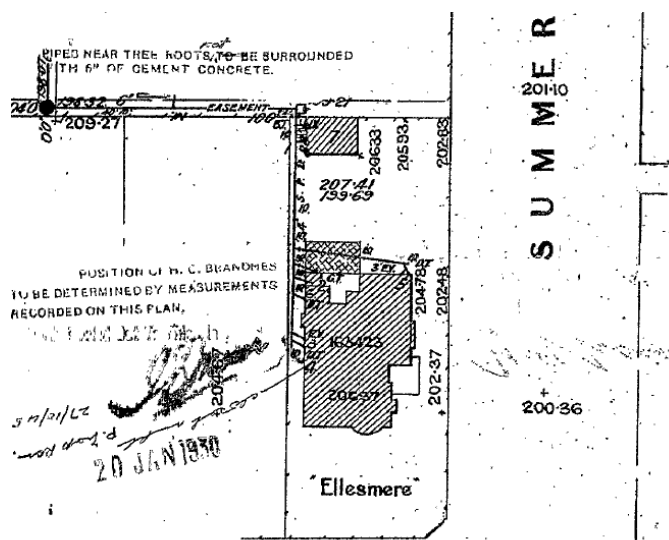


Figure 9. Property sewerage plan, showing the house at 152 Summerhill Road, 1930 (Source: Yarra Valley Water).

The remaining houses within the precinct, with the exception of 131 High Street, were constructed by 1940 (S & M 1935, 1940). The house at No. 131 was built in the immediate postwar period, between 1945 and 1950 (S & M 1945, 1950). An aerial photograph dating from 1945 records the houses constructed by this date (Figure 11).



Figure 10. 1931 aerial showing Ashburton House (indicated by red arrow) originally constructed by Percy Owen in 1916 and later bought by Andrew and Elizabeth Baird. 152 Summerhill Road can be seen at the right-hand corner of the precinct boundary (indicated by blue arrow). It was constructed the previous year, in 1930. No other houses in the precinct had yet been constructed (Source: Landata Victoria).



Figure 11. Aerial photograph, 1945 showing development of the north side of High Street. All houses with the exception of 131 High Street had been constructed by this time (Source: Landata Victoria).

Historical Themes

The precinct illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

High Street North Precinct, Glen Iris is situated on the north side of High Street between Hillcrest Avenue and Summerhill Road. It is a small residential precinct, interwar in character, which comprises nine adjacent properties at 127-141 High Street and 152 Summerhill Road. The houses were constructed in the interwar period with the exception of No. 131 which was constructed in the immediate postwar years in an Interwar style. All properties are individual houses set on separate allotments.



The precinct presents as a highly intact streetscape of substantial houses built in a variety of interwar styles, including Attic Bungalow, English Domestic Revival and Streamlined Moderne. The houses are single or two-storey and are of brick construction (face clicker brick or rendered brick), with steeply pitched gable-ended roofs or hipped roofs clad in terracotta tiles, and prominent chimneys. Typical features include entry porches and timber framed windows.

Houses within the precinct are generally set back from the street behind modest front gardens and a number retain their original front brick fences, including Nos. 127, 129, 133 and 139 High Street (the fences of Nos. 135, 137 and 141 High Street and 152 Summerhill Road have been modified). The houses at 127, 129, 131, 133, 137 and 139 High Street also appear to retain their original brick garages.

Key Features of the Precinct

- Strong Interwar character demonstrating a variety of Interwar architectural styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne
- Brick construction, both face clinker brick and rendered brickwork
- Gable-ended or hipped roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- One and two-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows
- Original low brick front fences to Nos. 127, 129 and 133 High Street
- Original brick garages to Nos. 127, 129, 131, 133, 137 and 139 High Street
- Garden settings.

The residences within the High Street North Precinct remain substantially intact to their period of construction and retain a high degree of integrity to the interwar period in fabric, form and detail. While the residences have undergone some minor alterations and additions, these are generally focussed to the rear of individual properties and have limited visibility from the public realm. These do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct dating to the interwar period.

Comparative Analysis

The High Street North Precinct is of note as a representative and highly intact group of houses, typical of suburban development that occurred in suburbs such as Glen Iris, Ashburton and Camberwell in the interwar period. This section of High Street developed over a short period of time, after the subdivision and sale of land in the Glen Iris Heights Estate. This precinct of substantial one and two-storey houses displays a consistency of scale, and distinctive architectural character which draws on a range of styles popular during the interwar period, including English Domestic Revival and Streamlined Moderne.

A number of comparable precincts are included in the Heritage Overlay of the Boroondara Planning Scheme including the Camberwell Road Estate, Camberwell (HO733), Hampton Grove Precinct, Camberwell (HO734), Harley Estate and Environs Precinct, Camberwell (HO735), Goodwin Street and Somerset Road Precinct, Glen Iris (HO226), Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227) and Holyrood Estate and Environs, Camberwell (HO228). While a number of these precincts are larger than the High Street North Precinct, and contain predominantly single-storey houses, they contain comparable streets of highly intact houses dating to the interwar period.



Of most relevance are the following smaller precincts:

Camberwell Road Estate, Camberwell (HO733)

Camberwell Road Estate developed through the subdivision of large holdings during the 1920s and 1930s, south-east of Camberwell Junction. The precinct contains a consistent streetscape of largely intact houses designed in various Interwar styles including California Bungalows from the late 1920s, Interwar Mediterranean from the late 1920s and early 1930s and English Domestic Revival style residences from the 1930s. The intactness and quality of design contribute to the significance of the place as a fine and representative example of residential development in the interwar period in Camberwell.



Figures 12 & 13. Examples of places within the Camberwell Road Estate, Camberwell. (L) 460 Camberwell Road (R) 458 Camberwell Road (Source: VHD)



Figures 14 & 15. Examples of places within the Camberwell Road Estate, Camberwell. (L) 466 Camberwell Road (R) 6 Acheron Avenue (Source: VHD)

Hampton Grove Precinct, Camberwell (HO734)

Hampton Grove Precinct developed on land that was advertised for sale in the 1910s, south of the newly electrified tram line in Riversdale Road and east of the Hartwell Railway Station on the former Outer Circle Railway at Camberwell. Most of the residential development in the precinct took place in the interwar years of the 1920s and 1930s and the houses are predominantly English Domestic Revival in style with some examples of California Bungalows and a Streamlined Moderne style house. The precinct contains a number of highly intact and well-designed substantial houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 16 & 17. Examples of places within the Hampton Grove Precinct, Camberwell (L) 42 Glyndon Road (Source: VHD) (R) 1 Hampton Grove (Source: Google Streetview).

Analysis

The above examples contain streets of highly intact houses dating to the interwar period, which illustrate the significant suburban development in the City of Boroondara in the interwar period. Houses within these precincts display characteristics typical of the interwar period, including features of English Domestic Revival, Streamlined Moderne and California Bungalow architectural styles. The resulting interwar streetscapes in these precincts display a high degree of integrity and are highly consistent in both scale and architectural character.

The High Street North Precinct is comparable in architectural character, quality and consistency to these precincts. The High Street North Precinct contains substantial houses which were largely built in the 1930s in a variety of interwar styles, including Attic Bungalow, English Domestic Revival and Streamlined Moderne. These houses contribute to a streetscape of high integrity, uniformity of scale, and distinctive architectural character.



Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

The High Street North Precinct has strong associations with the interwar period of development in suburban Melbourne. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. As a grouping of highly intact middle-class houses designed in various Interwar styles, the High Street North Precinct clearly illustrates this important phase of development in the City of Boroondara.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The High Street North Precinct is a fine and highly intact example of a cohesive middle-class residential precinct constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne styles. Properties within the precinct display typical characteristics of Interwar housing including one and two-storey building forms, clinker brick and rendered brick walls, tiled roofs, hipped and gable-ended roof forms, prominent chimneys, front gardens, brick front fences and brick garages.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The High Street North Precinct forms a unified group of substantial residences constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne. The consistent application of high-quality materials and detailing, such as prominent chimneys, face clinker and rendered brick construction and masonry fences, in conjunction with their garden settings and original brick garages, presents a highly picturesque streetscape.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the



significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.



Statement of Significance

What is Significant?

The High Street North Precinct, Glen Iris, a 1920s and 1930s subdivision development of the Glen Iris Heights Estate, containing a collection of substantial Interwar style houses.

The precinct comprises 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris.

Elements that contribute to the significance of the place include:

- Strong Interwar character demonstrating a variety of Interwar architectural styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne
- Consistent front setback within the High Street streetscape
- Brick construction, both face clinker brick and rendered brickwork
- Gable-ended or hipped roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- One and two-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows
- Original low brick front fences
- Original brick garages
- Garden settings.

Later alterations and additions to the properties, including rear additions, later garages/outbuildings and later fences are not significant.

How is it significant?

The High Street North Precinct, Glen Iris is of local historical, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

The High Street North Precinct has strong associations with the interwar period of development in suburban Melbourne. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. As a grouping of highly intact middle-class houses designed in various Interwar styles, the High Street North Precinct clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

The High Street North Precinct is a fine and highly intact example of a cohesive middle-class residential precinct constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne styles. Properties within the precinct display typical characteristics of Interwar housing including one and two-storey building forms, clinker brick and rendered brick walls, tiled roofs, hipped and gable-ended roof forms, prominent chimneys, front gardens, brick front fences and brick garages (Criterion D).

The High Street North Precinct forms a unified group of substantial residences constructed in a variety of Interwar styles including Attic Bungalow, English Domestic



Revival and Streamlined Moderne. The consistent application of high-quality materials and detailing, such as prominent chimneys, face clinker and rendered brick construction and masonry fences, in conjunction with their garden settings and original brick garages, presents a highly picturesque streetscape (Criterion E).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Address	Grading	Contributory fence / garage
127 High Street	Contributory	Fence & Garage
129 High Street	Contributory	Fence & Garage
131 High Street	Contributory	Garage
133 High Street	Contributory	Fence & Garage
135 High Street	Contributory	-
137 High Street	Contributory	Garage
139 High Street	Contributory	Garage
141 High Street	Contributory	-
152 Summerhill Road	Contributory	-

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	Yes
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes - original or early brick fences and brick garages
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

GJM Heritage, Mont Iris Estate & Environs Review, October 2022.

References

Built Heritage, *City of Boroondara Thematic Environmental History*, 2012.



Context, City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris, revised 23 June 2021.

Camberwell Rate Books.

Glen Iris Heights Estate, Album of Clippings and Photographs, c1925-1929 (State Library Victoria).

Land Victoria Title Certificates.

Melbourne Metropolitan Board of Works, Detail Plan 3166, Municipality of Camberwell, 1928.

Parish Plan, Boroondara (Public Record Office Victoria, VPRS 16171/P1/4).

Photographs, aerial views, 1931 and 1945 (Landata Victoria).

Property Sewerage Plan, 1930, Yarra Valley Water.

Sands & McDougall Directories.

The Age.

The Argus.

The Herald.

Victorian Electoral Rolls (via Ancestry).

Victorian Heritage Database (VHD).



Dent Street Precinct, Glen Iris

Prepared by: GJM Heritage

Address: 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60 Dent Street, Glen Iris

Name: Dent Street Precinct, Glen Iris	Survey Date: October 2022
Place Type: Residential Precinct	Architect: Various
Grading: Various	Builder: Various
Extent of Overlay: See precinct map	Construction Date: c1935-1940

Precinct Map:



GRADING

- PRECINCT BOUNDARY
- CONTRIBUTORY
- NON-CONTRIBUTORY



Figure 1. Examples of residences included in the precinct (R-L, starting at top) 28, 42, 44, 46, 58 and 60 Dent Street, Glen Iris (GJM Heritage, July 2022).



Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

Dent Street Precinct is located within a 273 acre (110 hectare) allotment purchased by Thomas Henderson in 1850 as Allotment 137B in Section 1, Parish of Boroondara, County of Bourke (PROV).

Dent Street formed part of a large subdivision known as the Albion Park Estate, which comprised land bounded by Albion Road to the west, Bridges Street-Vale Street to the north, Munro Street to the east and Baird Street to the south. The estate was subdivided in 1923, at which time it was advertised as 'cheap land' located five minutes from Darling Station (*Herald*, 11 December 1923:20).

A Melbourne Metropolitan Board of Works (MMBW) detail plan (1927) and an aerial photograph (1931) shows that the Albion Park Estate remained largely undeveloped at



this time and Dent Street was in the course of being laid out (Figures 2-4). Likely due to the economic depression of the time, in 1935 allotments in the Albion Park Estate were advertised for sale with 'plans obtainable from liquidator' (*Herald*, 14 April 1937:20).



Figure 2. Aerial photograph, 1931 showing Dent Street being laid out, indicated by red arrow (Source: Landata Victoria).



Figure 3. MMBW Detail Plan 2745 showing vacant lots at 2-22 Dent Street in 1927, indicated by red line (Source: State Library of Victoria).

A row of houses had been constructed at 20-28 Dent Street by 1937 (MMBW:1937) (Figures 4 & 5) and all houses were constructed by 1940 (S & M). An aerial photograph dating from 1945 (Figure 6) clearly indicates the completed precinct.

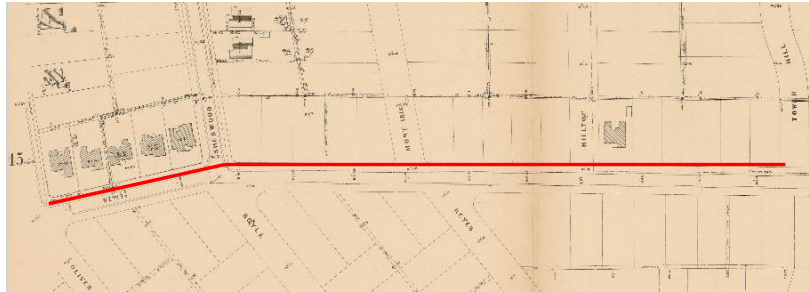


Figure 4. MMBW Detail Plan 2744 showing lots at 20-60 Dent Street (Seaton Street to Tower Hill Road) in 1937, indicated by red line (Source: State Library of Victoria).

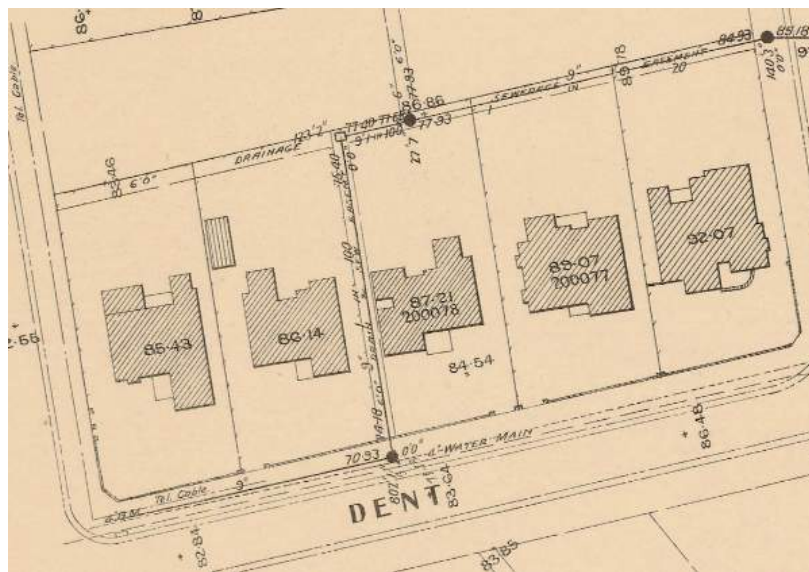


Figure 5. Detail of the previous figure showing five houses constructed by 1937 at 20 to 28 Dent Street.

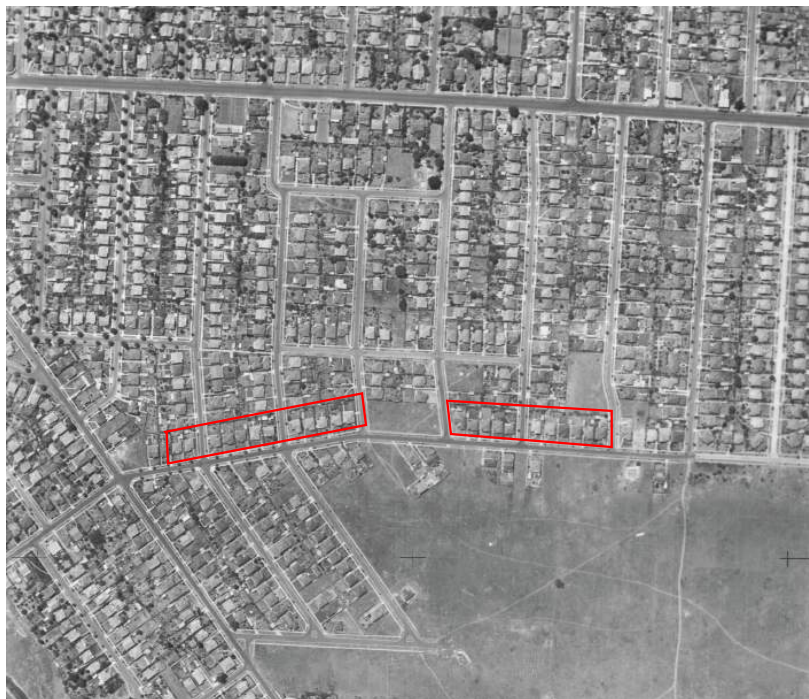


Figure 6. Aerial photograph, 1945 showing development along north side of Dent Street. Properties within the proposed Dent Street Precinct are indicated in red (Source: Landata Victoria).

The precinct illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

Dent Street Precinct, Glen Iris is situated to the south of High Street between Albion Road and Tower Hill Road. It is a small residential precinct, interwar in character, which comprises properties on the north side of Dent Street, generally between Albion Road and Sherwood Street, and Mont Iris Avenue to Tower Hill Road. The houses were constructed in the interwar period and during World War II and all properties are individual houses set on separate allotments.

The precinct presents as a highly intact streetscape of modest houses which demonstrate a high degree of consistency in architectural style, materiality and detailing. The majority of the houses demonstrate characteristics of the English Domestic Revival style of the Interwar period. Houses are predominantly single-storey and of brick construction (face clinker brick or rendered brick), with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or brick chimneys (see example at Figure 7). Common features include entry porches (see examples at Figures 7-9), timber framed windows, including tripartite windows with fixed central panes and double hung side



sashes (see examples at Figures 7-9), and decorative brick detailing to windows, porch entries, corners and gable ends (see examples at Figures 7-9).



Figure 7. Prominent decorative chimney at 42 Dent Street (GJM Heritage, July 2022).



Figure 8. Decorative entry porch at 60 Dent Street (GJM Heritage, July 2022).



Figure 9. Brick detailing at 26 Dent Street (GJM Heritage, July 2022).



Houses within the precinct are set back from the streets behind modest gardens and many retain their original low front brick fences and original brick garages.

Key Features of the Precinct

- Consistent front setbacks within streetscapes
- Brick construction, both face clinker brick and rendered
- Strong Interwar character with the majority of properties demonstrating characteristics of the English Domestic Revival style
- Consistent front setbacks
- Predominantly brick construction, both face clinker brick and rendered brickwork
- Hipped and gable-ended roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- Single-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows, including tripartite windows with fixed central panes and double hung side sashes
- Decorative brick detailing to windows, porch entries, corners and gable ends
- Original low brick front fences
- Original brick garages
- Garden settings.

The residences within the Dent Street Precinct remain substantially intact to their period of construction and retain a high degree of integrity to the interwar period in fabric, form and detail. While the residences have undergone some minor alterations and additions, these are generally limited in their visibility from the public realm and do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct predominantly dating from the mid-late 1930s.

Comparative Analysis

The Dent Street Precinct is of note as a representative and highly intact group of mid-late 1930s middle-class houses, typical of suburban development that occurred in suburbs such as Glen Iris, Ashburton and Camberwell in the interwar period. This section of Dent Street developed over a short period of time, after the subdivision and sale of land in the Albion Park Estate. This precinct of single-storey houses displays a consistency of scale, and a consistent architectural character.

A number of interwar precincts are included in the Heritage Overlay in the City of Boroondara; however, unlike the Dent Street Precinct, many of these contain substantial numbers of early interwar California Bungalows. These precincts include Toorak Estate and Environs, Glen Iris Precinct (HO230), Leslie Street Precinct, Hawthorn (HO164) and Fairview Avenue Precinct, Burwood (HO225). Those interwar precincts that are most comparable to the Dent Street Precinct include Goodwin Street and Somerset Road Precinct, Glen Iris (HO226), Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227), Holyrood Estate and Environs, Camberwell (HO228) and Harley Estate and Environs Precinct, Camberwell (HO735). These precincts contain comparable streets of highly intact single-storey houses dating to the interwar period.

Goodwin Street and Somerset Road Precinct, Camberwell (HO226)

The Goodwin Street and Somerset Road Precinct developed on land subdivided in 1929, east of Glen Iris Road and north of the Burwood Railway Station on the former Outer



Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally modest brick residences which demonstrate characteristics of English Domestic Revival, Mediterranean Revival and Moderne styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 10 & 11. Examples of places within the Goodwin Street and Somerset Road Precinct, Camberwell. (L) 2 Goodwin Street (Source: Google Streetview) (R) 10 Goodwin Street (Source: <https://www.property.com.au/vic/glen-iris-3146/goodwin-st/10-pid-3358566/>).

Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227)

The Great Glen Iris Railway Junction Estate and Environs Precinct developed on land subdivided in 1923, south of the High Street commercial strip and adjacent to the former Outer Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1920s and 1930s and houses are generally modest brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English Domestic Revival style. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Ashburton.



Figures 12 & 13. Examples of places within the Great Glen Iris Railway Junction Estate and Environs, Ashburton. (L) 8 Lexia Street (Source: <https://www.realestate.com.au/sold/property-house-vic-ashburton-110467729>) (R) 13 Lexia Street (Source: Google Streetview).

Holyrood Estate and Environs, Camberwell (HO228)

The Holyrood Estate and Environs Precinct developed through the 1924 subdivision of the Holyrood Estate, located on the south side of Riversdale Road, Camberwell, west of Highfield Road. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English



Domestic Revival and Mediterranean Revival styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 14 & 15. Examples of places within the Holyrood Estate and Environs, Camberwell. (L) 19 Holyrood Street (Source: Google Streetview) (R) 21 Holyrood Street (Source: <https://www.realestate.com.au/property/21-holyrood-st-camberwell-vic-3124>).

Harley Estate and Environs Precinct, Camberwell (HO735)

The Harley Estate and Environs Precinct contains two areas of interwar development: the area to the north began in the 1920s, while the Harley Estate to the south which was developed from the 1930s by the Colonial Mutual Life Assurance Society with architect Robert B Hamilton. The precinct contains a number of highly intact single-storey interwar houses which display a variety of stylistic characteristics including English Domestic Revival and Moderne and together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell. The English Domestic Revival style houses in the Harley Estate to the south present as a particularly consistent group in both scale and architectural character.



Figures 16 & 17. Examples of places within the Harley Estate and Environs, Camberwell. (L) 32 Coo loongatta Road (R) 49 Coo loongatta Road (Source: Google Streetview).

Analysis

The above examples all contain streets of highly intact houses dating to the interwar period, which illustrate the significant suburban development in the City of Boroondara in the interwar period. Houses within these precincts display characteristics typical of the interwar period including features of English Domestic Revival, Streamlined Moderne and California Bungalow styles. The resulting interwar streetscapes in these precincts display a high degree of integrity and are highly consistent in both scale and architectural character.



The Dent Street Precinct is comparable in architectural character, quality and consistency to these precincts. The Dent Street Precinct contains middle-class houses which were largely built in the 1930s, the majority of which demonstrate characteristics of the English Domestic Revival style of the Interwar period. These houses contribute to a streetscape of high integrity, uniformity of scale, and distinctive architectural character.



Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

The Dent Street Precinct has strong associations with the interwar period of development in suburban Melbourne. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. The Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara. As a highly intact precinct of middle-class houses designed in various Interwar styles – but with an emphasis on the English Domestic Revival style – the Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The Dent Street Precinct is a fine and highly intact example of a cohesive middle-class Interwar residential precinct. Together these modestly-scaled, single-storey houses predominantly display typical features of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly in the Interwar period, including clinker brick and rendered brick walls with decorative brick detailing, tiled roofs, asymmetrical hipped and gable-ended roof forms, prominent chimneys and entry porches, timber framed windows including tripartite window sets, generous front gardens, brick front fences and original brick garages.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The Dent Street Precinct forms a unified group of single-storey residences dating to the Interwar period and predominantly demonstrating characteristics of the English Domestic Revival style. The consistent application of high-quality materials and detailing, such as face clinker and rendered brick construction, prominent chimneys and porches, tripartite window sets and decorative brick detailing, in conjunction with their garden settings, presents a highly picturesque streetscape.



CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.



Statement of Significance

What is Significant?

The Dent Street Precinct, Glen Iris, a 1930s subdivision development of the Albion Park Estate, containing a collection of modest Interwar houses.

The precinct comprises 6-28 and 40-60 Dent Street, Glen Iris.

Elements that contribute to the significance of the place include:

- Strong Interwar character with the majority of properties demonstrating characteristics of the English Domestic Revival style
- Consistent front setbacks
- Predominantly brick construction, both face clinker brick and rendered brickwork
- Hipped and gable-ended roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- Single-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows, including tripartite windows with fixed central panes and double hung side sashes
- Decorative brick detailing to windows, porch entries, corners and gable ends
- Original low brick front fences
- Original brick garages
- Garden settings.

Later alterations and additions to the properties, including rear additions, later garages/outbuildings and later fences are not significant. The new dwelling at 12 Dent Street is not significant.

How is it significant?

The Dent Street Precinct, Glen Iris is of local historical, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Dent Street Precinct has strong associations with the interwar period of development in suburban Melbourne. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. The Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara. As a highly intact precinct of middle-class houses designed in various Interwar styles – but with an emphasis on the English Domestic Revival style – the Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

The Dent Street Precinct is a fine and highly intact example of a cohesive middle-class Interwar residential precinct. Together these modestly-scale, single-storey houses predominantly display typical features of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly in the Interwar period, including clinker brick and rendered brick walls with decorative brick detailing, tiled roofs, asymmetrical hipped and gable-ended roof forms, prominent chimneys and entry porches, timber framed windows including tripartite window sets, generous front gardens, brick front fences and original brick garages (Criterion D).



The Dent Street Precinct forms a unified group of single-storey residences dating to the Interwar period and predominantly demonstrating characteristics of the English Domestic Revival style. The consistent application of high-quality materials and detailing, such as face clinker and rendered brick construction, prominent chimneys and porches, tripartite window sets and decorative brick detailing, in conjunction with their garden settings, presents a highly picturesque streetscape (Criterion E).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Address	Grading	Contributory fence / garage
6 Dent Street	Contributory	Fence
8 Dent Street	Contributory	Fence
10 Dent Street	Contributory	Fence
12 Dent Street	Not contributory	-
14 Dent Street	Contributory	Fence
16 Dent Street	Contributory	Fence
18 Dent Street	Contributory	Fence
20 Dent Street	Contributory	Fence
22 Dent Street	Contributory	-
24 Dent Street	Contributory	Garage
26 Dent Street	Contributory	Garage
28 Dent Street	Contributory	Fence
40 Dent Street	Contributory	Fence & Garage
42 Dent Street	Contributory	Fence
44 Dent Street	Contributory	Fence & Garage
46 Dent Street	Contributory	Fence
48 Dent Street	Contributory	Fence
50 Dent Street	Contributory	Fence & Garage
52 Dent Street	Contributory	Fence
54 Dent Street	Contributory	Fence & Garage
56 Dent Street	Contributory	-
58 Dent Street	Contributory	Fence & Garage
60 Dent Street	Contributory	-

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	Yes
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from</i>	Yes - original early brick



<i>notice and review?</i>	fences and brick garages
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

GJM Heritage, *Mont Iris Estate & Environs Review*, October 2022

References

Albion Park Estate, undated (Stonnington History Centre).

Built Heritage, *City of Boroondara Thematic Environmental History*, 2012.

Context, City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris, revised 23 June 2021.

Melbourne Metropolitan Board of Works, Detail Plan 2744, Municipality of Camberwell, 1937.

Melbourne Metropolitan Board of Works, Detail Plan 2745, Municipality of Camberwell, 1927.

Photographs, aerial views, 1931 and 1945 (Landata Victoria).

Parish Plan, Boroondara (Public Record Office Victoria, VPRS 16171/P1/4).

Sands & McDougall Directories.

The Herald.



Tower Hill Estate Precinct, Glen Iris & Ashburton

Prepared by: GJM Heritage

Address: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 33 Tower Hill Road, Glen Iris
2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28-30, 32 Munro Avenue, Ashburton
142, 144/144A, 146 High Street, Glen Iris
146A High Street, Ashburton
'Tower Hill', 148 High Street, Ashburton

Name: Tower Hill Estate Precinct, Glen Iris & Ashburton	Survey Date: October 2022
Place Type: Residential Precinct	Architect: Various
Grading: Various	Builder: Henry Slade (Tower Hill House); Various
Extent of Overlay: See precinct map	Construction Date: c1901 ('Tower Hill'); c1935-1940

Precinct Map:



GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- PRECINCT BOUNDARY





Figure 1. Examples of residences included in the precinct (L-R, starting at top) 148 High Street, Ashburton and 9, 12, 17, 21, 22, 23 & 24 Tower Hill Road, Glen Iris & (GJM Heritage, July 2022).

Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb,



particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

Tower Hill Estate Precinct is located within a 273 acre (110 hectare) allotment originally purchased by Thomas Henderson in 1850 as Allotment 137B in Section 1, Parish of Boroondara, County of Bourke (PROV). The Tower Hill Estate was subdivided from the substantial land holding of 'Tower Hill' – a holding of over 12 acres purchased by Malvern market gardener, William Woodmason, in 1894 as part of Crown Portion A, Section 2, Parish of Boroondara (LV: V1536/F044) (Figure 2). This allotment was transferred to Emma Slade in 1898 (LV: V1536/F044).

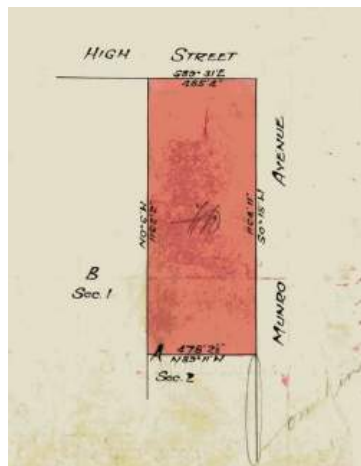


Figure 2. Estate acquired by William Woodmason, 1884 (Source: Landata).

In 1900, builder Henry Slade and Emma Slade lived nearby in Albion Road, Glen Iris (S & M) and by 1901 the couple had relocated to the south side of High Street (S & M). It appears likely that Slade constructed a house for his family on his allotment in High Street by 1901 (S & M), later named 'Tower Hill', and described as a 9-roomed brick house, on 13 acres and valued at £90 in 1904 (Camberwell Rate Books) (Figure 3).



Figure 3. Undated image of Tower Hill, 148 High Street Ashburton, showing an original slate roof and early access from the north-west (Source: City of Boroondara Library).

In 1906, farmer William Henry Prior acquired the property (LV: V3106/F136, S & M) and the house was first recorded as 'Tower Hill' in 1907 (Camberwell Rate Books). In 1908, Carl Dugmore Timms was the recorded owner of 'Tower Hill' (Camberwell Rate Books). Ownership passed to William Armstrong Stoney, tailor, in 1909 (Camberwell Rate Books) and the Stoney family relocated from 'Tolarno', Riversdale Road, Hawthorn to 'Tower Hill', High Street, Ashburton the following year (*Punch*, 19 May 1910:25).

Stoney subdivided the Tower Hill Estate in 1926, advertising '59 glorious blocks' for sale in the Tower Hill Estate (Figures 4 & 5). The lots were auctioned in October 1926; Tower Hill House was included in the sale (*Argus*, 9 October 1926:25), described as a:

brick & cemented tiled roof villa, with tower, containing 8 large, lofty rooms and standing in prettily laid out gardens & lawns, with land having a frontage of 130 ft to High Street, affording ample space for a tennis court (*Argus*, 23 October 1926:2).

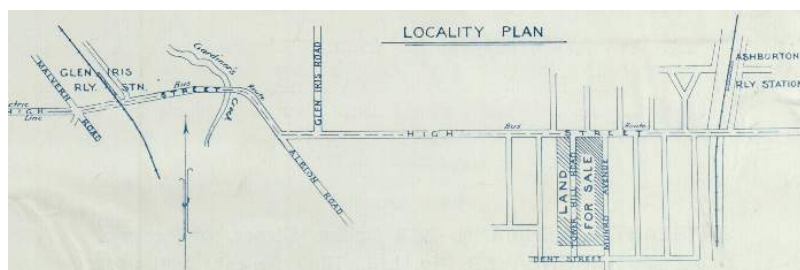


Figure 4. Location of Tower Hill Estate subdivision, from '56 glorious home sites', 1926. (Source: State Library Victoria).

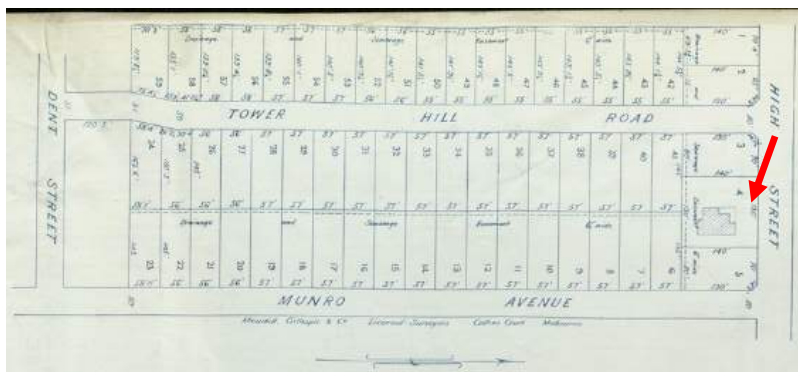


Figure 5. Plan of Tower Hill Estate subdivision, from '56 glorious home sites', 1926. Tower Hill House is indicated by red arrow. North is to the right of the image (Source: State Library Victoria).

A Melbourne & Metropolitan Board of Works (MMBW) Detail Plan of the area (Figure 6) indicates that no construction had occurred in the Tower Hill Estate by 1929 and Tower Hill Road itself had not yet been laid out. An aerial photograph dating to 1931 (Figure 7) shows that the Estate also remained undeveloped at this time. Likely due to the economic depression of the time, in 1934 the large number of remaining allotments in the Tower Hill Estate were re-advertised for sale at prices equivalent to land sales in East Malvern 20 years prior (Figure 8) (*Herald*, 7 November 1934:30).

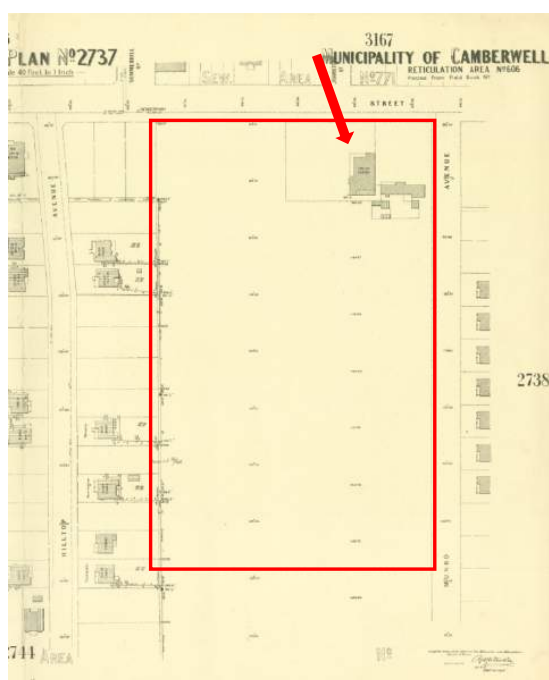


Figure 6. MMBW Detail Plan 27737 showing Tower Hill House fronting High Street, 1929 (indicated by red arrow). The Tower Hill Estate (approximately indicated by red rectangle) remained vacant at this time. North is to the top of the image (Source: State Library Victoria).



Figure 7. Aerial photograph, 1931 showing Munro Avenue being laid out (indicated by red arrow) and Tower Hill House in the north-east corner. The approximate boundary of the Tower Hill Estate is shown in red (Source: Landata Victoria).

By Public Auction :: Saturday, 17th November, 1934
on the Land at 3.15 p.m. in a Seated Marquee

TOWER HILL ESTATE

ASHBURTON

50 Glorious Residential Allotments :: Attractive Brick Residence
With Actual Frontages to High Street.

The Estate is generally the Last Available Area for Subdivision in this Picturesque Locality and is Surrounded by Attractive Homes.
The advent of the Electric Trains now running direct to Melbourne, thus eliminating the previous inconvenience of changing at Camberwell, is already proving a greater impetus to building at Ashburton.

ADVANTAGES OF PURCHASING ON THE TOWER HILL ESTATE.
The rapid utilization for building purposes of the few available blocks between High Street and Ashburton will secure an early building campaign of Ashburton. As a matter of fact, one builder is at present operating in High Street and near street, and we are informed, in contemplating erecting, in the near future, ten to twelve Villas in High Street and the southern end of Main Avenue, previously occupied by the late Mr. J. H. Knight.

The close proximity of the Estate to the famous High Street Park, with its wonderful Municipal Golf Links, and Recreation Grounds for cricket and football, and the close proximity to the shops, bus, tram, and electric train, will be a decided inducement for future home builders, as the district offers greater facilities for recreation than any other district, especially south of the Yarra.

SALE PLAN
Scale: 100 feet = 1 inch.

Exceptionally Easy Terms
FOR LAND OF THIS SIZE.

£5 DEPOSIT for Allotments fronting Main Avenue and Tower Hill Road.

£75 DEPOSIT for Allotments fronting High Street.

INSTALLMENTS: only 15 per month per lot.

INTEREST: 45 per centum per annum, payable Quarterly, Residue 5 Years.

TERMS FOR RESIDENCE FOR DEPOSIT.
INSTALLMENTS: 30 Weekly which includes Principal and Interest, calculated at the rate of 45 per centum per annum.
Residue 5 Years.

TITLE CERTIFICATE. Subdivided: MESSRS. WHITING & EVANS, 301 William St., Melbourne.

GAS, ELECTRIC LIGHT, WATER AND SEWERAGE ARE RIGHT AT THE ESTATE.

The Estate is situated within 7 minutes' walk of the Ashburton railway station, and all advantages of its location. The new proposed property, being close to the Yarra and Ashburton.

The above Estate is closely elevated, with a gradual slope to the south, therefore affording every allotment commands, extensive and commanding views.

H. P. KNIGHT & CO.
Property Salesmen and Subdivisional Experts
315 Collins Street, Melbourne

(Phone: East 15011, 15015.) who will submit the above Estate and Residence to Auction through their Auctioneers.

Figure 8. Advertisement for the Tower Hill Estate subdivision, 1934 (Source: State Library Victoria).

Remaining on an allotment near the corner of High Street and Munro Street, 'Tower Hill' was acquired by John Leonard Thomas in 1935 (LV: V5808/F514) (Figure 9) and on-sold to grazier James Joseph Waldron in 1936 (LV: V6041/F081) (Figure 10). The property subsequently passed to various owners after his death the following year.



Figure 9. Photograph of Tower Hill house, 1934 from Advertisement for the Tower Hill Estate subdivision, 1934 (Source: State Library Victoria).

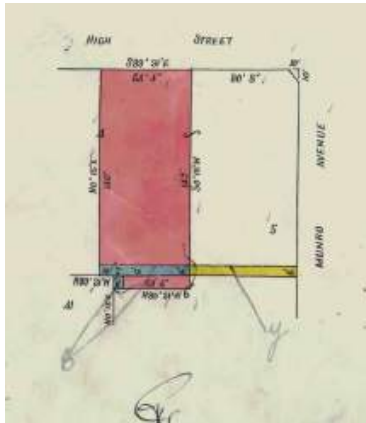


Figure 10. Allotment containing the Tower Hill House, acquired by James Waldron in 1936 (Source: Landata).

Development within the Tower Hill Estate occurred from the mid-1930s and was largely complete by 1940 (S & M), as shown in an aerial photograph dating from 1945 (Figure 11).



Figure 11. Aerial photograph, 1945 showing development within Tower Hill Estate. The Estate was substantially developed by this time. The approximate boundary of the Tower Hill Estate is shown by the red rectangle) (Source: Landata Victoria).

The precinct illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

The Tower Hill Estate Precinct, Glen Iris & Ashburton is situated to the south of High Street and north of Dent Street. It is a residential precinct which comprises properties on the eastern and western sides of Tower Hill Road, on the western side of Munro Avenue, and on the south side of High Street between Tower Hill Road and Munro Avenue. With the exception of 'Tower Hill' at 148 High Street, houses were constructed in the late interwar and World War II period. All properties are individual houses set on separate allotments.

The Tower Hill Estate Precinct presents as highly intact streetscapes of late interwar and World War II-era houses, generally dating from the late-1930s to 1945, which demonstrate a consistency in architectural style, materiality and detailing. Many of the houses demonstrate characteristics of the English Domestic Revival style of the interwar period. Houses are generally single or two-storey and are of brick (face clinker brick or rendered brick) construction, with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or face brick chimneys (see examples at Figures 12-14). Common features include entry porches (see examples at Figures 12-14), timber box windows (see examples at Figures 12-14) and decorative brick detailing around windows, porch entries, corners and gable ends (see examples at Figures 12-14).



Figure 12. Prominent decorative chimney at 8 Munro Avenue (GJM Heritage, July 2022).



Figure 13. Decorative entry porch at 24 Tower Hill Road (GJM Heritage, July 2022).



Figure 14. Timber framed windows at 9 Tower Hill Road (GJM Heritage, July 2022).

Houses in the precinct are set back from the street behind front gardens and a number retain their original low front brick fences and garages.

'Tower Hill' at 148 High Street, Glen Iris is a single-storey house which largely presents as a late Italianate villa, with rendered brick walls (overpainted) and a central balustraded tower with pairs of windows to each face. Set towards the rear of the current allotment, the house presents an asymmetrical elevation to High Street, comprising a side gable to



the east with half-timbered gable end, and return verandah to the west side which terminates at a rear gable roof. The front gable contains a tripartite window with segmental arched head and highlights containing leadlight glazing. Four tall rendered chimneys, with corniced capping, rise above the roof either side of the central tower.

The roof is currently clad with terracotta tiles (originally slate) with decorative ridging and finials, and the verandah is supported on turned timber posts with decorative timber brackets and frieze.

Key Features of the Precinct

- Strong Interwar character generally demonstrating characteristics of the English Domestic Revival style
- Consistent front setbacks within streetscapes
- Brick construction, both face clinker brick and rendered
- Hipped and gable-ended roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- One and two-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows, including bay windows and tripartite windows with fixed central panes and double hung side sashes
- Decorative brick detailing to walls, porch entries and gable ends
- Original low brick front fences
- Some original or early brick garages
- Garden settings.

Key features of 'Tower Hill'

- Single-storey Italianate-style villa with some Edwardian influences
- Balustraded central tower with pairs of windows to each face
- Rendered brick construction (overpainted)
- Decorative roof ridging and finials
- Asymmetrical front elevation
- Return verandah with turned timber posts and timber fretwork
- Tall prominent chimneys with corniced capping
- Half timbering and rough cast render to gable end
- Tripartite window to the front gable end with segmental arched head and highlights containing leadlight glazing.

The residences within the Tower Hill Estate Precinct remain substantially intact to their period of construction and retain a high degree of integrity to the interwar and World War II period in fabric, form and detail. While the residences have undergone some alterations and additions, these are generally focussed to the rear of individual properties and have more limited visibility from the public realm. These do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct predominantly dating from the mid-late 1930s.

'Tower Hill' retains a high degree of integrity to the early 20th century period in fabric, form and detail. While the house has undergone some minor alterations and additions, the ability to understand and appreciate the place as a finely detailed house dating to the early 20th century is retained.



Comparative Analysis

The Tower Hill Estate Precinct is of note as a representative example of an interwar subdivision of a Victorian/Federation -era estate. The precinct contains a highly intact group of late 1930s/early 1940s houses, typical of suburban development that occurred in suburbs such as Glen Iris, Ashburton and Camberwell in the interwar and early WWII period. These sections of Tower Hill Road, Munro Street and High Street developed over a short period of time, after the re-release of the Tower Hill Estate subdivision in 1934. This precinct of one and two-storey houses displays a consistency of scale, and distinctive architectural character typical of the interwar period.

A number of interwar precincts are included in the Heritage Overlay in the City of Boroondara; however, unlike the Tower Hill Estate Precinct, many of these contain substantial numbers of early interwar California Bungalows. These precincts include Toorak Estate and Environs, Glen Iris Precinct (HO230), Leslie Street Precinct, Hawthorn (HO164) and Fairview Avenue Precinct, Burwood (HO225). Those interwar precincts that are most comparable to the Tower Hill Estate Precinct include Goodwin Street and Somerset Road Precinct, Glen iris (HO226), Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227), Holyrood Estate and Environs, Camberwell (HO228) and Harley Estate and Environs Precinct, Camberwell (HO735). These precincts contain comparable streets of highly intact single-storey houses dating to the interwar period.

Goodwin Street and Somerset Road Precinct, Camberwell (HO226)

The Goodwin Street and Somerset Road Precinct developed on land subdivided in 1929, east of Glen Iris Road and north of the Burwood Railway Station on the former Outer Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally modest brick residences which demonstrate characteristics of English Domestic Revival, Mediterranean Revival and Moderne styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 15 & 16. Examples of places within the Goodwin Street and Somerset Road Precinct, Camberwell. (L) 2 Goodwin Street (Source: Google Streetview) (R) 10 Goodwin Street (Source: <https://www.property.com.au/vic/glen-iris-3146/goodwin-st/10-pid-3358566/>).

Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227)

The Great Glen Iris Railway Junction Estate and Environs Precinct developed on land subdivided in 1923, south of the High Street commercial strip and adjacent to the former Outer Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1920s and 1930s and houses are generally modest brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English Domestic Revival style. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of



the place as a fine and representative example of interwar residential development in Ashburton.



Figures 17 & 18. Examples of places within the Great Glen Iris Railway Junction Estate and Environs, Ashburton. (L) 8 Lexia Street (Source: <https://www.realestate.com.au/sold/property-house-vic-ashburton-110467729>) (R) 13 Lexia Street (Source: Google Streetview).

Holyrood Estate and Environs, Camberwell (HO228)

The Holyrood Estate and Environs Precinct developed through the 1924 subdivision of the Holyrood Estate, located on the south side of Riversdale Road, Camberwell, west of Highfield Road. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English Domestic Revival and Mediterranean Revival styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 19 & 20. Examples of places within the Holyrood Estate and Environs, Camberwell. (L) 19 Holyrood Street (Source: Google Streetview) (R) 21 Holyrood Street (Source: <https://www.realestate.com.au/property/21-holyrood-st-camberwell-vic-3124>).

Harley Estate and Environs Precinct, Camberwell (HO735)

The Harley Estate and Environs Precinct contains two areas of interwar development. The area to the north began to be developed in the 1920s and the area to the south was developed from the 1930s by the Colonial Mutual Life Assurance Society with architect Robert B Hamilton. The precinct contains a number of highly intact single-storey interwar houses which display a variety of stylistic characteristics including English Domestic Revival and Moderne and together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell. The English Domestic Revival style houses in the Harley Estate to the south present as a particularly consistent group in both scale and architectural character.



Figures 21 & 22. Examples of places within the Harley Estate and Environs, Camberwell. (L) 32 Cooalongatta Road (R) 49 Cooalongatta Road (Source: Google Streetview).

Analysis

The above comparative examples all contain streets of highly intact houses dating to the interwar period, which illustrate significant suburban development in the City of Boroondara in the mid-twentieth century. These houses display characteristics typical of the interwar period, including features of English Domestic Revival, Streamlined Moderne and California Bungalow styles. The resulting interwar streetscapes in these precincts display a high degree of integrity and are highly consistent in both scale and architectural character.

The Tower Hill Estate Precinct is comparable in architectural character, quality and consistency to the above precincts. The Tower Hill Estate Precinct contains middle-class houses which were predominantly built in the late 1930s to the early 1940s and demonstrate characteristics of the English Domestic Revival style of the Interwar period. These houses contribute to a streetscape of high integrity, uniformity of scale, and distinctive architectural character.



Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

The Tower Hill Estate Precinct has strong associations with the late Interwar period of development in suburban Melbourne. In this period extensive tracts of land in Glen Iris and Ashburton – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. Many of these residential estates resulted from the subdivision of large Victorian or Edwardian-era landholdings, as was the case with the subdivision of the c1901 "Tower Hill" House Estate. The interwar period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. As a highly intact precinct of middle-class houses designed in various Interwar styles – along with the turn-of-the-century "Tower Hill" House – the Tower Hill Estate Precinct clearly illustrates this important phase of development in the City of Boroondara.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The Tower Hill Estate Precinct is a fine and highly intact example of a cohesive middle-class interwar residential precinct. Together the one and two-storey houses predominantly display typical features of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly in the interwar period, including clinker brick and rendered brick walls with decorative brick detailing, tiled roofs, asymmetrical hipped and gable-ended roof forms, prominent chimneys, timber framed windows including tripartite window sets, generous front gardens and brick front fences.

'Tower Hill' house at 148 High Street, Ashburton is a distinctive and intact representative example of an Italianate-style residence in the City of Boroondara. The building displays important characteristics, typical of late nineteenth century/early twentieth century middle-class housing in Glen Iris and across Boroondara more broadly, including an asymmetrical form with imposing balustraded tower, prominent chimneys, imitation half-timbering and rough cast render to the front gable end, tripartite front window with leadlighting, and return verandah with turned timber posts and timber fretwork; the latter more typical of early 20th century decorative detailing.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The Tower Hill Estate Precinct forms a unified group of one and two-storey residences dating to the late interwar period and predominantly demonstrating characteristics of the



English Domestic Revival style. The consistent application of high-quality materials and detailing, such as face clinker and rendered brick construction, prominent chimneys and porches, tripartite window sets and decorative brick detailing, in conjunction with their garden settings, present as highly picturesque streetscapes.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.



Statement of Significance

What is Significant?

The Tower Hill Estate Precinct, a 1930s and early 1940s subdivision development of the Tower Hill Estate, containing a collection of Interwar houses and the original house in the estate known as 'Tower Hill' built c1901.

The precinct comprises 2-28 & 1-33 Tower Hill Road, Glen Iris, 2-32 Munro Avenue, Ashburton, 142-146A High Street, Glen Iris and 148 High Street, Ashburton.

Elements that contribute to the significance of the place include:

- Strong Interwar character generally demonstrating characteristics of the English Domestic Revival style
- Consistent front setbacks within streetscapes
- Brick construction, both face clinker brick and rendered
- Hipped and gable-ended roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- One and two-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows, including bay windows and tripartite windows with fixed central panes and double hung side sashes
- Decorative brick detailing to walls, porch entries and gable ends
- Original low brick front fences
- Some original or early brick garages
- Garden settings.

Elements that contribute to the significance of 'Tower Hill' include (but are not limited to):

- Single-storey Italianate-style villa with some Edwardian-era decorative influences
- Balustraded central tower with pairs of windows to each face
- Rendered brick construction (overpainted)
- Decorative roof ridging and finials
- Asymmetrical front elevation
- Return verandah with turned timber posts and timber fretwork
- Tall prominent chimneys with corniced capping
- Half timbering and rough cast render to gable end
- Tripartite window to the front gable end with segmental arched head and highlights containing leadlight glazing.

5, 15, 26 & 31 Tower Hill Road, 12 & 26 Munro Street and 146A High Street are not significant. Later alterations and additions to other properties, including rear additions, later garages/outbuildings and later fences are not significant.

How is it significant?

The Tower Hill Estate Precinct is of local historical, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Tower Hill Estate Precinct has strong associations with the late Interwar period of development in suburban Melbourne. In this period extensive tracts of land in Glen Iris and Ashburton – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. Many of these residential estates resulted from the subdivision of large Victorian or Edwardian-era landholdings, as was the case with the subdivision of



the c1901 "Tower Hill" House Estate. The interwar period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. As a highly intact precinct of middle-class houses designed in various Interwar styles – along with the turn-of-the-century "Tower Hill" House – the Tower Hill Estate Precinct clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

The Tower Hill Estate Precinct is a fine and highly intact example of a cohesive middle-class interwar residential precinct. Together the one and two-storey houses predominantly display typical features of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly in the interwar period, including clinker brick and rendered brick walls with decorative brick detailing, tiled roofs, asymmetrical hipped and gable-ended roof forms, prominent chimneys, timber framed windows including tripartite window sets, generous front gardens and brick front fences (Criterion D).

'Tower Hill' house at 148 High Street, Ashburton is a distinctive and intact representative example of an Italianate-style residence in the City of Boroondara. The building displays important characteristics, typical of late nineteenth century/early twentieth century middle-class housing in Glen Iris and across Boroondara more broadly, including an asymmetrical form with imposing balustraded tower, prominent chimneys, imitation half-timbering and rough cast render to the front gable end, tripartite front window with leadlighting, and return verandah with turned timber posts and timber fretwork; the latter more typical of early 20th century decorative detailing (Criterion D).

The Tower Hill Estate Precinct forms a unified group of one and two-storey residences dating to the late interwar period and predominantly demonstrating characteristics of the English Domestic Revival style. The consistent application of high-quality materials and detailing, such as such as face clinker and rendered brick construction, prominent chimneys and porches, tripartite window sets and decorative brick detailing, in conjunction with their garden settings, present as highly picturesque streetscapes (Criterion E).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Address	Grading	Contributory fence / garage
2 Tower Hill Road, Glen Iris	Contributory	-
4 Tower Hill Road, Glen Iris	Contributory	-
6 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
8 Tower Hill Road, Glen Iris	Contributory	-
10 Tower Hill Road, Glen Iris	Contributory	-
12 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
14 Tower Hill Road, Glen Iris	Contributory	-
16 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
18 Tower Hill Road, Glen Iris	Contributory	Garage
20 Tower Hill Road, Glen Iris	Contributory	-
22 Tower Hill Road, Glen Iris	Contributory	-
24 Tower Hill Road, Glen Iris	Contributory	-
26 Tower Hill Road, Glen Iris	Not contributory	-
28 Tower Hill Road, Glen Iris	Contributory	Garage
1 Tower Hill Road, Glen Iris	Contributory	Garage



Address	Grading	Contributory fence / garage
3 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
5 Tower Hill Road, Glen Iris	Not contributory	-
7 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
9 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
11 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
13 Tower Hill Road, Glen Iris	Contributory	Fence
15 Tower Hill Road, Glen Iris	Not contributory	-
17 Tower Hill Road, Glen Iris	Contributory	-
19 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
21 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
23 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
25 Tower Hill Road, Glen Iris	Contributory	Garage
27 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
29 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
31 Tower Hill Road, Glen Iris	Not contributory	-
33 Tower Hill Road, Glen Iris	Contributory	Fence
2 Munro Avenue, Ashburton	Contributory	Garage
4 Munro Avenue, Ashburton	Contributory	Fence & Garage
6 Munro Avenue, Ashburton	Contributory	Garage
8 Munro Avenue, Ashburton	Contributory	Garage
10 Munro Avenue, Ashburton	Contributory	Fence & Garage
12 Munro Avenue, Ashburton	Not contributory	-
14 Munro Avenue, Ashburton	Contributory	Fence & Garage
16 Munro Avenue, Ashburton	Contributory	Fence & Garage
18 Munro Avenue, Ashburton	Contributory	Garage
20 Munro Avenue, Ashburton	Contributory	Fence & Garage
22 Munro Avenue, Ashburton	Contributory	Garage
24 Munro Avenue, Ashburton	Contributory	Fence
26 Munro Avenue, Ashburton	Not contributory	-
28-30 Munro Avenue, Ashburton	Contributory	Fence
32 Munro Avenue, Ashburton	Contributory	Garage
142 High Street, Glen Iris	Contributory	Garage
144/144A High Street, Glen Iris	Contributory	Fence (brick section only) & Garage
146 High Street, Glen Iris	Contributory	Garage
146A High Street, Ashburton	Not contributory	-
'Tower Hill', 148 High Street, Ashburton	Significant	-

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	Yes
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No



Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – original or early brick fences and brick garages
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

GJM Heritage, Mont Iris Estate & Environs Review, October 2022

References

Built Heritage, *City of Boroondara Thematic Environmental History*, 2012.

Context, City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris, revised 23 June 2021.

Camberwell Rate Books.

56 Glorious Home Sites, Tower Hill Estate subdivision, 1926.

Land Victoria Title Certificates.

Melbourne and Metropolitan Board of Works, Detail Plan 27737, 1929.

Parish Plan, Boroondara (Public Record Office Victoria, VPRS 16171/P1/4).

Photograph of Tower House ('Tower Hill'), undated (City of Boroondara Library ref no 15261900).

Photographs, aerial views, 1931 and 1945 (Landata Victoria).

Punch (Melbourne).

Sands & McDougall Directories.

The Argus.

The Herald.

Tower Hill Estate, Ashburton, subdivision 1934 (State Library Victoria).

Victorian Electoral Rolls (via Ancestry).



7 Fuller Avenue, Glen Iris

Prepared by: GJM Heritage

Address: 7 Fuller Avenue, Glen Iris

Name: House	Survey Date: October 2022
Place Type: Residential	Architect: Not known
Grading: Significant	Builder: H E Marriott (likely)
Extent of Overlay: To title boundaries	Construction Date: 1925



Figure 1. 7 Fuller Avenue, Glen Iris (Source: GJM Heritage July 2022)

Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.



The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

The house at 7 Fuller Avenue, Glen Iris was constructed in 1925 for Henry Ernest and Elsie Marriott. H E Marriott was a builder and it is presumed that he constructed the house for himself and his family.

The house was built on one of 112 allotments which were offered for sale in 1915 as part of the Bonnie View Estate, with views described as 'most extensive and charming' (Bonnie View Estate, undated) (Figures 2 & 3). Twenty-five allotments were sold in the initial three-week period following release of the subdivision (*Herald*, 19 August 1915:8). In 1917 Ernest Ratcliffe acquired a number of these allotments (LV: V4062/F230) (Figure 4), including the subject site – Allotment 65 on the east side of Fuller Avenue – which was subsequently transferred to Arthur Duncan in 1922 and to Elsie Marriott in June 1924 (LV: V4578/F585).



BONNIE VIEW ESTATE
HIGH STREET & ALBION ROAD, GLEN IRIS
 Six Minutes' Walk from Glen Iris Station and Seven Minutes' Walk from High Street Electric Train Terminus.

112 CHOICE RESIDENTIAL SITES

The views from each allotment in this estate are the most extensive and charming to be had in the beautiful Glen Iris district, and the position generally is one where values must soon greatly increase.

Post Office & State School within Two Minutes' Walk of the Estate.

TITLE CERTIFICATE.
 Solicitor, September 3, 1904, 430 Lt. Collins St., Melb.

PLANS AND PARTICULARS FROM

D. H. SCOTT

BRANCHES:
 WATTLERTREE ROAD, MALVERN
 BURKE ROAD, GARDINER

ESTATE AGENT QUEEN'S WALK
 72 SWANSTON ST., MELBOURNE

For Private Sale
 on Exceptionally **EASY TERMS**
NO DEPOSIT
 Monthly Payments extending over Four Years.

Figure 2. Bonnie View Estate, Glen Iris subdivision brochure, undated (Source: SLV).

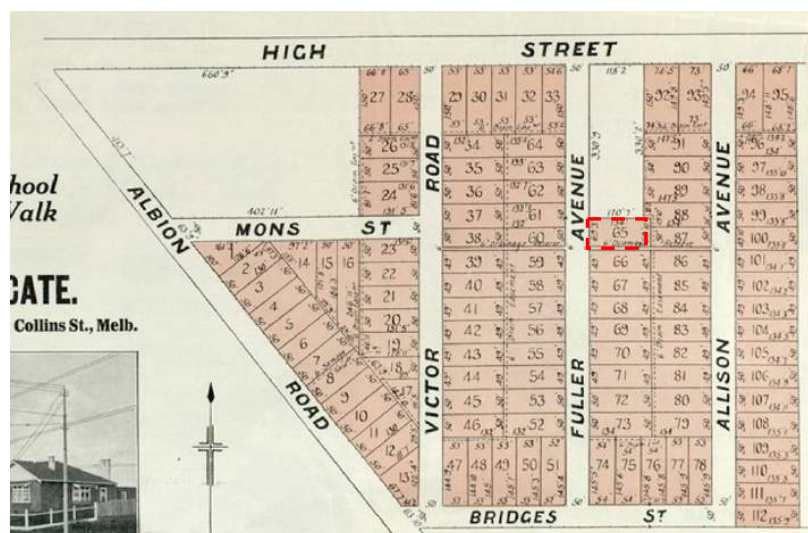


Figure 3. Detail of Bonnie View Estate subdivision brochure, showing allotment purchased by the Marriotts (Source: SLV).

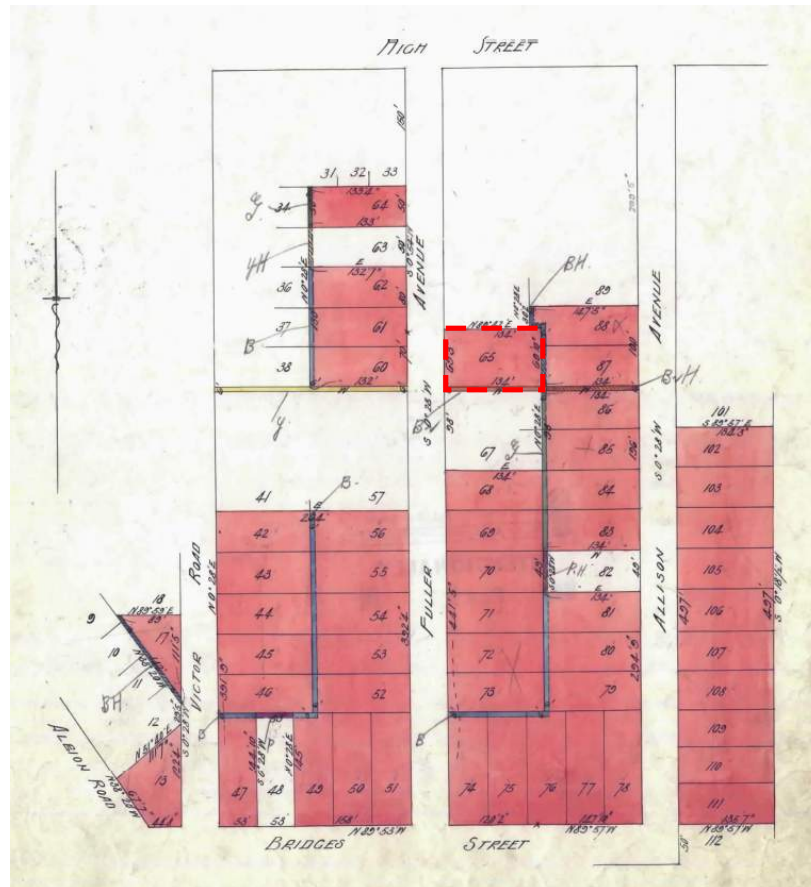


Figure 4. Certificate of Title, Volume 4062, Folio 230, showing allotments acquired by Ernest Ratcliffe in 1917, and Allotment 65 acquired by the Marriotts in 1924 (Source: Landata).

By the following year, the Marriotts had constructed a six-roomed brick house on the broad 69-foot x 134-foot allotment (City of Camberwell Rate Books). Surrounding allotments were smaller and houses on these allotments were generally built of timber (Figures 5 & 6).

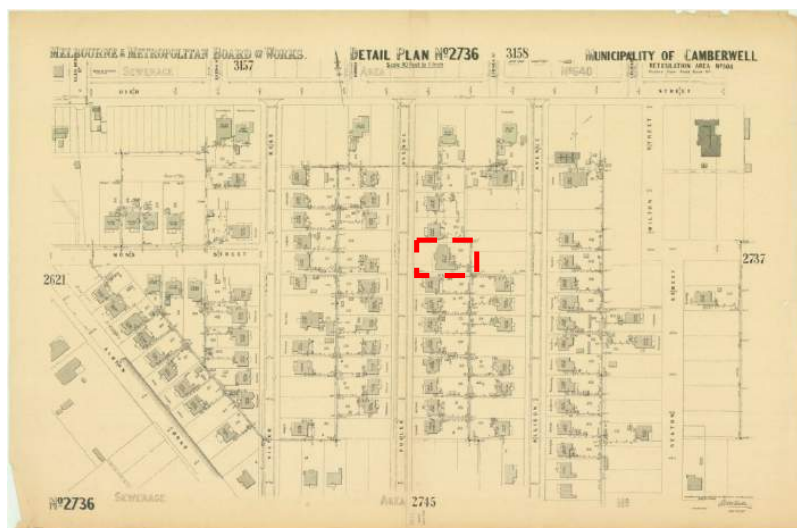


Figure 5. MMBW Detail Plan 2736, Municipality of Camberwell, 1927 (Source) SLV).

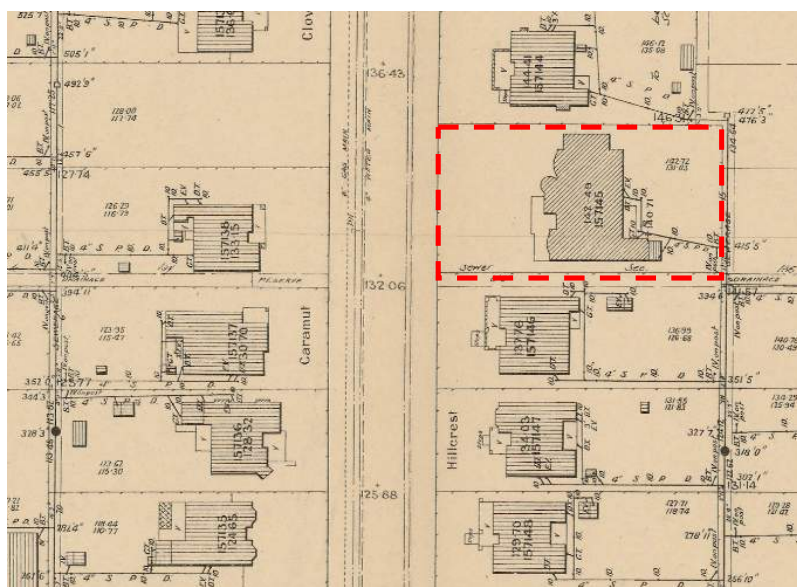


Figure 6. Detail of MMBW Detail Plan 2736, Municipality of Camberwell, 1927, illustrating the plan of the house soon after construction and the smaller size and timber construction of surrounding houses (Source: SLV).

Henry, Elsie and their family lived at 7 Fuller Avenue until at least 1931 (*Herald*, 17 July 1931:10; Electoral Roll 1931) before relocating to a new house nearby at 89 High Street, Glen Iris, presumably also built by Marriott (Electoral Roll, 1936). The property at 7 Fuller Avenue was subsequently transferred to Marjorie Crowley in 1932 (LV: V4578/F585) and the house was occupied by Marjorie and Thomas Crowley until at least 1940 (Sands & McDougall). An aerial photograph dating from 1945 records the property during this occupancy (Figures 8 & 9). The property was subsequently transferred to Alan Coburn in 1955 (LV: V4578/F585).



Figure 7: Detail of aerial view of Glen Iris, 1931, showing the development of the Bonnie View Estate by the 1930s (Source: Landata).



Figure 8: Detail of aerial view of Melbourne, 1945, showing further development of the Bonnie View Estate, Glen Iris to the south (Source: Landata).



Figure 9: Detail of Figure 8 showing the house at 7 Fuller Avenue, Glen Iris in 1945 (Source: Landata).

The property was offered for sale in 1962 as a 'gracious wide fronted brick residence of 7 spacious rooms [with] all wanted amenities, in delightful garden setting. Choice 69-ft allotment, in sought after position' (Age, 17 February 1962:33) and was purchased by Patricia Butler (LV: V4578/F585). It was again offered for sale 28 years later as an 'immaculate solid brick family home, sited in this quiet tree lined location handy to all wanted facilities, comprising entrance hall, formal sitting room, separate dining, master bedroom, BIR, further 3 bedrooms, sparkling central bathroom, bright modern kitchen, laundry, sunroom. Note: superb garden setting' (Age, 22 August 1987:68). The new



owners made a single-storey addition at the rear and widened the garage in 1990 (City of Boroondara Building Plans 89848) (Figures 10 & 11).

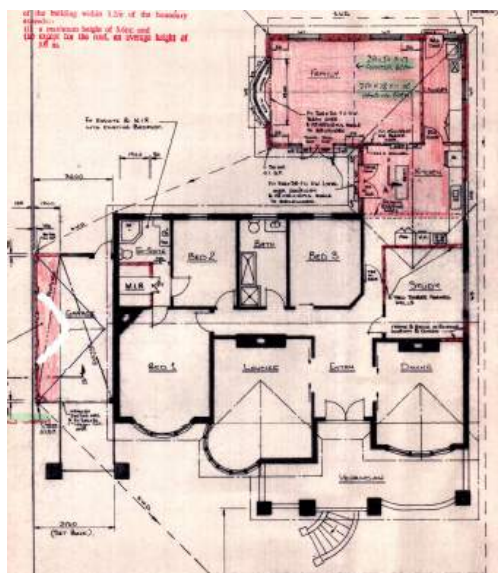


Figure 10: Plan showing alterations made to 7 Fuller Avenue in 1990 (Source: City of Boroondara Building Plans 89848).

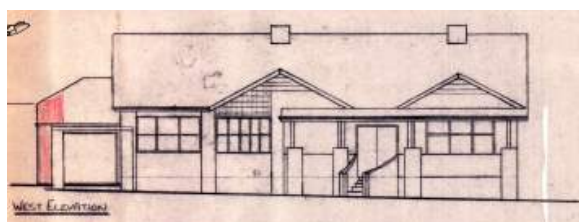


Figure 11: View of the front elevation of the house showing garage extension to 7 Fuller Avenue in 1990 (Source: City of Boroondara Building Plans 89848).

The place illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

The house at 7 Fuller Avenue, Glen Iris is situated on an allotment on the east side of Fuller Avenue, to the south of High Street and east of Albion Road and Gardiners Creek. Fuller Avenue and the surrounding streets contain a collection of houses dating predominantly from the Interwar period.

The allotment has a broad street frontage and both the width of the house, and its setback, are greater than that of others in the immediate vicinity. Constructed of rendered



brick with terracotta tiled roof, the house is designed in an Interwar California Bungalow style, with prominent low-pitch roof and horizontal appearance (see Figure 1). A transverse gable roof extends to form a side porch at the front elevation, incorporating two prominently placed gable ends – one centrally placed and incorporating a semicircular side window bay (Figure 12), and another to the south side, emphasising the asymmetry of the overall composition. Rafter ends are exposed throughout and timber shingle cladding is applied to the front gable ends and the prominent front window bay (Figure 12). Windows are timber-framed and include casement sashes with diamond-pattern leadlights (Figure 12). Roughcast render is applied to porch piers and the four roughcast rendered rectangular chimneys located near the transverse gable ridge line. Contrasting clinker brick is used to highlight the porch balustrading and window sills (Figure 12).



Figure 12: Façade detail (GJM Heritage, July 2022).

A low roughcast rendered front fence, with clinker brick capping, lines the front boundary of the property and curves to piers located either side of the concrete-paved driveway (Figure 13). The driveway, with central grass strip, provides access to an attached garage at the north side of the house, behind a pergola-like structure, and a curved concrete-paved pedestrian path provides separate access to the entrance porch.



Figure 13: Front fence (GJM Heritage, July 2022).



Key Features:

- Single-storey Interwar California Bungalow style house
- Brick construction with roughcast render finish and clinker brick detailing
- Terracotta tile-clad gabled roof with main transverse gable and pair of front gable ends
- Prominent low-pitched roof and horizontal form
- Asymmetrical front elevation and picturesque composition
- Wide eaves and exposed rafter ends
- Substantial masonry piers to porch
- Timber framed windows, including casement sashes and large semicircular bay window with geometric pattern leadlight glazing
- Decorative clinker brick detailing to sills and porch and timber shingle cladding to gable ends and semicircular bay window
- Roughcast rendered rectangular chimneys
- Roughcast rendered fence with clinker brick capping
- Attached brick garage to the north side behind pergola-like structure.

The house at 7 Fuller Avenue, Glen Iris remains highly intact to its period of construction and retains a high degree of integrity. While the building has undergone some alterations, including an addition to the rear which is not visible from the street and minor modification to the side garage, these do not diminish the ability to understand the place as a highly intact and competently detailed example of an Interwar California Bungalow.

Comparative Analysis

7 Fuller Avenue is of note as a fine and highly intact example of an Interwar house in the California Bungalow style. The substantial growth of Melbourne's population during the interwar years drove extensive residential subdivision of land in areas such as Glen Iris, Balwyn and Surrey Hills and the subsequent construction of large numbers of houses – in a range of Interwar styles – throughout what is now the City of Boroondara. A substantial number of Interwar houses, including many displaying characteristics of the California Bungalow style, remain in the municipality to demonstrate this historic period. Many of these are included in the Heritage Overlay of the Boroondara Planning Scheme on an individual basis.

Examples that are comparable to 7 Fuller Avenue, Glen Iris include:



Figure 14. 44 Currajong Avenue, Camberwell, 1919-1920 (HO381) is historically and architecturally significant as an interesting and distinctive example of a bungalow (Source: VHD).



Figure 15. 127 Winmalee Road, Balwyn, 1919-1920 (HO421) is historically and architecturally significant as a fine, externally relatively intact and early example of an attic bungalow (Source: VHD).



Figure 16. 44 Studley Park Road, Kew, 1925 (HO344) is historically and architecturally significant as a fine and relatively externally intact example of an interwar bungalow (Source: VHD).



Figure 17. 84 Walpole Street, Kew, 1928-1929 (HO355) is historically and architecturally significant as a good and externally relatively intact late 1920s bungalow (Source: VHD).



Figure 18. 46 Clyde Street, East Kew, 1929 (HO283) is historically and architecturally significant as a representative and relatively intact example of the bungalow form (Source: VHD).



Like 7 Fuller Avenue, Glen Iris, these houses all demonstrate typical characteristics of the Interwar California Bungalow style and are similar in scale and form. They are all single-storey brick houses (some with attics) with prominent low pitch tile-clad gable roofs which include street-facing gables, wide eaves and exposed rafters. Many have substantial masonry piers to deep porches (127 Winmalee Road, Balwyn; 46 Clyde Street, East Kew; and 84 Walpole Street, Kew) and detailing including timber shingles to gable ends (127 Winmalee Road, Balwyn and 46 Clyde Street, East Kew), brick detailing to window sills and entrance porch (127 Winmalee Road, Balwyn and 46 Clyde Street, East Kew) and roughcast rectangular chimneys (44 Studley Park Road, Kew and 127 Winmalee Road, Balwyn). They are all set on suburban blocks with informal lawns and gardens.

Like the above examples which are included within site-specific Heritage Overlays, 7 Fuller Avenue retains a high degree of integrity to clearly demonstrate the characteristics of an Interwar California Bungalow in the City of Boroondara. 7 Fuller Avenue is of note as a well-designed house dating to the Interwar period.



Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay* (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

7 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Bonnie View Estate subdivision, 7 Fuller Avenue remains as a highly intact example of a dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

7 Fuller Avenue, Glen Iris is a competently detailed and highly intact representative example of an Interwar California Bungalow in the City of Boroondara. It displays typical but well-resolved characteristics of the Interwar California Bungalow style popular in Glen Iris, and across Boroondara more broadly, including a broad low-pitch gabled roof form, asymmetrical composition, solid masonry verandah piers, and the use of materials such as clinker brick, terracotta tiles, roughcast render, timber shingles and geometric pattern leadlight glazing.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).



N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.



Statement of Significance

What is Significant?

7 Fuller Avenue, Glen Iris, constructed in 1925 and likely built by owner and builder H E Marriott.

Elements that contribute to the significance of the place include:

- Single-storey Interwar California Bungalow style house
- Brick construction with roughcast render finish and clinker brick detailing
- Terracotta tile-clad gabled roof with main transverse gable and pair of front gable ends
- Prominent low-pitched roof and horizontal form
- Asymmetrical front elevation and picturesque composition
- Wide eaves and exposed rafter ends
- Substantial masonry piers to porch
- Timber framed windows, including casement sashes and large semicircular bay window with geometric pattern leadlight glazing
- Decorative clinker brick detailing to sills and porch and timber shingle cladding to gable ends and semicircular bay window
- Roughcast rendered rectangular chimneys
- Roughcast rendered fence with clinker brick capping
- Attached brick garage to the north side behind pergola-like structure.

Later alterations and additions, including the 1990 rear extension and the extension of the garage to the north boundary, are not significant.

How is it significant?

7 Fuller Avenue, Glen Iris is of local historical and representative (architectural) significance to the City of Boroondara.

Why is it significant?

7 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Bonnie View Estate subdivision, 7 Fuller Avenue remains as a highly intact example of a dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara. (Criterion A).

7 Fuller Avenue, Glen Iris is a competently detailed and highly intact representative example of an Interwar California Bungalow in the City of Boroondara. It displays typical but well-resolved characteristics of the Interwar California Bungalow style popular in Glen Iris, and across Boroondara more broadly, including a broad low-pitch gabled roof form, asymmetrical composition, solid masonry verandah piers, and the use of materials such as clinker brick, terracotta tiles, roughcast render, timber shingles and geometric pattern leadlight glazing (Criterion D).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a locally Significant heritage place.



Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	Yes
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – front rendered brick fence with clinker brick detailing
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By
GJM Heritage

References

Built Heritage, City of Boroondara Thematic Environmental History, 2012.
 City of Boroondara Building Plans.
 Context, Glen Iris Heritage Gap Study, revised 23 June 2021.
 Camberwell Rate Books.
 Bonnie View Estate, Glen Iris, undated.
 Land Victoria Title Certificates.
 Melbourne Metropolitan Board of Works, Detail Plan 2736, Municipality of Camberwell, 1927.
 Photographs, aerial views, 1931 and 1945 (Landata Victoria).
 Property Sewerage Plans, Yarra Valley Water (PSP).
 Sands & McDougall Directories.
 The Age.
 Herald.
 Victorian Electoral Rolls (via Ancestry).



33 Fuller Avenue, Glen Iris

Prepared by: GJM Heritage

Address: 33 Fuller Avenue, Glen Iris

Name: House	Survey Date: October 2022
Place Type: Residential	Architect: Forsyth and Dyson
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: 1936/37



Figure 1. 33 Fuller Avenue, Glen Iris (Source: GJM Heritage July 2022).

Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.



The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

The house at 33 Fuller Avenue, Glen Iris was constructed in 1936 to a design by architects Forsyth and Dyson, for garage proprietor, Alfred Mudie.

In 1914, Charles Du Plan Lloyd acquired over 52 acres of land south of High Street and east of Albion Road, Glen Iris in the Parish of Boroondara (LV: 3858/F514) (Figure 2). This land was subsequently subdivided, with residential sites offered for sale in 1923 as part of the Albion Park Estate, described as 'cheap land' located five minutes from Darling Station (*Herald*, 11 December 1923:20).

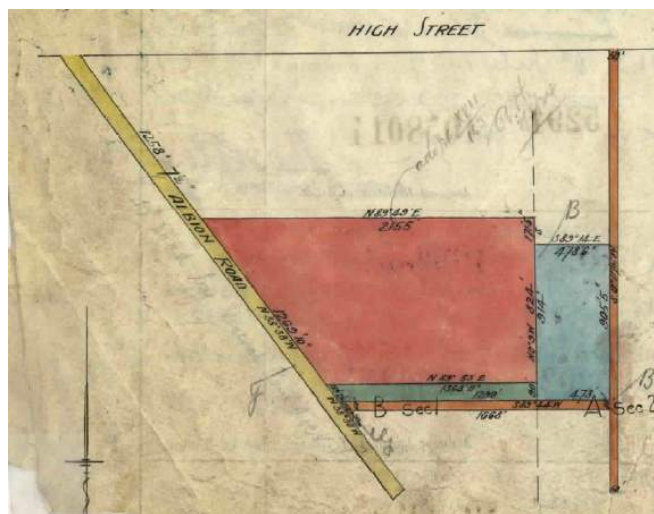


Figure 2. Allotment acquired by Charles Du Plan Lloyd in Glen Iris, Parish of Boroondara in 1914 (LV: 3858/F514).

In 1928 Edward Hawkins, farmer, acquired four allotments in the northern part of this large estate, including the large irregularly shaped subject site on the east side of Fuller Avenue (Figure 3). At this time a covenant was placed on the allotments stipulating construction of single private dwellings on each allotment, using a roofing material other than galvanised iron and costing in excess of £600 (LV: V5437/F238). Ownership of these four allotments passed to farmers Alan and Raymond Siems in 1933.

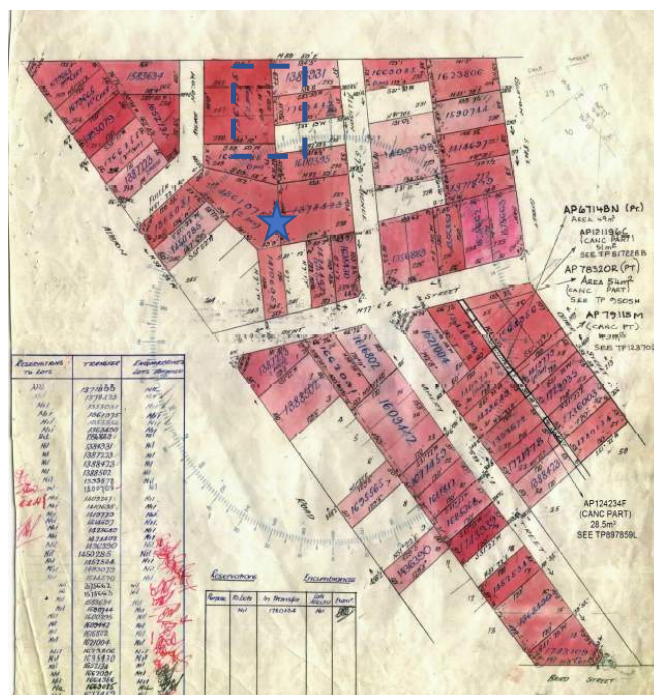


Figure 3. Part of the subdivision of Du Plan's allotment, showing the four allotments acquired by Hawkins in 1928 (subject allotment indicated with star) (LV: 3858/F514).



A Melbourne Metropolitan Board of Works (MMBW) plan dating to 1927 (Figures 4 & 5) and an aerial photograph dating to 1931 (Figure 6) shows that the Albion Park Estate remained largely undeveloped in the late 1930s and, likely due to the depression of the time, in 1935 allotments in the Estate were again advertised for sale with 'plans obtainable from liquidator' (*Herald*, 14 April 1937:20). The subject site was transferred to Alfred Mudie in June 1936 (LV: V6047/F209).

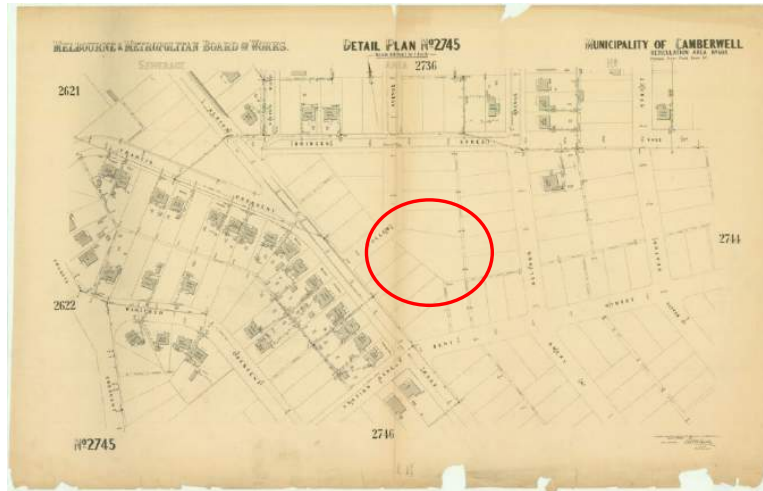


Figure 4. MMBW Detail Plan 2745, Municipality of Camberwell, 1927 (Source: SLV).



Figure 5. Detail of MMBW Detail Plan 2745, Municipality of Camberwell, 1927 (Source: SLV).



Figure 6. Detail of aerial view of Glen Iris, 1931, showing the undeveloped land at the north end of the Albion Park Estate (to the south of the already subdivided and developed Bonnie View Estate), and the approximate location of 33 Fuller Street in 1931 (Source: Landata).

After purchasing the land, Mudie commissioned the newly formed architectural practice of Forsyth and Dyson to design a substantial two-storey brick house on the newly acquired allotment (partnership announced in *Royal Victorian Institute of Architects Journal*, January 1937:179). In April 1937, Mudie's house featured in a detailed newspaper article, noting the 'simplicity in exterior design and logical interior planning' of the home designed in the 'English manner' (*Herald*, 14 April 1937:22) (Figure 7).



Figure 7. Perspective sketch of the house at 33 Fuller Avenue (Source: Herald, 14 April 1937, p 22).

In 1941 the house was offered for sale as a 'modern clinker brick 2-storey residence, built under architect's supervision 2 years ago' (*Argus*, 19 March 1941:8). William Angwin, clothier of High Street, Ashburton acquired the property (LV: V6047/F209) and an aerial photograph dating to 1945 records the property at this time (Figures 8 & 9). A timber-clad and tiled-roof sleepout was constructed at the rear of the house during Angwin's occupancy (City of Boroondara Building Plans 17752) (Figure 10).



Figure 8. Detail of aerial view of Melbourne, 1945, showing development of the Albion Park Estate, Glen Iris by the mid-1940s (Source: Landata).



Figure 9. Detail of Figure 9, showing the house at 33 Fuller Avenue, Glen Iris (Source: Landata).

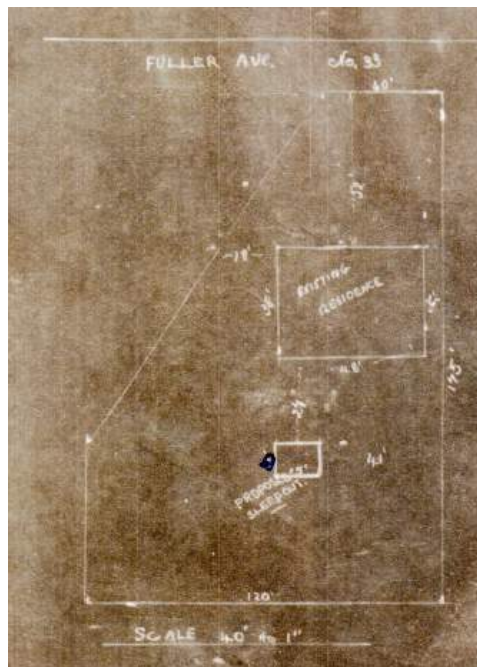


Figure 10. Undated plan showing the location of the sleepout constructed during Angwin's occupation (1941-1958) (City of Boroondara Building Plans 17752).



In 1958 the house was acquired by Keith and Ellen Rowell (LV: V6047/F209), who remained at the property until 1984 when it was offered for sale as a 'magnificent English style clinker brick residence on a superbly treed allotment with space for N/S tennis court and swimming pool...The home which is architect-designed displays many valuable features...' (Age, 12 December 1984:48).

Changes were made to the garage in the mid-1980s to convert it into a habitable room and a first-floor addition was made to the rear of the house in the mid-1990s (City of Boroondara Building Plans 99329) (Figures 11 & 12).

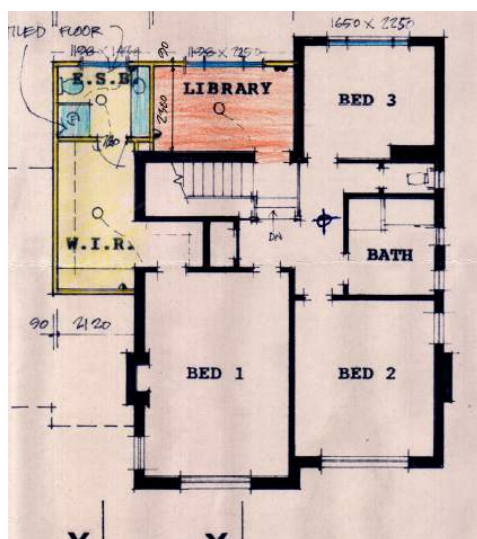


Figure 11. Plan showing first floor addition made to the rear of the house by Melbourne Extensions and Designs, 1994 (City of Boroondara Building Plans 99329).



Figure 12. East and north elevations showing first floor addition made to the rear of the house by Melbourne Extensions and Designs, 1994 (City of Boroondara Building Plans 99329).

Architects: Forsyth and Dyson

William Leslie Hood Forsyth and Gerald Thorley Dyson formally established the architectural practice Forsyth and Dyson in late 1936/early 1937 (*Herald* 12 February 1937 & *RVIA Journal* January 1937, p 179). Their work included houses in the present City of Boroondara, including at 33 Fuller Avenue, Glen Iris (1936/37), North Camberwell (*Argus*, 11 February 1937:4), Heather Grove, Kew (*Argus*, 11 May 1938:18), Forsyth's own house at Chatfield Avenue, Balwyn (*Age*, 27 October 1950:7) and houses in Leura



Grove, Hawthorn (*Age*, 10 March 1954:15) (*Construction* (Sydney), 15 July 1942:11). They were also responsible for the design of Commercial banks at Shepparton (*Argus*, 13 March 1937:12), Bairnsdale (*Herald*, 26 April 1939:20), Gardenvale (*Herald*, 1 May 1940:22) and at various interstate locations.

Their work in the interwar period displayed a range of contemporary styles including the English Domestic Revival, Georgian Revival and the Streamlined Moderne.

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

The house at 33 Fuller Avenue, Glen Iris is situated on a large irregular shaped allotment on the south-east side of Fuller Avenue, to the south of High Street and east of Albion Road and Gardiners Creek. It is located at the southern end of Fuller Avenue where the street deviates to the south-west, and the frontage broadens to a wide rear boundary. Surrounding streets contain a collection of houses dating predominantly from the Interwar period.

Set at an angle to the street, the two-storey house is designed in the English Domestic Revival style of the interwar period and is of clinker brick construction with brown blended terracotta tiled roof. The two-storey form of the house is approximately square and lies parallel to the north-eastern side boundary of the site. Roofs are of gable form with a main transverse gable and subsidiary gables to the front and the rear. All elevations are asymmetrically composed. An attached single-storey former garage is located to the north.



Figure 13. Southern (side) elevation (GJM Heritage, July 2022).



Figure 14. Rear (eastern) elevation showing rear addition to right (GJM Heritage, July 2022).



Figure 15. Arched entrance with catslide roof and former garage (converted to habitable space in the 1980s) (GJM Heritage, July 2022).

The front elevation comprises a projecting side bay with eaveless gable end containing vertical brickwork detailing and lower polygonal bay window, as well as a recessed bay to the south with full height upper window and wrought iron balconette (see Figure 1). Two substantial and unadorned brick chimneys are located at either end of this two-storey form. To the north of the main two-storey gabled-roof form, a catslide roof extends to form a single-storey entrance porch, with projecting brick detailing to the arched entrance (Figure 15). Further north is a single-storey gabled-roof form, originally designed as a garage, with direct access to the adjacent entrance hall (Figure 15). Windows are timber framed with fine horizontal glazing bars with rows of brickwork forming window headers (see Figures 1, 13 & 14). Front windows to the former garage are detailed in a similar manner to those of the original house and have presumably replaced earlier garage doors.



The rear elevation also comprises a projecting side bay with eaveless gable end containing vertical brickwork detailing, as well as a recessed bay to the north with the upper floor clad with imitation half-timbering, constructed as an addition in the 1990s (Figure 15).

A timber-clad, tiled gabled-roof outbuilding, with multi-paned windows and timber-lined eaves, is located at the rear of the house and a later flat-roofed double brick garage is located at the south-west boundary. An associated asphalt driveway has been formed across the front of the property.

The low front boundary fence is of random rubble stonework with wrought iron panels set between piers (see Figure 16).



Figure 16. Presentation from Fuller Street (Source: GJM Heritage July 2022).

Key Features:

- Two-storey Interwar English Domestic Revival style house
- Clinker brick construction
- Terracotta tile-clad gabled roof with main transverse gable and side gable ends to the front and rear elevations
- Asymmetrical elevations and picturesque composition
- Eaveless gable ends
- Decorative finishes including brickwork to gable ends and main entrance porch, and wrought iron balconette
- Timber framed windows with fine horizontal glazing bars and headers formed from soldier brickwork, including front bay window
- Catslide roof form to entrance porch
- Arched opening to entrance porch
- Two substantial unadorned brick chimneys at either end of the main two-storey form.

The house at 33 Fuller Avenue, Glen Iris remains highly intact to its period of construction and retains a high degree of integrity as a substantial Interwar dwelling. The original single-storey garage to the north has been converted for residential use and a free-standing double garage has been constructed to the rear south-west boundary with associated asphalt driveway formed across the front of the house. A first-floor addition has been made at the rear north-east corner of the two-storey dwelling. While the



building has undergone these alterations, they do not diminish the ability to understand the place as an example of an Interwar English Domestic Revival style house.

Comparative Analysis

33 Fuller Avenue is of note as a fine and highly intact example of a substantial Interwar house constructed in the English Domestic Revival style. The growth of Melbourne's population during the interwar years drove extensive residential subdivision of land in areas such as Glen Iris, Balwyn and Surrey Hills and the subsequent construction of large numbers of houses – in a range of Interwar styles – throughout what is now the City of Boroondara. A substantial number of Interwar houses, including many displaying characteristics of the English Domestic Revival style, remain in the municipality to demonstrate this historic period. Many of these are included in the Heritage Overlay of the Boroondara Planning Scheme on an individual basis.

Those that are comparable to 33 Fuller Avenue, Glen Iris include:



Figure 17. 1292 Toorak Road, Glen Iris, 1931 (HO406) is a historically and architecturally significant example of a substantial interwar residence. (Source: Victorian Heritage Database).



Figure 18. Stratford, 458 Camberwell Road, Camberwell, 1933 (HO373) is historically and architecturally significant as a fine and generally intact example of an interwar residence with Tudor references (Source: VHD).



Figure 19. Woodford, 14 Glenroy Road, Hawthorn, 1934 (HO789) is historically and aesthetically significant as a fine, highly intact and well-resolved example of an interwar residence in the Old English style with medieval overtones (Source: VHD).



Figure 20. Stratford, 87-87A Bowen Crescent, Camberwell, 1935 (HO371) is historically and architecturally significant as a comfortable middle-class interwar residence (Source: VHD).



Figure 21. 30 Hunter Road, Camberwell, 1936 (HO720) is historically and architecturally significant as a fine and intact representative example of Old English domestic architecture (Source: Google streetview).



Figure 22. 12 Tara Avenue, Kew, 1938 (HO348) is historically and architecturally significant as a good and externally relatively intact example of late interwar residence designed in the Old English style (Source: VHD).

The above houses are all similar to 33 Fuller Avenue in size and form and all demonstrate typical characteristics of the Interwar English Domestic Revival style. They are two-storey brick houses with medium-pitch gable and hip tile or slate-clad roofs, have asymmetrical massing, use textured bricks and cement render for external walling and surface highlighting, and are set on suburban blocks with informal lawns and gardens. Some incorporate bay windows (12 Tara Avenue, Kew) and arched openings (458 Camberwell Road, Camberwell; 14 Glenroy Road, Hawthorn; 87-87A Bowen Crescent, Camberwell; and 12 Tara Avenue, Kew), catslide roofs (30 Hunter Road, Camberwell) and a variety of brickwork patterns (458 Camberwell Road, Camberwell; 14 Glenroy Road, Hawthorn; and 12 Tara Avenue, Kew).

Like the above examples which are included within site-specific Heritage Overlays, 33 Fuller Avenue retains a high degree of integrity to clearly demonstrate the characteristics



of an Interwar English Domestic Revival style house in the City of Boroondara. It is of note as a well-designed house dating to the Interwar period.



Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay* (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

33 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Albion Park Estate subdivision, 33 Fuller Avenue remains as a highly intact example of dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

33 Fuller Avenue, Glen Iris is a fine and highly intact representative example of an English Domestic Revival style dwelling in the City of Boroondara. It displays typical but well-resolved characteristics of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly, including eaveless gable roof forms and catslide roof, asymmetrical massing, polygonal bay window and arched entry porch and the use of materials such as clinker brick and terracotta tiles.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Designed by architects Forsyth and Dyson, 33 Fuller Avenue, Glen Iris is a well-considered and elegantly detailed example of an English Domestic Revival style dwelling. The asymmetrical composition, together with distinctive architectural elements including a prominent bay window, decorative brick detailing, and arched entrance porch, present a picturesque composition of this architectural style.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the



significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.



Statement of Significance

What is Significant?

33 Fuller Avenue, Glen Iris, constructed in 1936/37 to a design by architects Forsyth and Dyson.

Elements that contribute to the significance of the place include:

- Two-storey Interwar English Domestic Revival style house
- Clinker brick construction
- Terracotta tile-clad gabled roof with main transverse gable and side gable ends to the front and rear elevations
- Asymmetrical elevations and picturesque composition
- Eaveless gable ends
- Decorative finishes including brickwork to gable ends and main entrance porch and wrought iron balconette
- Timber framed windows with fine horizontal glazing bars and headers formed from soldier brickwork, including front bay window
- Catslide roof form to entrance porch
- Arched opening to entrance porch
- Two substantial unadorned brick chimneys at either end of the main two-storey form.

Later alterations and additions are not significant, including the first-floor addition at the north-east rear corner with imitation half-timbering, the free-standing double garage at the rear south-west boundary of the place, the conversion of the original garage including installation of glazing, and the timber-clad outbuilding in the rear garden.

How is it significant?

33 Fuller Avenue, Glen Iris is of local historical, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

33 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Albion Park Estate subdivision, 33 Fuller Avenue remains as a highly intact example of dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

33 Fuller Avenue, Glen Iris is a fine and highly intact representative example of an English Domestic Revival style dwelling in the City of Boroondara. It displays typical but well-resolved characteristics of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly, including eaveless gable roof forms and catslide roof, asymmetrical massing, polygonal bay window and arched entry porch and the use of materials such as clinker brick and terracotta tiles (Criterion D).

Designed by architects Forsyth and Dyson, 33 Fuller Avenue, Glen Iris is a well-considered and elegantly detailed example of an English Domestic Revival style dwelling. The asymmetrical composition, together with distinctive architectural elements including a prominent bay window, decorative brick detailing, and arched entrance porch, present a picturesque composition of this popular architectural style (Criterion E).



Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Boroondara Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

GJM Heritage, Mont Iris Estate & Environs Review, October 2022.

References

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